

# Falcon Pointe Homeowners Association

## Financial Report

January through December 2022

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

	<u>Jan - Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>2022 Dues</b>			
2022 July dues	38,475.00		
2022 Jan dues	38,475.00		
2022 Dues - Other	0.00	65,495.00	-65,495.00
<b>Total 2022 Dues</b>	<u>76,950.00</u>	<u>65,495.00</u>	<u>11,455.00</u>
Transfer Fee - Buyer	150.00		
Fines	150.00		
Late Payment Fee	100.00		
Reimbursement/Ins/other/Income	270.00		
Interest Income	32.48		
Initial Membership	1,000.00		
<b>Total Income</b>	<u>78,652.48</u>	<u>65,495.00</u>	<u>13,157.48</u>
<b>Gross Income</b>	<u>78,652.48</u>	<u>65,495.00</u>	<u>13,157.48</u>
<b>Transfers to Savings from 2022 Income</b>			
Road Account	7,125.00		
Savings-Sidewalk Repair Fund	0.00		
Savings-Perimeter Fence Fund	0.00		
Savings-Capital Expense Fund	0.00		
Savings-Prudent Reserves	1,900.00		
Savings - Gate Controller	2,375.00		
<b>Total Transfers</b>	<u>11,400.00</u>		
<b>Net Income from Assessments</b>	<b>67,252.48</b>	65,495.00	
<b>Transfer from Savings to Budget for Tree Removal</b>		<u>5,000.00</u>	
<b>Net Operating Budget</b>		<b>70,495.00</b>	
<b>Expense</b>			
IPN Fees	728.00		728.00
66900 - Reconciliation Discrepancies	0.60		0.60
Office Space Rental	7,200.00	7,200.00	0.00
Road Inspection	1,400.00	1,200.00	200.00
<b>Landscape Maintenance</b>			
Remove Oaks from Easement			
Concrete work to repair gutters	11,223.00		
Remove Oaks from Easement - Other	11,220.00	22,226.00	-11,006.00
<b>Total Remove Oaks from Easement</b>	<u>22,443.00</u>	<u>22,226.00</u>	<u>217.00</u>

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Retention Ponds Spraying	990.00	1,680.00	-690.00
Entrance Landscape Maintenance	1,150.00	400.00	750.00
Lawn Cut, Fertilizer, Sprinkler	12,969.00	12,969.00	0.00
Landscape Maintenance - Other	1,350.00	1,000.00	350.00
<b>Total Landscape Maintenance</b>	<b>38,902.00</b>	<b>38,275.00</b>	<b>627.00</b>
<b>General Maintenance</b>			
Capital Expense	1,847.73	0.00	1,847.73
Gate Camera			
Camera Equipment	530.93	1,000.00	-469.07
Site Sentinel Wi-Fi	1,324.76	1,320.00	4.76
<b>Total Gate Camera</b>	<b>1,855.69</b>	<b>2,320.00</b>	<b>-464.31</b>
Front Gate	2,181.35	3,000.00	-818.65
General Maintenance - Other	2,015.98	2,000.00	15.98
<b>Total General Maintenance</b>	<b>7,900.75</b>	<b>7,320.00</b>	<b>580.75</b>
<b>Utilities</b>			
Electric			
9100 8897 2731 Gate	571.38	660.00	-88.62
9100 8897 2559 Street Lights	4,721.40	4,560.00	161.40
<b>Total Electric</b>	<b>5,292.78</b>	<b>5,220.00</b>	<b>72.78</b>
Water	1,213.11	1,000.00	213.11
Telephone			
FPHOA Cell Phones	746.45	710.00	36.45
Gate Directory	2,356.77	2,000.00	356.77
<b>Total Telephone</b>	<b>3,103.22</b>	<b>2,710.00</b>	<b>393.22</b>
<b>Total Utilities</b>	<b>9,609.11</b>	<b>8,930.00</b>	<b>679.11</b>
Welcome Committee	68.62	180.00	-111.38
<b>Legal Expenses</b>			
Certified Letters	81.31		
Legal Expenses - Other	272.75	1,000.00	-727.25
<b>Total Legal Expenses</b>	<b>354.06</b>	<b>1,000.00</b>	<b>-645.94</b>
<b>Entertainment</b>			
Neighborhood Block Party	2,615.69	2,000.00	615.69
Entertainment - Other	85.16	800.00	-714.84
<b>Total Entertainment</b>	<b>2,700.85</b>	<b>2,800.00</b>	<b>-99.15</b>
Annual Meeting Expense	25.00	110.00	-85.00
Bank Service Charges	45.91	60.00	-14.09
<b>Insurance</b>			
Common Area	1,631.50	1,600.00	31.50
Directors & Officer Liability	802.74	700.00	102.74
<b>Total Insurance</b>	<b>2,434.24</b>	<b>2,300.00</b>	<b>134.24</b>
Office Supplies and Expenses	1,451.06	900.00	551.06
Taxes	14.00	220.00	-206.00
<b>Total Expense</b>	<b>72,834.20</b>	<b>70,495.00</b>	<b>2,339.20</b>

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Jan - Dec 22	Budget	\$ Over Budget
		2,339.20

Budget Shortfall

## BALANCE OF ACCOUNTS

12/30/2022

Account	Type	Balance Total	Description
Savings - Capital Improvement	Bank	9,667.22	
Savings-Gate Controller	Bank	2,525.00	
Savings - Sidewalk Repair Fund	Bank	2,375.00	
Savings - Perimeter Fence Fund	Bank	1,500.05	
Savings - Prudent Reserve	Bank	28,778.36	Prudent Reserve
<b>Total Savings-Wells Fargo</b>		<b>44,845.63</b>	
<b>Checking-Wells Fargo</b>	Bank	<b>18,135.45</b>	
<b>Subtotal Savings &amp; Checking</b>		<b>62,981.08</b>	
<b>Road Account - Wells Fargo</b>	Bank	<b>24,764.19</b>	Savings (Road Account)
<b>Total Assets</b>		<b>87,745.27</b>	