

COLONOS LA HACIENDA

# 2023 ANNUAL PERFORMANCE REPORT

---

CAL CHAMBERS, TREASURER

2/17/2024

**DISCLOSURE STATEMENT: THIS DOCUMENT INCLUDES UNAUDITED FINANCIAL DATA. ADDITIONALLY, BUDGET PERFORMANCE DATA INCLUDES ESTIMATED ACTUALS. QUARTERLY FINANCIAL REPORT HAS BEEN RECONCILED WITH MONTHLY BANK STATEMENTS FROM BANCOMER. ANNUAL FUNDING SOURCES DATA INCLUDES PESO DEPOSITS CONVERTED TO DOLLARS US.**

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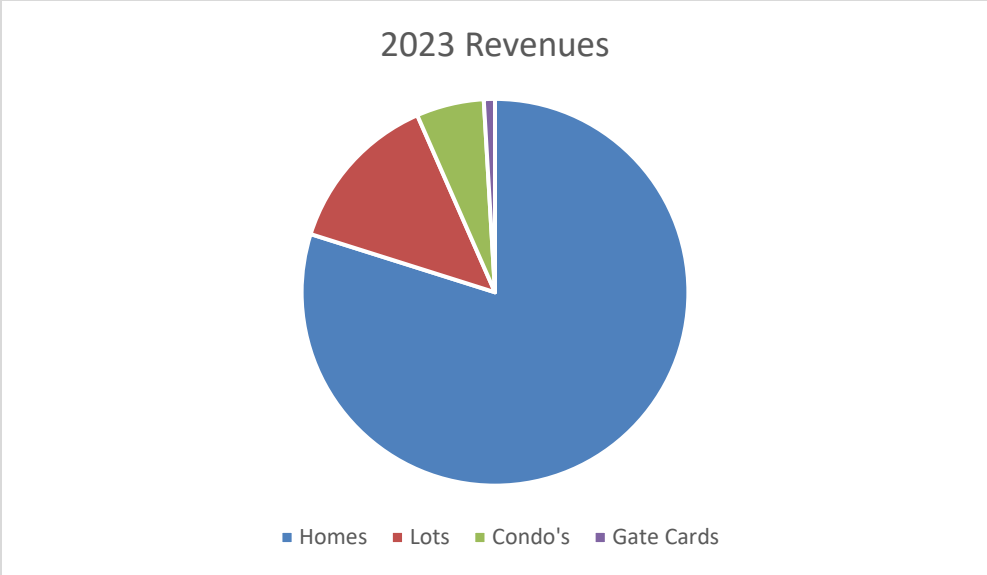
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## 1.0 INTRODUCTION

The community of La Hacienda is comprised of single-family homes, condominiums, and Casitas. Moreover, the community is a hybrid of vacation homes, permanent residences, and rental units. The La Hacienda Home Owners Association provides for the repair of existing infrastructure, general maintenance and security of the La Hacienda community.

## 2.0 FUNDING SOURCES

The La Hacienda HOA is funded primarily through the collection of dues from home, lot, and condo owners. 2023 Calendar Year revenues totaled approximately \$53,200 dollars (includes Pesos @ various exchange rates) and excludes Construction deposits. This represents a \$2,612 dollar increase over 2022 revenues or 5.1% increase. There are approximately 86 single family homes in La Hacienda (five new homes under construction). Single-family homes provided approximately 84% of all HOA revenues for 2023 for a total of \$44,700. This is an \$4,300 dollar increase over 2022 or a 10.6% increase in home dues collected. There are 21 Condos at La Hacienda and only 8 Condos contributed dues and those dues fell far short of the anticipated Condo revenues ( single year invoice- \$4,620, Collected \$1,760). This is an decrease of \$1,100 dollars or 84.6% decrease over the prior year. Additional revenues are collected through the sale and replacement of lost gate cards that allow access to the community. The graph below depicts the 2023 combined sources of funding for La Hacienda (Homes, Lots, Condos, and gross Gate Cards sales, including pesos).

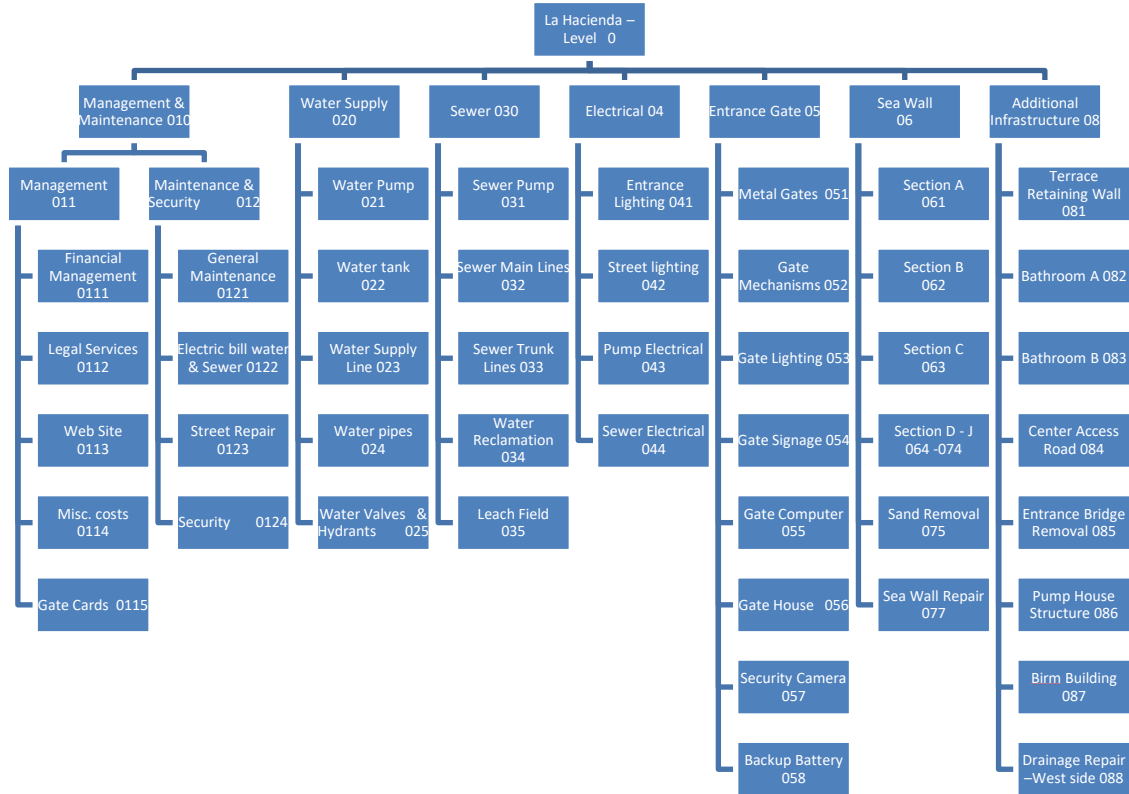


Source	Homes	Lots	Condo's	Gate Cards	Total
2023 Revenues	\$44,700	\$6,210	\$1,760	\$530	\$53,200
%	84%	12%	3%	1%	

Please note that these figures include Pesos @ various exchange rates .

### 3.0 LA HACIENDA WORK BREAKDOWN STRUCTURE

During the annual 2023 General Assembly Meeting the Annual Operating Budget was presented and approved by the general members attending the Home Owners Association meeting. The La Hacienda budget was formulated using a standard project management tool commonly referred to as a Work Breakdown Structure or WBS. The graphic below depicts the La Hacienda WBS as a Hierarchical structure which breaks down the systems and subsystems that comprise La Hacienda.



### 3.1 La Hacienda WBS Dictionary

La Hacienda WBS Dictionary  
Rev. 4 dtd 01/09/2018

WBS Element	WBS Name	WBS Description
0	La Hacienda	The scope of this activity is limited to the management, operations, administration, and maintenance of the La Hacienda infrastructure. This HOA is not responsible for the development of the La Hacienda community. Moreover, the La Hacienda HOA is not responsible for the care and maintenance of either the Condominiums nor the Casitas.
010	Management & Maintenance	This scope included HOA Management oversight, general maintenance and security. The HOA Board members do not incur a labor cost but will be reimbursed for expenses incurred in the support of the management and operations of the La Hacienda HOA.
011	Management	
0111	Financial Management	Includes Banking Fees, Monthly Financial reconciliation (Bancomer), Annual Bookkeeping services
0112	Legal Services	All legal fees and service costs incurred by La Hacienda HOA, including but not limited to ACTA Notaria, and legal services.

0113	Web Site	La Hacienda HOA website service provider fees
0114	Misc. Costs	Misc. management costs incurred by Board Members, including but not limited to postage, office supplies, etc.
0115	Gate Cards	Periodic acquisition of additional gate cards
012	Maintenance & Security	General maintenance and security, including but not limited to landscaping, fencing repair, garbage cleanup and removal, street cleaning, and sand removal.
0121	General Maintenance	Including but not limited to landscaping irrigation, fence maintenance, grounds maintenance, garbage cleanup and removal, and street cleaning.
0122	Electric bill Water, Sewer, etc.	Monthly operations costs for HOA electricity including, water, sewer, and lights.
0123	Street Repair	Repair of existing streets including but not limited to sidewalks, street electrical boxes and drainage repair.
0124	Security	Security personnel
020	Water Supply	Existing water systems including Water Pump, Water supply trunk lines, water tank reservoir, water supply lines, water pipes, and valves.
021	Water Pump	Includes water pump which supplies the La Hacienda community
022	Water Tank	Includes the water tank / reservoir and devices
023	Water Supply line	Includes water supply line from pump to reservoir/tank.
024	Water Pipes	Includes all water trunk lines from the reservoir tank to the La Hacienda community.
025	Water Valves and Hydrants	Includes all water valves and Hydrants throughout the La Hacienda community.
030	Sewer	Existing sewer system including sewer pump, sewer main lines, sewer trunk lines, and water reclamation.
031	Sewer Pump	Sewer pump and housing structure.
032	Sewer Main Lines	Main lines that support trunk lines and lines from sewer to reclamation facility
033	Sewer Trunk Lines	Sewer trunk lines that feed into main line
034	Water Reclamation Facility	Includes water reclamation facility structure (aka septic tank cesspool and mechanisms).
035	Leach Field	Includes maintenance and repair of Leach field and Leach line.
040	Electrical	Includes all existing electrical systems including entrance lighting, and street lighting. Additionally this element includes the electrical supply lines to the pump and sewer.
041	Entrance Lighting	Electrical lighting in Breezeway.

042	Street Lighting	Includes all street lighting repairs and installation.
043	Pump Electrical	Includes electrical lines to the water pump.
044	Sewer Electrical	Includes electrical lines to the sewer, electrical switches, and electric breakers.
050	Entrance Gate	Includes all facets of the entrance gate, structure, metal gates, mechanisms, lighting, signage, computer, gate house and security camera and backup emergency batteries.
051	Metal Gates	Gate structures, locking mechanisms, frames and cross bars, reflective paint/tape.
052	Gate Mechanisms	Gate actuators, automated sensors, and actuator bars and gate actuator batteries.
053	Gate Lighting	Gate electronic lighting
054	Gate Signage	Gate signs, street markings, cones, and reflective materials
055	Gate Computer	Computer hardware and software which monitors gate card access, and 1520 Card Reader.
056	Gate House	Gate house improvements in conjunction with the addition of the security gate.
057	Entrance Security Camera	Security camera hardware, wiring, and installation.
058	Backup Battery	Emergency backup batteries that ensure the operation of the gate entrance and exit during power outages.
06	Sea Wall	Maintenance and repair of existing sea walls. Due to budgetary constraints the existing sea wall will be repaired a section at a time.
061	Section A	Repair of section A of sea wall
062	Section B	Repair of section B of sea wall
063	Section C	Repair of section C of sea wall
064 - 074	Section D - J	Repair of section D - J of sea wall
075	Sand Removal	Removal of sand to prevent Quad access over the top of the sea wall.
077	Sea Wall Repair	The Section of sea wall in front of the palapas.
080	Additional Infrastructure	Includes La Hacienda infrastructure not previously discussed in the WBS including but not limited to: Terrace Retaining Wall, Bathroom A, Bathroom B, Center Access Road, Entrance Bridge Removal, Pump House Structure, Berm Building and Drain Repair - West Side of development
081	Terrace Retaining Wall & Beach Stairs	Maintenance and repair of Terrace retaining wall and stairs located on the north west side of the development. This terrace provides La Hacienda beach access. Includes all Beach stairs repairs.
082	Bathroom A	Improvements for non-functional bathroom located under terrace.
083	Bathroom B	Improvements for non-functional bathroom located under terrace.

084	Center Access Road	Maintenance and repair of the access road located in the center of the La Hacienda development.
085	Place Holder	Place holder
086	Pump House Structure	Water pump house modifications for security improvements.
087	Berm Building	Security berm building and berm repair on the east side of the entrance gate.
088	Drainage Repair - West Side	The existing and stairs Drainage and Arroyo on the north west side of the development.

4.0 FINANCIAL PERFORMANCE

4.1 2023 Quarterly Financial Report:

The unaudited Quarterly Financial Reports below depict 2023 revenues and expenses by Quarter. Beginning and ending balances are provided for both the Peso and Dollar accounts. Please note that the Quarterly Financial Reports below indicate that the Peso account was the primary transactional account during 2023. Moreover, in order to reconcile with Bancomer BBVA monthly statements income includes Construction Deposits. Upon completion and inspection of newly constructed homes, construction deposits are refunded to the homeowner and will appear in this report under "Refunds". The Dollar account balances includes \$2,395.00 in construction deposits. The Peso account includes \$35,400.00 pesos in construction deposits



## 2023 Quarterly Financial Report Pesos

Item	Year to date 2023	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>Peso Account Status</b>					
Beginning Balances	122,766.04	122,766.04	316,741.59	259,235.38	172,703.98
Transfers from Dollar Account	621,521.90	361,420.28	176,100.31	0.00	84,001.31
Dues	65,167.00	60,618.00	0.00	4,549.00	0.00
Other Income	0.00	0.00	0.00	0.00	0.00
<b>Total Peso</b>	<b>809,454.94</b>	<b>544,804.32</b>	<b>492,841.90</b>	<b>263,784.38</b>	<b>256,705.29</b>
<b>Peso Account Expenses</b>					
Refunds	0.00	0.00	0.00	0.00	0.00
Banking Charges	1,670.40	417.60	605.52	104.40	542.88
Legal Services	18,900.00	4,000.00	14,900.00	0.00	0.00
Misc. Costs	0.00	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	0.00	0.00	0.00
Outside Labor	438,112.13	180,118.13	139,798.00	43,520.00	74,676.00
Maintenance Manager	168,704.00	39,790.00	36,900.00	47,456.00	44,558.00
Electric bill Water, Sewer, etc.	58,958.00	3,737.00	41,403.00	0.00	13,818.00
<b>Total Peso Expenses</b>	<b>686,344.53</b>	<b>228,062.73</b>	<b>233,606.52</b>	<b>91,080.40</b>	<b>133,594.88</b>
<b>Peso Account Balance</b>	<b>123,110.41</b>	<b>316,741.59</b>	<b>259,235.38</b>	<b>172,703.98</b>	<b>123,110.41</b>

The Peso account includes \$35,400 in Construction Deposits. Therefore, the available Carry Over into CY 2024 is \$87,710.41 Pesos @ 17 to 1 is approx. \$5,159 USD.

## 2023 Quarterly Financial Report (Dollars)

Item	Year to date 2023	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>Dollar Account Status</b>					
Beginning Balances	30,200.83	30,200.83	37,857.83	37,789.02	37,134.95
Dues Income	45,360.00	29,660.00	11,940.00	1,440.00	2,320.00
Other Income (includes Returned Checks)	0.00	0.00	0.00	0.00	0.00
<b>Total Dollar</b>	<b>75,560.83</b>	<b>59,860.83</b>	<b>49,797.83</b>	<b>39,229.02</b>	<b>39,454.95</b>
<b>Dollar Account Expenses</b>					
Transfers to Peso Account	35,000.00	20,000.00	10,000.00	0.00	5,000.00
Transfers From/to Mexicali	0.00	0.00	0.00	0.00	0.00
Refunds	1,525.00	1,525.00	0.00	0.00	0.00
Banking Charges	16.24	0.00	2.32	0.00	13.92
Legal Services	0.00	0.00	0.00	0.00	0.00
Misc. Costs	3,323.02	478.00	956.49	637.89	1,250.64
Supplies	0.00	0.00	0.00	0.00	0.00
Outside Labor	2,506.18	0.00	1,050.00	1,456.18	0.00
Maintenance Manager	0.00	0.00	0.00	0.00	0.00
Electric bill Water, Sewer, etc.	0.00	0.00	0.00	0.00	0.00
<b>Total Dollar Expenses</b>	<b>42,370.44</b>	<b>22,003.00</b>	<b>12,008.81</b>	<b>2,094.07</b>	<b>6,264.56</b>
<b>Dollar Account Balances</b>	<b>33,190.39</b>	<b>37,857.83</b>	<b>37,789.02</b>	<b>37,134.95</b>	<b>33,190.39</b>

The Dollar account includes \$2,395 in Construction Deposits. Therefore, the available Carry Over into CY 2024 is \$30,759.39.

## 4.2 2023 YEAR END BUDGET PERFORMANCE

Prepared 01/10/2024		Colonos La Hacienda San Felipe A.C. 2023 Cum-to-Date Dec. Variance by WBS Element Dollars - US (Peso Conversion)		
WBS #	WBS Description	Budget Dec 2023	Actual Costs Dec 2023	Cum-to- Date VARIANCE Plan vs Actual
0	La Hacienda	50,575	46,383	4,192
010	Management & Maintenance			
011	Management			
0111	Financial Management	720	589	131
0112	Legal Services (Incl. ACTA)	1,350	1,067	283
0113	Web Site	250	0	250
0114	Misc. Costs	470	552	(82)
0115	Gate Cards	0	0	0
012	Maintenance & Security			
0121	General Maintenance	13,350	14,114	(765)
0122	Electric bill Water, Sewer, etc.	4,944	3,367	1577
0123	Street Repair	0	481	(481)
0124	Security	12,120	9,327	2793
020	Water Supply			
021	Water Pump	0	0	0
022	Water Tank	1,000	0	1000
023	Water Supply line	0	0	0
024	Water Pipes	1,000	1,057	(57)
025	Water Valves and Hydrants	2,100	476	1624
030	Sewer			
031	Sewer Pump	1,760	1,757	3
032	Sewer Main Lines	1,960	2,553	(593)
033	Sewer Trunk Lines	0	347	(347)
034	Water Reclamation Facility	0	0	0
035	Leach Field	0	0	0
04	Electrical			
041	Entrance Lighting	0	0	0
042	Street Lighting	100	0	100
043	Pump Electrical	0	0	0
044	Sewer Electrical	1,100	2,333	(1233)
05	Entrance Gate			
051	Metal Gates	100	0	100
052	Gate Mechanisms	200	0	200
053	Gate Lighting	200	0	200
054	Gate Signage	100	0	100
055	Gate Computer	0	0	0
056	Gate House	0	0	0
057	Entrance Security Camera	0	0	0
058	Backup Battery	0	376	(376)
06	Sea Wall			
061	Section A-completed 2016	0	0	0
062	Section B	0	0	0
063	Section C	0	0	0
064 - 074	Section D - J	0	0	0
075	Sea Wall Sand Removal	0	0	0
077	Sea Wall Old Section (east side)	1,728	1,778	(50)
078	Four New Palapas	1,000	0	1000
08	Additional Infrastructure			
081	<b>Terrace Retaining Wall &amp; Beach stairs</b>	1,426	1,413	13
082	Bathroom A	0	0	0
083	Bathroom B	0	0	0
084	Access Road drainage repair	0	399	(399)
085	Bridge removal (at entrance)	0	0	0
086	Pump House Structure	0	0	0
087	Berm Building	0	0	0
088	Drainage Repair - West side	3,597	4,397	(800)

Includes Petty Cash Transactions and Pesos @ LIFO conversion rates

5.0 LA HACIENDA IMPROVEMENTS and STORM DAMAGE REPAIR

5.1 Street Repair WBS 0123 (Budget \$0, Actual \$481, Variance \$481)

During 2022 La Hacienda spent \$6,755 repairing cul-de-sac draining problems and repairing 5 sections of entrance road from after the entrance gate to the first intersection. Though no street repair had been budgeted in 2023 Bobby Hernandez identified a section of cul-de-sac on Bobby’s Street that was collapsing due to erosion. Subsequently, the repair was made at a cost of \$481.00.

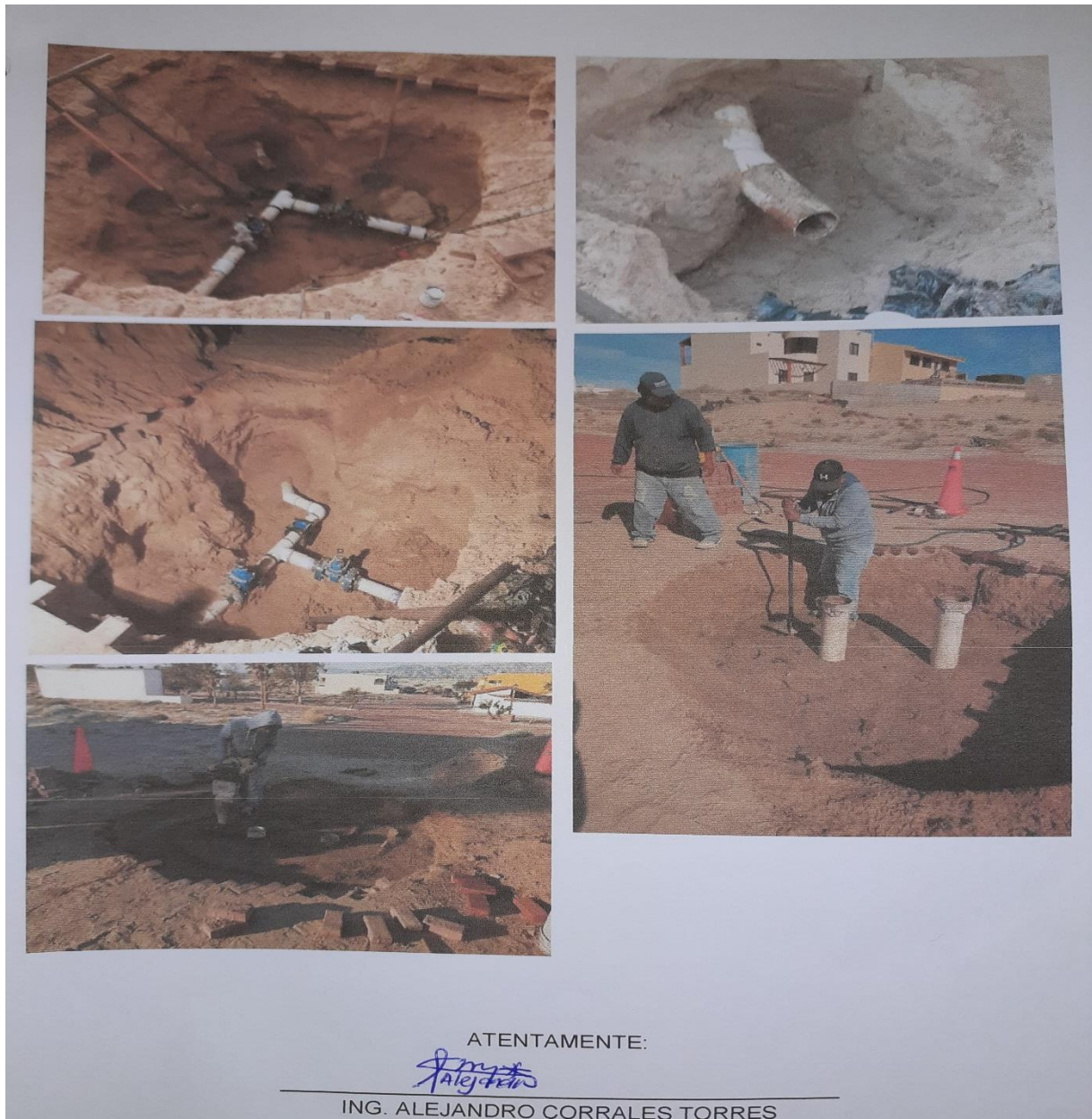
The repaired cul-de-sac with new drainage is depicted below.



5.2 Water Pipes WBS 024 (Budget \$1,000.00, Actual \$1,0057, Variance -\$57.00)

La Hacienda is supplied water via a system of water lines (4-inch, 6-inch, and PVC lines). Given the age of the development two water line repairs were budgeted at \$500 per repair or \$1,000 in 2023. Three water line repairs were incurred for a cost of \$1,057, for a \$57 overrun.

The first repair was a 4-inch line that fractured pipe located on the main street. This was repaired at a cost of \$481.00.



The second repair was of a PVC line on the fresh water line near Karina Delgadillo's house (East side, bottom of street, before cul-de-sac. This was repaired for a cost of \$487.



The final repair was across from Red Brick house. The leak was initially identified by Patricia de La Lama to Jose Castenada and Cal Chambers. Jose determined that the repair was too difficult for him to repair so Jose contacted Alejandro Corrales Torres. Alejandro and his worker performed this repair on a Sunday for a cost of \$89.



### 5.3 Water Valves and Hydrants, WBS 025 (Budget \$2,100.00, Actual \$476.00, Variance \$1,624)

La Hacienda has a total of 23 Water Valves located throughout the community (11 have now been replaced). Most of these valves are at the end of their service life and will continue to be replaced. The original 2023 plan was to order 3 new valves (two 4 inch and one 6 inch) and replace 3 valves in 2023 for a planned budget of \$2,100. However, repair efforts to replace two valves were delayed until December of 2023. Moreover, no new valves were acquired during the 2023 calendar year. The \$476.00 represents the deposit for the replacement valve task only. Though the work was completed in 2023 the balance due check was cashed in January 2024 (Balance due check was for \$481.00).





5.4 Sewer Pump WBS 031 (Budget \$1,760, Actual \$1,757, Variance \$3)

The 2023 approved budget included a Sewer Pump upgrade including placement of a backup sewage pump, drilling, cementation, and installation of additional pipe. This redundant sewer capability when combined with the Sewer Electrical upgrade and sewer line check valves and repairs will be able to minimize future sewage spills on the beach.







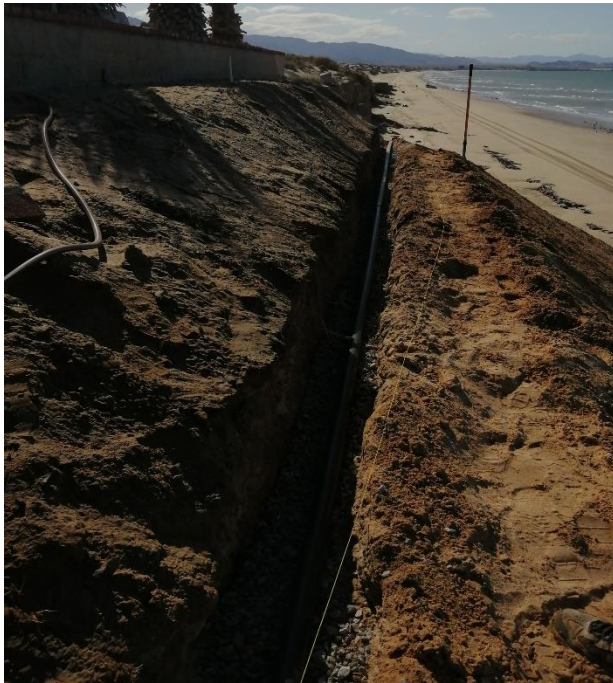
5.5 WBS 032 Sewer Main Lines (Budget \$1,960.00, Actual \$2,553.00, Variance -\$593.00)  
The following upgrades and repairs were made to the sewer lines. A removal and replacement of an 8-inch sewer return line for a cost of \$377.00. A 4-inch return line was replaced and a new check valve was installed (Cost of \$551.00). In March the primary sewer line on La Hacienda Blvd was cleaned out at a cost of \$655.00. August storm damage/clean-out to sewer lines was repaired in September for a cost of \$970.00.





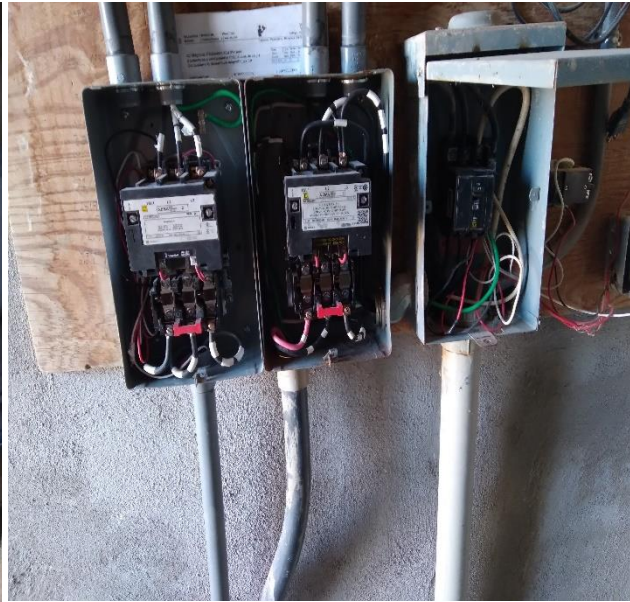
### 5.6 WBS 033 Sewer Trunk Line (Actual \$347)

A sewer line overflow line was run from the sewer vault under the Malecon (Cost of \$347.00). This overflow line protects the sewer electrical lines from sewer overflow should the power be out for an extended period. The overflow line also includes filters to ensure that only gray water exits the sewer vault.



5.7 WBS 044 Sewer Electrical (Budget, \$1,100.00, Actual \$2,333.00, Variance \$1,233

In January multiple additional breaker panels were installed to supply the backup sewer pump at a cost of \$1,056. In June the original sewer pump cable from the circuit breakers to the main sewer pump shorted out and were replaced for a cost of \$1,050.00. In October the long-awaited heavy-duty floating sewer switches arrived. These heavy-duty flotation switches were acquired at a cost of \$227.00. When the current floating switches fail, these switches will be used to replace the old switches.



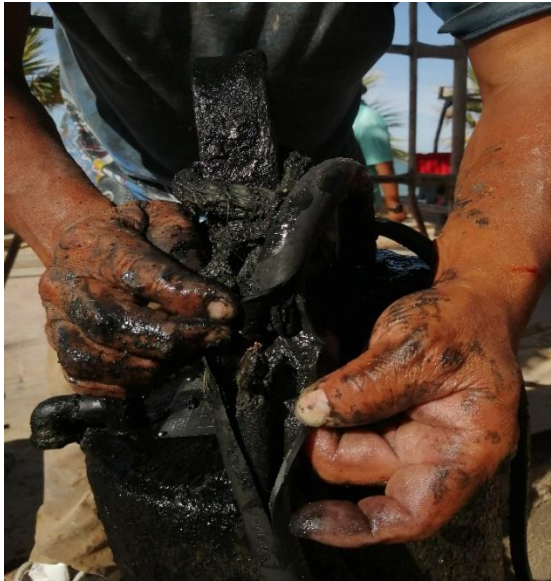
Backup Pump Circuit Breaker Installation



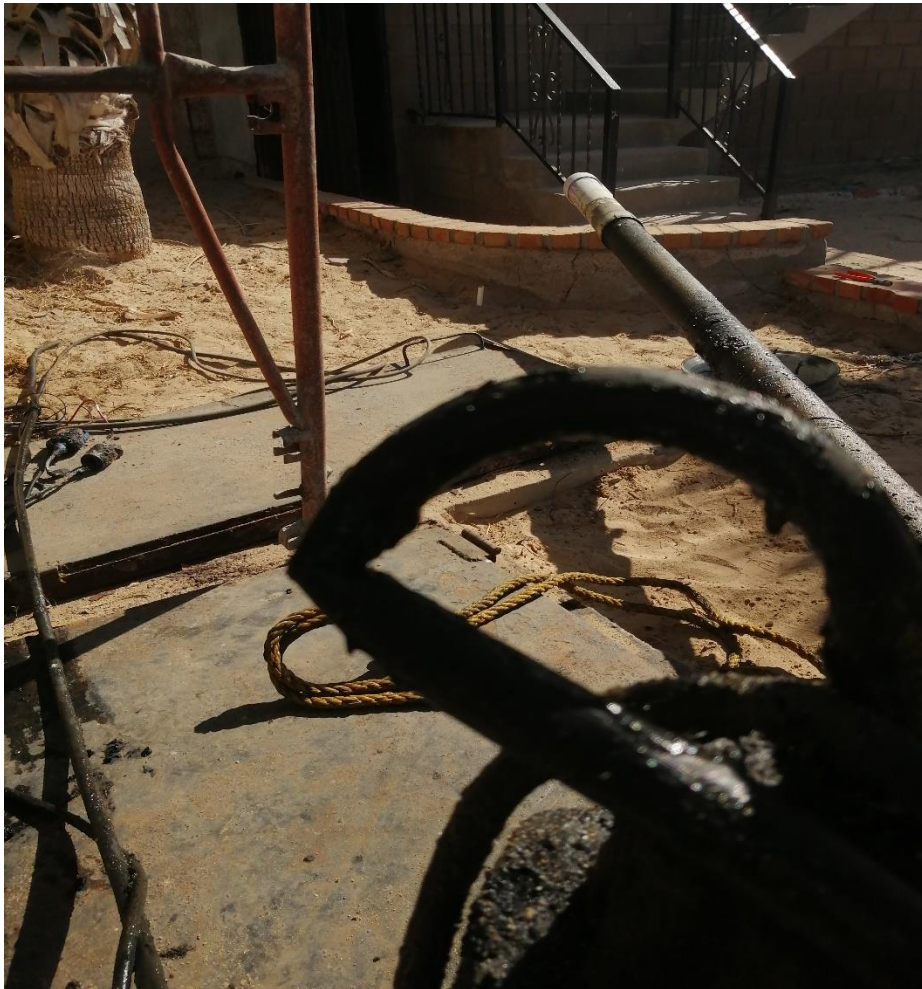
Sewer pump electrical junction



Backup Sewer pump Auto Cutover Test



Main Sewer Line Electric Shortage. Auto Cutover kept sewer operational



New Electric lines

5.8 WBS 077 East Side Sea Wall (Drainage) (Budget \$1,728.00, Actuals \$1,778.00, Variance \$50.00)

The previous storm had dislodged the east side dual drain pipes to the beach. The loss of these pipes contributed greatly to the subsequent destruction of the Sea Wall. Therefore, the drain pipes needed to be repaired and the structure reinforced to withstand future storms. The work was started in April and finished in May for a cost of \$1,778.00.





5.9 WBS 081 Terrace Retaining Wall & Beach Stairs (Budget \$1,426.00, Actual \$1,413.00, Variance \$13.00)

In January the beach access stairs on the east side on the Malecon were repaired. However, only the first 9 stairs from the beach up were repaired at a cost of \$1,087.00. At the end April additional railings were added to the base of the stairs at a cost of \$326.00 dollars.





6.0 WBS 084 Access Road Repair (Budget 0, Actual 399.00 Variance \$399.00)

The access road to the Malecon incurred storm damage in August 2023. Previous repairs to the access road included a significant amount of rock slurry. Therefore, the repair only required dirt to fill in and the task was completed for a cost of \$399.00.



6.1 West Side Drainage Repair, WBS 088 (Budget \$3,597.00, Actual \$4,397, Variance - \$800.00)

The majority of repairs to the West side drainage pipe and stairs to the Terrace occurred in 2022 at a cost of \$15,475.00. However, additional planned repairs were completed in January 2023 at a cost of \$3,536.00. In May it was observed that the dirt that supported the joint between two sections of the drain pipe had begun to wash away with the tide. A plan was made to add an additional support under the connecting pipes for at a cost of \$862.00. This resulted in an \$800.00 variance to the original plan. The total cost of repair for the 2022 storm damage to the west side drain pipe and stairs to the terrace was \$19,872.00.



