



# Walker Business Park,

A Condominium, Unit Owners' Association, Inc.

Budget 2023

## Board of Directors

President  
Luke Kilyk

Vice-President  
R. Gregg Fresa

Secretary/Treasurer  
Jacqueline Palanzi

## Management Company

### ARMI

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Warrenton, VA  
20188  
540.347.1901  
www.armi-hoa.com  
Financial Account  
Information  
– ext. 111  
Association  
Management  
-ext. 104  
hoa@armiva.com

## Walker Business Park Resources

Visit the Unit Owners' Association page at [www.armi-hoa.com](http://www.armi-hoa.com) for association information. The Walker Business Park Association page is a link for Board meeting notifications and access to downloadable forms.

## 2023 Assessments and Annual Budget

Below, you will find the budget for the Association for 2023. To remain current with increased expenses for service contracts, insurance and community operations, as well as a reserve fund to cover the future repair or replacement of major components (like the parking lot), the Board of Directors found it necessary to increase the assessments by \$5 per month, per unit, to \$400 beginning January 1, 2023. When paying your assessments be sure to include your account number or Walker Business Park Unit number on your check to ensure prompt posting to your account. Your payment due date is the 1st of each month. A late fee will be assessed on payments received after the 24th of the month. For payment options please go to [www.armi-hoa.com](http://www.armi-hoa.com) and choose "Make a Dues Payment" half way down on the left side. You have the option to do a onetime online payment, set up a recurring payment or mail a check.

## 2023 Annual Budget

<b>Income</b>	
Monthly Assessment Income	67,200
Interest Income-Checking	60
Interest Income-Reserves	650
<b>Total</b>	<b>\$67,910</b>
<b>Expense</b>	
Postage and Handling	200
Building Maintenance	1442
Grounds Maintenance	12,000
Insurance	5,919
Licenses and Permits	25
Miscellaneous Expense	10
Accounting/Auditing	300
Legal Fees—General	200
Management Fee—Contracted Service	3,193
Building Repairs	1,000
Capital Repairs/Improvements	1,500
Reserve Funding	23,321
Snow Removal	6,000
Federal Taxes	3,200
State Taxes	900
Trash/Recyclables Collection/Removal	6400
Electricity	2,300
<b>Total</b>	<b>\$67,910.00</b>
<b>2023 Income</b>	\$67,910
<b>2023 Expense</b>	\$67,910