

## Second Gate Post Estates Homeowners Association

### 2024 Proposed Budget, September 2023

	2024	Comment
<b>Revenue:</b>		
Assessments	\$ 68,600	Reflects \$490 per unit, 140 units in SGPE. The increase reflects inflation for 2022 per the CPI and additional Lawnscape maintenance.
Disclosure documents	475	Assuming 5 house sales at \$95 for documents production.
Late charges on assessments	90	
<b>Total revenue</b>	<b>69,165</b>	
<b>Expenditures:</b>		
Trash removal	53,323	Reflects Republic Services 2023 increase and anticipated 2024 increase.
Lawn & landscape	7,000	Reflects maintenance only, no new plants that, if approved, would require funding.
Water/irrigation at front entrance	1,300	
Electricity for lights at front entrance	700	
Irrigation system maintenance	250	
Legal (contingency)	500	This is a contingency and may not be needed.
Audit of financial statements and tax return	2,800	Goldklang Group CPAs have been preparing SGPE taxes and auditing SGPE financial statements for many years. The cost has been increasing.
Social activities	750	
Insurance	1,925	Business insurance for the board from Nationwide.
Office expense	400	SGPE website, copying, PO box, postage, etc.
Virginia State HOA fees, bank fees	130	
Annual meeting	50	
<b>Total Expenditures</b>	<b>69,128</b>	
<b>Net Revenue for 2024</b>	<b><u>\$ 37</u></b>	