



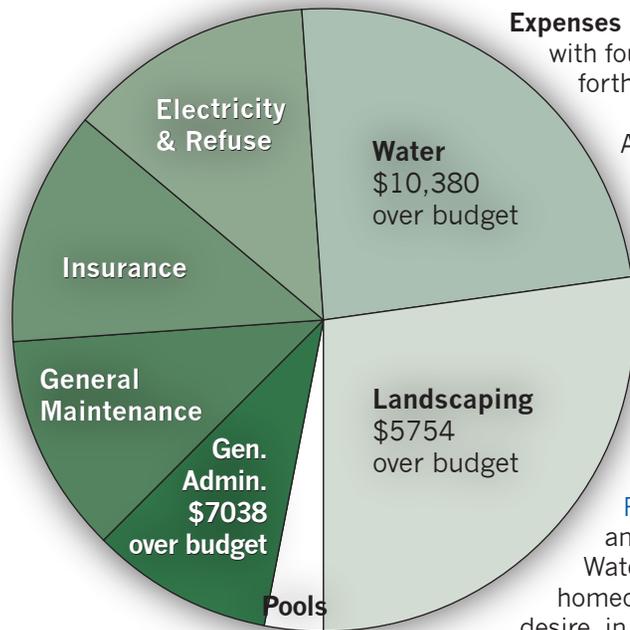
# \$447,480

## The Townes' 2016 Projected Receipts

### HOA expenses by the numbers for the first eight months of 2016

\*Observations of actual expenses to year-to-date budgeted amounts include:

Water is over \$10,380. Landscaping is over \$5754. Pools are under \$1941. General Maintenance is over \$615. Noteworthy, is the fact that \$2580 was allocated, (under general maintenance) for Exterminating, Termite Contract and Bee Exterminating but remains largely unused for those purposes. General Administration, (excluding insurance) is over \$7038.



**Expenses are \$22,173 over budget,** with four more months' reports forthcoming this year.

As shown in the graph, Landscaping & Water are our biggest expenses. They are also the most controllable. No extraordinary intelligence or skill is required to recognize the need to cut these costs. Yet, the HOA discarded our smart [Landscape Restoration Plan](#), designed to reduce and control Landscaping and Water expenses. At least 36 homeowners have stated their desire, in writing, to continue its

implementation, and have been ignored. The HOA's planting of water- and maintenance-intensive oleander shrubs this month, *increased* these controllable expenses.

In November 2015, the HOA increased members' annual regular assessment, (sometimes referred to as a general assessment or fees) \$120 to \$1980, even though the Consumer Price Index did not provide for an increase per our Covenants, Conditions, and Restrictions, (CCRs). No explanation was offered by the HOA as to how the additional \$27,120, (\$120 x 226 units) would be spent. **It appears it is being misspent, so far in the sum of \$22,173.**

We cannot keep increasing the budget as the HOA would like. Instead of wisely managing our money, it wants more—a patch, a crutch, an unearned reward. The HOA has again asserted an increase for 2017. This time for \$84 and it is asking members to approve an additional \$120, raising our annual regular assessment to \$2208. Like this year, there is no guarantee funds will be used wisely. Remember, our annual projected receipts are currently nearly a half million dollars. N2N implores you to demand fiscal responsibility from the HOA. It's their duty per the CCRs, the contract to which each of us is held. ■

\*9/19/16, *The Townes at Mountain Park Ranch Statement of Receipts and Disbursements, Operating Fund*. N2N strives for accuracy; it is not guaranteed. If you note an error, please advise by email, [N2N@think-edge.com](mailto:N2N@think-edge.com) and it will be corrected. 10/16

**“I don’t appreciate your input.”**

**—The Townes HOA president’s response to a homeowner after she stated her desire to see our community decrease our spending on Water and Landscaping.**