



Meadows of Culpeper Homeowners' Association

Budget 2022

Board of Directors

President
Jana Searle

Vice President
Andrew Williams

Secretary
Elith Williams

Treasurer
Chris Grissom

Director at Large
Jonathan Casteline

Management Company

ARMI

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Association Manager:
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Financial
Accounts Manager:
Teresa Hitt x111
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Administrative Assistant:
Charlene Nester x117
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Meadows of Culpeper Resources

Visit the HOA
Community Associa-
tions page at
www.armi-hoa.com
for community
information.

2022 Assessments and Annual Budget

Below, you will find the budget for the community for 2022. The Board of Directors has worked diligently to create a budget whereby current expenses for service contracts, insurance and community operations will continue to be met throughout the coming year. As such, it was determined that an increase in dues will **not** be necessary in 2022 and will remain at \$35 per month. When paying your assessments be sure to include your Meadows of Culpeper property address on your check to ensure prompt posting to your account. Your payment due date is the 1st of each month. A late fee of \$10 will be assessed on payments received after the 15th of the month.

Income		
Monthly Assessment		150,780
Interest		1,000
	Total	\$151,780
Expense		
Postage and Handling		3,100
Printing and Reproduction		300
Social Committee		2,500
Lake and Pond Contract		6,614
Grounds Maintenance		4,685
Landscape Enhancement		1,000
Mowing – Contract		52,103
Tree Maintenance		10,000
Insurance		6,940
Annual Corporate Report		25
DPOR Annual Report		15
Playground R & M		3,682
Accounting/Auditing		3,250
Legal Fees – Collections		6,595
Legal Fees - General		1,750
Management Fee – Additional Services		100
Management Fee – Contracted Service		30,310
Miscellaneous Expense		100
Sign Repair & Maintenance		500
Replacement Reserve		16,790
Federal Taxes		750
State Taxes		100
Electricity		571
	Total	\$151,780
2022 Income		\$151,780
2022 Expense		\$151,780

Note: This is not a statement and is for informational purposes only