

c/o Hawthorne Management Co.
PO Box 11906 Ph: 704-377-0114
Charlotte NC 28220-1906

Hawthorne Management Co., Inc.
P.O. Box 11906
Charlotte NC 28220

	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	32,933	25,410	7,523	300,691	304,920	(4,229)	304,920
Legal Reimbursement	0	0	0	366	0	366	0
Late Fee Income	120	125	(5)	1,975	1,500	475	1,500
Interest Income - Operating	4	(1)	5	24	10	14	10
Fines	1,900	0	1,900	1,950	0	1,950	0
Pool/Clubhouse Rental	50	0	50	1,025	0	1,025	0
TOTAL INCOME	35,007	25,534	9,473	306,031	306,430	(399)	306,430
LESS: PROVISION FOR RESERVES	(1,176)	(1,179)	3	(16,115)	(14,115)	(2,000)	(14,115)
TOTAL OPERATIONS INCOME	33,831	24,355	9,476	289,916	292,315	(2,399)	292,315
EXPENSES - OPERATING							
Cleaning	130	130	0	1,690	1,560	(130)	1,560
Electricity	186	237	51	2,572	2,800	228	2,800
Gas Service	38	125	87	575	1,500	925	1,500
Heating/Air Cond. Repairs	0	28	28	85	358	273	358
Irrigation System	0	100	100	324	1,200	876	1,200
Landscape Contract	8,410	8,410	0	92,510	100,920	8,410	100,920
Landscape - Other	0	699	699	2,730	8,355	5,625	8,355
Lighting	0	31	31	0	350	350	350
Miscellaneous-Maint./Repairs/Supplies	0	0	0	144	0	(144)	0
Misc. Clubhouse / Tennis Exp.	0	100	100	236	1,200	964	1,200
Clubhouse Maintenance	60	44	(16)	164	550	386	550
Misc. Creek / Common Area Exp.	0	213	213	0	2,600	2,600	2,600
Pest Control	0	33	33	410	385	(25)	385
Water / Sewer	296	350	54	7,245	4,200	(3,045)	4,200
Social Committee	0	0	0	500	0	(500)	0
TOTAL OPERATING EXPENSE	9,120	10,500	1,380	109,185	125,978	16,793	125,978
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0	19	19	250	250	0	250
Insurance Expense	0	187	187	2,207	2,200	(7)	2,200
Late Fees to Mgt. Co.	60	57	(3)	988	750	(238)	750
Fines to Mgt. Co.	475	0	(475)	488	0	(488)	0
Legal Expense	675	250	(425)	2,602	3,000	398	3,000
Management Fees	982	980	(2)	11,781	11,793	12	11,793
Misc. Administrative Expense	20	107	87	556	1,350	794	1,350
Office Supplies Expense	140	125	(15)	1,661	1,500	(161)	1,500
Postage	114	100	(14)	1,426	1,200	(226)	1,200
Master Association Dues	0	0	0	144,144	144,144	0	144,144
Website Expense	0	7	7	122	150	28	150
TOTAL ADMINISTRATIVE EXPENSE	2,466	1,832	(634)	166,224	166,337	113	166,337
TOTAL EXPENSES	11,585	12,332	747	275,409	292,315	16,906	292,315
NET INCOME/(LOSS)	22,246	12,023	10,223	14,507	0	14,507	0



Falcon Ridge Community

Quarterly Newsletter December 2016

www.hc-falconridge.com

MONTH END FINANCIAL REPORT

At December 31, 2016 Falcon Ridge HOA was \$14,507 better than budget YTD Actual. (Due to extra payment \$8,410 that was paid out in December of 2015 and \$5,625 for lime that wasn't used by landscapes this year). Operating revenues were \$2,399 short of budget YTD Actual (due to delinquent homeowner's dues). Operating expenses were \$16,906 better than budget YTD Actual. Operating cash balance \$63,187.35 YTD. Capital cash balance \$39,761.51 YTD

MANY THANKS!

The Board and residents would like to extend a warm 'thank you' to Teresa Hutcherson for making our Clubhouse and surrounding area festive for the holidays.

NEIGHBORHOOD WATCH ALERT

Due to a recent trend in larcenies from auto in and around Highland Creek, here are some reminders on how to make your vehicle less attractive to criminals:

- Remove all valuables from your car when it's unattended
- Lock your car doors
- Do not keep a spare key to your car inside your car
- Call 911 to report ANY suspicious activity (i.e. unknown people looking into car windows/pulling on car door handles)

If everyone will do these simple things, we can help make our community a less attractive area for criminals to target.

CALL FOR VOLUNTEERS

Do you have a desire to serve your Falcon Ridge neighborhood? We are looking for 2 - 3 people to serve as a Welcome Committee. Duties will include monitoring the neighborhood for new residents, welcoming them into the community, providing them with the Falcon Ridge welcome package and answering any questions they may have. Then sending a monthly report to the board. Contact the Board via email or call the Board President, Andre Renschen.

TAKE THE SURVEY

We want to hear from you! The Board is asking residents to participate in a survey in order to gauge satisfaction for services, amenities and overall thoughts about community assets. Look for the survey in mailboxes and on the community's website this week.

SUSPICIOUS ACTIVITY

Noticed loitering in common areas? Or perhaps trespassers? Suspicious persons? Please call police at 911. If there is a pattern, it is important to establish a record of incidents.

COMMUNITY GARDEN

Spring is just around the corner! It will be here in no time and thus it's a great time to start a plan for a garden. Interested in starting a community garden? If so, contact the Board via email or call the Board President, Andre Renschen.

CONTACTS

Hawthorne Management

Jennifer Foster, 704.377.0114 ext. 119

jfoster@hawthornemgmt.com

Board Members

email - board@hc-falconridge.com

Andre Renschen, President 704.875.8793

Willie Mushatt, Vice Pres. 704.948.3623

Amy Jo Denton, Secretary 704.946.2025

William Fishbaugh, Treasurer 704.992.6607

Chads Martin, Member-at-Large 814.881.6943

Clubhouse Rental Agent

Mary Gregor 980.349.6271

Neighborhood Watch

Andre Renschen 704.875.8793

2016 FINANCIAL END OF YEAR REPORT

Falcon Ridge HOA finished with \$14,507 better than budget (due to an extra payment of \$8,410.00 paid out in December of 2015 and \$5,625 for lime that wasn't used by landscapes this year). Operating Revenues were \$2,399 short of budget due to delinquent homeowner's dues). Operating expenses were \$16,906 better than budget. Several line items did go over budget including:

- Water/Sewer \$7,245
- Office Supplies Exp. \$1,661
- Postage \$1,426

This year's rentals were \$1,025. There were a number of 2016 projects that totaled \$9,850 including:

- Front and back door repaired
- Security camera repaired
- Creek cleanup from storm damage
- Tree removal from common ground due to disease

Operating Cash Balance as of the end of year was \$63,187.35 and Capital Cash Reserves were \$39,761.51 for a total of \$102,948.86.

GOTTA PROFILE?

If you are a homeowner, you have a Highland Creek profile. Start out the year with ensuring that Highland Creek (and Falcon Ridge) has your most current contact information. Go to the Hawthorne Management website, click on the 'Update Contact Information' on the right hand margin under My HOA. The URL is

http://www.hawthornemgmt.com/hawthorne/eform_detail.asp?id=8&name=Homeowner+Contact+Information+Form

4TH QUARTER SUMMARY

In lieu of publishing in this quarterly newsletter the November Open Board Meeting Minutes, (the Board does not meet in December and meeting minutes are always available on the HOA's website at www.hc-falconridge.com), here are highlights from the activities and discussions related to Board meetings and community news during the fourth quarter 2016.

- Several City/County public announcements were mailed out in October & November regarding future land use planning for areas adjacent to and in proximity to Highland Creek and Falcon Ridge. Board members attended these sessions whenever possible. Of particular interest to Falcon Ridge residents is the current rezoning petition No. 2017-006 by Stream Realty at the intersection of Eastfield Road and Highland Creek Parkway. This rezoning is for a 190 age-restricted multi-family units in a single building on the 11+ acre vacant site. The public hearing date was January 17, 2017 and city/county staff are recommending approval pending resolution of outstanding issues. Want to learn more? Check out <http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2017Petitions/Pages/2017-006.aspx>
- The Board continued to monitor assessment delinquencies and CCR violations taking action as appropriate.
- The Board welcomed Chads Martin who volunteered to be the Member at Large.
- A Financial Committee was established. The Committee developed, published and obtained approval for the 2017 Budget.
- Vincent Trincia submitted to the Board a gracious proposal to seal the tennis courts and making them ready for Spring activity.
- The Board developed a community survey for publication in January 2017 and is reviewing Falcon Ridge guidelines for necessary updates.
- A Christmas social was held in early December to celebrate 2016. Thank you to all those participated and made this event happen!

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0322 Falcon Ridge Homeowners Association, Inc.
GENERAL LEDGER - BALANCE SHEET
12/31/2016

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YEAR-TO-DATE

ASSETS

Cash - Checking	63,187.35
Cash - Reserves	39,761.51

TOTAL ASSETS	102,948.86
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LIABILITIES & EQUITY

General Reserves	39,528.34
Reserve Cash/Money Mkt. Interest Income	233.17
Retained Earnings	48,680.42
Current Earnings/Loss	14,506.93

TOTAL LIABILITIES & EQUITY	102,948.86
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0322 Falcon Ridge Homeowners Association, Inc.
GENERAL LEDGER - RESERVES STATEMENT
12/31/2016

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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
RESERVES FUNDING							
CAPITAL RESERVES FUNDED:							
General Reserve-Funded	1,176	1,179	(3)	16,115	14,115	2,000	14,115
Reserve (Cash/Money Mkt.) Interest Inc.	44	0	44	233	0	233	0
TOTAL RESERVE FUNDING	1,221	1,179	42	16,348	14,115	2,233	14,115
EXPENSES:							
General Reserve-Payment	0	0	0	9,850	0	(9,850)	0
TOTAL RESERVE EXPENSES	0	0	0	9,850	0	(9,850)	0
SURPLUS (DEFICIT) CARRIED FWD	1,221	1,179	42	6,498	14,115	(7,617)	14,115