



## **The Second Gate Post Estates Homeowners Association**

**P.O. Box 1081  
Centreville, VA 20122**

Dear Second Gate Post Estates Homeowner,

I hope this letter finds you enjoying the remaining days of summer. As the summer draws to a close, it is time for us to come together for our Annual Meeting. We invite you to participate as we review the proposed budget for the year 2025, reflect on the past year and plan for the coming year.

The meeting will be **Wednesday, October 2, 2024, 7:30 p.m.** in the James McDonnell Room, Sully Government Center, 4900 Stonecroft Blvd., Chantilly, VA.

### **Agenda:**

- Welcome and Introduction
- Review of the Proposed 2025 Budget
- Open Floor for Homeowner Comments and Questions
- Adjournment

Your presence and active involvement in this meeting are crucial, as we will be discussing and deciding on the 2025 budget that will fund our activities, landscape maintenance, and improvements throughout the coming year. Your valuable insights and feedback will help shape the budget to best serve the needs and preferences of our community.

Thank you for your continued support, and we look forward to your participation in the Annual Meeting as we work together to make The Second Gate Post Estates an even better place to call home.

Warm regards,

The Second Gate Post Estates Board of Directors

## The Second Gate Post Estates Homeowners' Association Proposed Budget for 2025

### Ordinary Income/Expense

#### Income

Assessment Revenue	74,200	\$530 per unit. The increase reflects inflation per the CPI index, annual service providers' increase, anticipated fence replacement and/or maintenance, and landscape maintenance.
<b>Total Income</b>	<b>74,200</b>	

#### Expense

Legal	500	
Audit & Tax Preparation	3,200	Competitive rate based on available vendors in area.
Insurance	2,000	
Annual Meeting	50	
Bank Fees	50	
Community Interest BD.	125	
Virginia Corp. Reg. Fee	25	
Office Expense		
Web & Zoom Expenses	150	
Copying, Labels, etc.	200	
Office Supplies	300	
PO Box 1081, postage.	300	
Total Office Expense	950	
Trash Removal	50,000	Republic Services contract was up for renewal. Their proposed new rates were significantly higher than current (about 20%). Garby offered a competitive rate. Annual escalation is standard. Garby's is 3%.
Social Activities	2,500	Includes \$1250 for annual luminaria, and \$1250 for a 2 <sup>nd</sup> social event
Grounds		
Fence	3,000	Replacement and/or maintenance?
Irrigation System	600	
Lawn & Landscape	8,000	Will find new vendor to include weed control, ideally not Premium.
Electricity	700	
Water	1,500	Budgeted for full summer season.
Snow Removal	500	For Blue Post Rd, not covered by VDOT.
Total Grounds	14,300	
Miscellaneous Expense	500	A buffer should any unforeseen expense arise.
<b>Total Expense</b>	<b>74,200</b>	
<b>Net Income for 2025</b>	<b>-</b>	