

2025

Falcon Pointe Budget, Reserve Funds and Assessment

BUDGET LINE ITEMS	2025
<b>Total Office Space Rental</b>	<b>\$ 7,200.00</b>
Landscape Maintenance	
Front Entrance Landscape	\$ 400.00
Retention Ponds Spraying	\$ 1,000.00
Lawn Cutting, Fertilizer, Sprinkler	\$ 14,007.00
Landscape Maintenance - Other	\$ 7,000.00
Capital Expense	\$ -
<b>Total Landscape Maintenance</b>	<b>\$ 22,407.00</b>
<b>Annual Road Inspection</b>	<b>\$ 1,400.00</b>
General Maintenance	
Gate Camera Equipment	\$ 1,100.00
Wi-Fi Service	\$ 1,440.00
Front Gate	\$ 5,000.00
General Maintenance - Other	\$ 2,000.00
Gas Reimbursement	\$ 500.00
Labor	\$ 500.00
<b>Total General Maintenance</b>	<b>\$ 10,540.00</b>
Utilities	
Electric	
53345 42447 Gate	\$ 960.00
11364 13370 Street Lights	\$ 4,950.00
<b>Total Electric</b>	<b>\$ 5,910.00</b>
<b>Water</b>	<b>\$ 2,400.00</b>
Telephone	
Gate Directory	\$ 600.00
HOA Cell Phones	\$ 900.00
<b>Total Telephone</b>	<b>\$ 1,500.00</b>
<b>Total Utilities</b>	<b>\$ 9,810.00</b>
<b>Welcome Committee</b>	<b>\$ 200.00</b>
<b>Legal Expenses</b>	<b>\$ 1,000.00</b>
Entertainment	
Block Party	\$ 3,000.00
Entertainment - Other	\$ 800.00
<b>Total Entertainment</b>	<b>\$ 3,800.00</b>
<b>Annual Meeting Expense</b>	<b>\$ 110.00</b>
Bank Service Charges	
Bank Service Charges - Other	\$ 100.00
<b>Total Bank Service Charges</b>	<b>\$ 100.00</b>
Insurance	
Common Area	\$ 1,631.00
Officers & Directors	\$ 930.21
<b>Total Insurance</b>	<b>\$ 2,561.21</b>
Office Supplies and Expenses	\$ 900.00
QuickBooks Annual License	\$ 649.00
<b>Total Office Supplies and Expenses</b>	<b>\$ 1,549.00</b>
<b>Taxes</b>	<b>\$ 220.00</b>
<b>Total Estimated Expense Budget</b>	<b>\$ 60,897.21</b>
<b>Reserve Funds</b>	<b>\$ 283.10</b>
<b>Remaining Required 2025 Budget</b>	<b>\$ 61,180.31</b>
<b>EXPENSE BUDGET PER HOME</b>	<b>\$ 644.00</b>
<b>Reserve Funds per Home</b>	
Road Account	\$ 125.00
Gate Operators Replacement	\$ 25.00
Prudent Reserve	\$ 40.00
<b>TOTAL RESERVE FUNDS PER HOME</b>	<b>\$ 190.00</b>
<b>TOTAL ANNUAL ASSESSMENT PER PROPERTY</b>	<b>\$ 834.00</b>
<b>TOTAL BI-ANNUAL ASSESSMENT</b>	<b>\$ 417.00</b>
<b>TOTAL ANNUAL BUDGET +RESERVES</b>	<b>\$ 79,230.31</b>