

2026
Falcon Pointe Budget, Reserve Funds and Assessment

BUDGET LINE ITEMS	2026 Approved Budget
Total Office Space Rental	\$ 10,000.00
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
Storm Drain Repair	\$ -
Capital Expense	\$ -
Total Landscape Maintenance	\$ 22,407.00
Annual Road Inspection	\$ 1,500.00
Road Repair	
Road Paving	
Sidewalk Repair	\$ 500.00
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
Total General Maintenance	\$ 10,540.00
Utilities	
Electric	
53345 42447 Gate	\$ 1,200.00
11364 13370 Street Lights	\$ 5,000.00
Total Electric	\$ 6,200.00
Water	\$ 5,000.00
Telephone	
Gate Directory	\$ 600.00
HOA Cell Phones	\$ 900.00
Total Telephone	\$ 1,500.00
Total Utilities	\$ 12,700.00
Welcome Committee	\$ 200.00
Legal Expenses	\$ 1,500.00
Entertainment	
Block Party	\$ 3,000.00
Entertainment - Other	\$ 800.00
Total Entertainment	\$ 3,800.00
Annual Meeting Expense	\$ 175.00
Bank Service Charges	
Bank Service Charges - Other	\$ 150.00
Total Bank Service Charges	\$ 150.00
Insurance	
Common Area	\$ 2,000.00
Officers & Directors	\$ 1,260.00
Total Insurance	\$ 3,260.00
Office Supplies and Expenses	\$ 900.00
QuickBooks Annual License	\$ 649.00
Total Office Supplies and Expenses	\$ 1,549.00
Taxes	\$ 350.00
Total Estimated Expense Budget	\$ 68,631.00
Reserve Funds	\$ 283.10
Remaining Required 2025 Budget	\$ 68,914.10
EXPENSE BUDGET PER HOME	\$ 722.43
Reserve Funds per Home	
Road Account	\$ 125.00
Gate Operators Replacement	\$ 25.00
Prudent Reserve	\$ 40.00
TOTAL RESERVE FUNDS PER HOME	\$ 190.00
TOTAL ANNUAL ASSESSMENT PER PROPERTY	\$ 912.00
TOTAL BI-ANNUAL ASSESSMENT	\$ 456.00
TOTAL ANNUAL BUDGET +RESERVES	\$ 86,640.00