

2023 Approved
Falcon Pointe Budget, Reserve Funds and Assessment

BUDGET LINE ITEMS	2023
Total Office Space Rental	\$ 7,200.00
Landscape Maintenance	
Front Entrance Landscape	\$ 400.00
Retention Ponds Spraying	\$ 1,680.00
Lawn Cutting, Fertilizer, Sprinkler	\$ 14,007.00
Landscape Maintenance - Other	\$ 1,000.00
Concrete work: gutter/street repair due to tree removal	\$ 9,000.00
Total Landscape Maintenance	\$ 26,087.00
Annual Road Inspection	\$ 1,400.00
General Maintenance	
Gate Camera Equipment	\$ 1,000.00
Wi-Fi Service	\$ 1,320.00
Front Gate	\$ 3,000.00
General Maintenance - Other	\$ 2,000.00
Total General Maintenance	\$ 7,320.00
Utilities	
Electric	
53345 42447 Gate	\$ 720.00
11364 13370 Street Lights	\$ 4,740.00
Total Electric	\$ 5,460.00
Water	\$ 1,500.00
Telephone	
Gate Directory	\$ 2,460.00
HOA Cell Phones	\$ 840.00
Total Telephone	\$ 3,300.00
Total Utilities	\$ 10,260.00
Welcome Committee	\$ 180.00
Legal Expenses	\$ 1,000.00
Entertainment	
Block Party	\$ 2,350.00
Entertainment - Other	\$ 800.00
Total Entertainment	\$ 3,150.00
Annual Meeting Expense	\$ 110.00
Bank Service Charges	
Bank Service Charges - Other	\$ 60.00
Total Bank Service Charges	\$ 60.00
Insurance	
Common Area	\$ 1,750.00
Officers & Directors	\$ 805.00
Total Insurance	\$ 2,555.00
Office Supplies and Expenses	\$ 900.00
QuickBooks Annual License	\$ 350.00
Total Office Supplies and Expenses	\$ 1,250.00
Taxes	\$ 220.00
Total Estimated Expense Budget	\$ 60,792.00
Reserve Funds applied to tree removal	\$ -
Remaining Required 2022 Budget	\$ 60,792.00
EXPENSE BUDGET PER HOME	\$ 639.92
Reserve Funds per Home	
Road Account	\$ 125.00
Gate Operators Replacement	\$ 25.00
Prudent Reserve	\$ 20.00
TOTAL RESERVE FUNDS PER HOME	\$ 170.00
TOTAL ANNUAL ASSESSMENT PER PROPERTY	\$ 810.00
TOTAL BI-ANNUAL ASSESSMENT	\$ 405.00
TOTAL ANNUAL BUDGET +RESERVES	\$ 76,950.00