



# Paseo Village Homeowners Association

## **The 2023 Budget** **(without reserves or capital expenditures)**

Kraig Carpenter

Ron Lotito

Irma Campos

Tommy Higgins

Ashton Graham

October 15th, 2022

STREETS✍ LANDSCAPING✍ POOL✍ TENNIS  
PROFESSIONALISM✍ INTEGRITY✍ EXPERIENCE✍ QUALITY

Dear Members,

Enclosed, please find a copy of the 2023 proposed Community Annual Operating and Reserve Budget (Expanded for Capital Expenditures) as required by NMSA Statute 47-16-7 (E)(F).

Congratulations! Through cutting expenses we're getting closer to a balanced budget and in fact have a slim \$6.86 monthly expense surplus projection for 2023. That projection still excludes the reserves amount of \$15.15.

**This year I will cut to the chase and use bullet points for the main items and recommendations.**

- **The 2023 Monthly Assessment is \$119.70**
- **The Board of Director's approved the 5% increase from \$114 to \$119.70 starting in January 2023.**
- **The projected expenses are now *overfunded* by a slim \$6.86 i.e., our income exceeds our expenses. Yay. This is a very positive accomplishment**
- **We are closing the gap on fully funding the Budget with reserves. The reserve account totals \$15.15 per month. This means we would be fully funded, including reserves, at \$130.71**
- **The average New Mexico association charges between \$200 and \$300 per month.**

### **The Proposed Budget Recommendations:**

**Project Green** -- This year we are launching "Project Green" Project Green is the term we are using to describe the landscaping upgrades we are executing. The background is that, after close examination, we estimate our old sprinkler system of about 1.5 to 2 miles of piping and somewhere between 700 to 1000 sprinkler heads needs a lot of attention. We estimate we lose somewhere between \$700 to as much as \$2000 in the summer months thru broken pipes and water running down the streets; not to mention the wear on the streets or dead lawns.

### **Paseo Village we need your help to stop the water breaks!**

Starting now the Project Green launch will be addressing all the issues with the sprinkler system through upgrades to the system. The upgrades will cost approximately \$7000 to \$8000. **The savings are so substantial that they might be close enough to pave our roads without any additional assessments or increases in our monthly dues.**

To maintain the new budget surplus, we will be asking all owners to kick in an additional \$10 each month starting in 2023. Many of you will be able to just write a one-time check for \$120 for the one-time Special Assessment then continue the regular \$119.70. Because literally counting the pennies in our monthly dues costs us more than the pennies received, we will also vote asking member to "round up" the dues to an even \$120 per month. **November 7<sup>th</sup> will be the date of the Special Assessment Meeting 3 pm Poolside.**

### **In Summary,**

**This Board has and will continued to be conservative in their spending even though we're still underfunded on a fully funded basis.** You can see from the Proposed Budget that we are taking our job as fiduciaries seriously to ensure that all aspects of the Community Assets are properly funded and maintained.

Happy Holidays,

Kraig Carpenter, President and the  
Paseo Village Board of Directors

PVHA, Inc.  
P.O.Box 466 Santa Teresa, NM 88008-466  
5290 McNutt Rd., Ste., 201-466 Santa Teresa, NM 88008

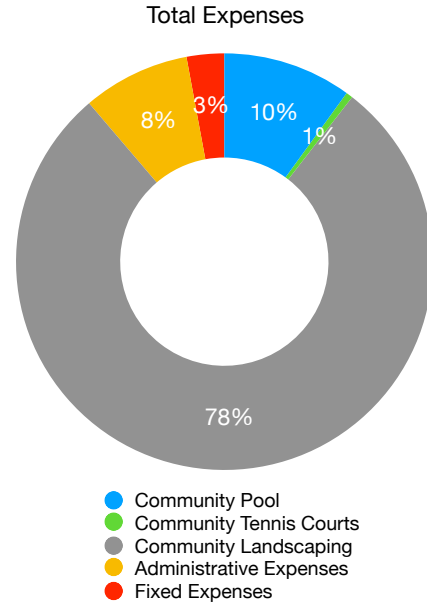
# 2023 PVHA Budget Summary

## 2023 PVHA Monthly Budget (no Reserves)

Income		Per member	
Monthly Assessments	\$8,139		\$120
Additional income	\$185		\$2
<b>Total income</b>	<b>\$8,324</b>		<b>\$122</b>

Expenses			
Community Pool	\$785		\$12
Community Tennis Courts	\$41		\$1
Community Landscaping	\$6,148		\$90
Administrative Expenses	\$655		\$10
Fixed Expenses	\$229		\$3
<b>Total expenses</b>	<b>\$7,858</b>		<b>\$116</b>

Money Left Over			
Income minus expenses	\$466		\$6



## Future Goal is a Monthly Budget including Reserves

### Unfunded Reserve Contributions

	Totals	Monthly	Per Member
Audit - 3 year cycle	\$5,000.00	\$139.00	\$2.40
Streets - 5 year cycle	\$30,000.00	\$500.00	\$7.35
Swimming Pool -10 year cycle	\$24,000.00	\$200.00	\$2.94
Tennis Courts - 10 year cycle	\$10,000.00	\$83.33	\$1.23
Maintenance Yard - 10 year cycle	\$10,000.00	\$83.33	\$1.23
	<b>\$79,000.00</b>	<b>\$1005.66</b>	<b>\$15.15</b>

### A Fully Funded Budget with Reserves

Per Member	
Monthly Expenses	\$116.00
Reserves	15.15
<b>Total Monthly</b>	<b>131.15</b>

PASEO VILLAGE HOMEOWNERS ASSOCIATION PASEO VILLAGE HOMEOWNERS ASSOCIATION Calendar Year 2023				My personal professional observations are in this column.
<b>OPERATING BUDGET</b>				
<b>INCOME</b>		<b>ANNUAL BUDGET</b>	<b>MONTHLY BUDGET</b>	<b>MONTHLY PER LOT</b>
Late Charges		600.00	50	0.74
Interest - Delinquent Assessments		800.00	66.67	0.98
Interest on Money Market		20.00	1.67	0.02
Miscellaneous Income (Disc'l Stmt Fees 4 @ \$200)		800.00	66.67	0.98
Monthly Assessments (68 @ \$119.70)		97675.20	8139.6	119.70
<b>TOTAL INCOME</b>		<b>99,895.20</b>	<b>8,324.61</b>	<b>122.42</b>
				<b>Your Income per member including the 2023 increase.</b>
<b>EXPENSES (Before Reserves)</b>				
Facilities - Community Pool* (See Capital Expenditures Notes)				
NM State Permit	250	20.83	0.31	
Pool Signage	35	2.91	0.04	
Contract Labor - Mr Pool	6000	500	7.35	
Pool Supplies & Equipment	2200	183.33	2.7	
Utilities (Electricity)	425	35.41	0.52	
Telephone	500	41.66	0.62	
Total Pool Expenses	9410	784.14	11.54	Your Pool Expenses per member.
Facilities - Facilities - Community Tennis Courts. (Normal Expenditures)				
Misc. Equip. Nets, squeeze, etc.	500	41.66	0.061	Your Tennis Court Expenses per member.
Facilities - Grounds (Landscaping)				
Water	29000	2416.66	35.53	Your Water Expenses per member.
Contract Labor - West Texas Community Services - Ramon Anchondo	25200	2100	30.88	
Contract Labor - Temporary Summer Help S14 x 14 wks	7840	653.33	9.6	
Portable Toilet - Sarabia's	1035	86.25	1.27	0
Equipment & Repairs/Maintenance	1500	125	1.84	
Fuel for Lawn Equipment	700	58.33	0.86	
Landscaping - New Plants and Trees	2500	208.33	3.06	
Landscaping - Lawn Aeration and Fertilizing	2250	187.5	2.76	
Sprinklers & Irrigation Supplies	2250	187.5	2.76	
Tree Maintenance & Removal	1500	125	1.84	
Road Signage	0	0	0	New signs were installed in 2023
Trash Dumpster (4yd x wkly= 95+ monthly)	0	0	0	Lawn clippings will still be place in members trash cans.
Total Grounds (Landscaping) Expenses	73775	6147.9	90.4	Your Landscaping Expenses per member.
Administrative Expenses				
Accounting Services Tax Preparation	350.00	29.17	0.43	
Bookkeeping Services	3,300.00	275	4.04	
Bank Charges	20.00	1.67	0.02	
Bank Charges - Square, Inc.	29.00	2.46	0.04	
Legal Fees - Kemp-Smith Law	975.00	81.25	1.19	
Legal Fees - Lien/Release Filings	500.00	41.67	0.61	
Suspense/Undistributed Expenses	-	0	0	
Bad Debt Write-Off	1,228.00	102.33	1.5	
Office Expenses	200.00	16.67	0.25	
Post Office Box Rental	118	9.83	0.14	
Postage & Delivery	55	4.58	0.07	
Printing & Copying	150	12.5	0.18	
Google Workspace - Virtual Office	480	40	0.59	
Milage Reimbursement	459	38.25	0.55	
Total Administrative Expenses	7,864.00	655.38	9.61	Your Administration Expenses per member.
Fixed Costs				
Federal Income Taxes	20.00	1.67	0.025	
Business License & Permits	150.00	12.5	0.18	
Insurance	1,400.00	116.67	1.72	
Property Taxes	1,100.00	91.67	1.35	
Secretary of State Filing	80.00	6.67	0.1	
Total Fixed Costs	2,750.00	229.18	3.375	0
<b>TOTAL OPERATING EXPENSES BEFORE RESERVES</b>	<b>94299.00</b>	<b>7858.26</b>	<b>115.56</b>	<b>Your Total Operating Expenses per member.</b>
Reserve Contributions - Maintenance on Facilities and Equipment				
Accounting Audit Review Tri-Annual (\$5,000 / 3 yrs)	5000.00	139	2.4	
Community Street Maintenance (5 year Seal Coating)	30000	500	7.35	
Community Swimming Pool (10 year plan) Note: the pool is VG shape.	24000	200	2.94	
Community Tennis/Basketball Courts (10 year plan)	10000	83.33	1.23	
Community Maintenance Yard Reroof (10 year plan)	10000	83.33	1.23	
Total Reserve Expenses	79000.00	1005.66	15.15	Your Cost to have "Reserves" per member.
<b>TOTAL OPERATING EXPENSES &amp; RESERVE CONTRIBUTION</b>	<b>173299.00</b>	<b>1005.66</b>	<b>130.71</b>	Your "Fully Funded" Dues per member. Note: If we had a fully funded assessment we would never have any needs for "Special Assessments."
<b>Below are the Capital Expenditures listed separately in BLUE because they all have a Special Assessment. To renovate all the amenities at 1 time would be \$688.</b>				
<b>TOTAL CAPITAL EXPENDITURES (from the 2022 Estimates)</b>				
(Currently we have Deferred Maintenance on our Facilities and Equipment)				
Roads				
Community Streets - Total New Repaving est. \$250,000 (All new asphalt)				
Road Proposals: Both are full repaving i.e. Removing and replacing asphalt. Choose 1				
A or B				
A) Proposal - Now - Financing \$174k Loan Repay: 10yrs @ 4%	21144	1762	26	Your proposed plan cost to repave PV per member.
B) Proposal - 8 Year Plan (no loan) - 1st yr from \$50k Reserves then every 2yrs	25000	2083.33	30.64	This is a "Special Assessment."
OTHER CAPITAL EXPENDITURES				
1 Time charge - Community Maintenance Yard (Handball Court Conversion)	15000	1250	18.38	Your additional issues you have due to always
1 Time charge - Community Tennis Courts *Details below.	15750	1312.5	19.3	postponing the repairs and maintenance because we
1 Time charge - Road Signage	1000	83.33	1.22	are under funded. In other words, things just rot
1 Time charge - Facilities - Grounds - Equipment (New John Deere)	15000	1250	18.38	away. Ex. "No body uses the Tennis Courts" That's
				because you can't play tennis on the courts anymore.
				Not because people don't WANT to play Tennis.
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>46750.00</b>	<b>3895.83</b>	<b>57.28</b>	<b>Your additional expenses per member.</b>
Facilities - Community Tennis Courts (Detail from above)				
Resurfacing of the Court	8000	666.66	9.8	
Transplanting of the Oleanders & Grading for Drainage	5000	416.66	6.13	
Windscreen	2000	166.66	2.45	
Basketball Hoops/Backboards	750	62.5	0.92	
Total Tennis Court Expenses	15750.00	1312.48	19.3	Your detailed Tennis Court Expenses per member.