



PASEO MASTER ASSOCIATION, INC

December 2021

The Board of Directors:

Mike Pawielski
Ron Bendell
John Lines
Dave Cabell
Lynda Adler

President
Vice President
Treasurer
Secretary
Director



Presented By KW Property Management:

Adam Radler
Tracy Duhaney
Andy Kalikas
Zuly Maribona

General Manager
District Manager
Vice President
Sr. Vice President





FINANCIAL HIGHLIGHTS

November 2021 Treasurers Report

FINANCIAL SUMMARY

The Paseo HOA had an operating surplus of \$694,475 which is \$32,087 in excess of the minimum recommended by our professionals (two months of 2022 assessments).

The replacement reserves were \$1,306,163 at 12.31.20 and increased to \$1,740,219 as of 11.30.21. Assessments of \$360,000 along with a transfer from operations of \$300,000 and interest of \$552 were added to the reserves. Total expenditures of (\$226,497) were charged against the reserves during the calendar year. Additional replacements have been approved by the board with an estimated cost of (\$6,998).

The working capital fund was \$136,155 at 12.31.20. Year to date capital contributions of \$334,500 were added to the fund. Special projects of (\$125,065) were expensed leaving a balance of \$345,590 as of 11.30.21. Additional estimated expenditures of (\$24,524) have been approved by the board. Please note there have been an additional two closings and there are currently 22 pending sales.

For the month, the association had a loss of (\$26,347) against a budget loss of (\$19,204) for a negative variance of (\$7,144). Food and beverage subsidy was higher than budget by (\$4,216).

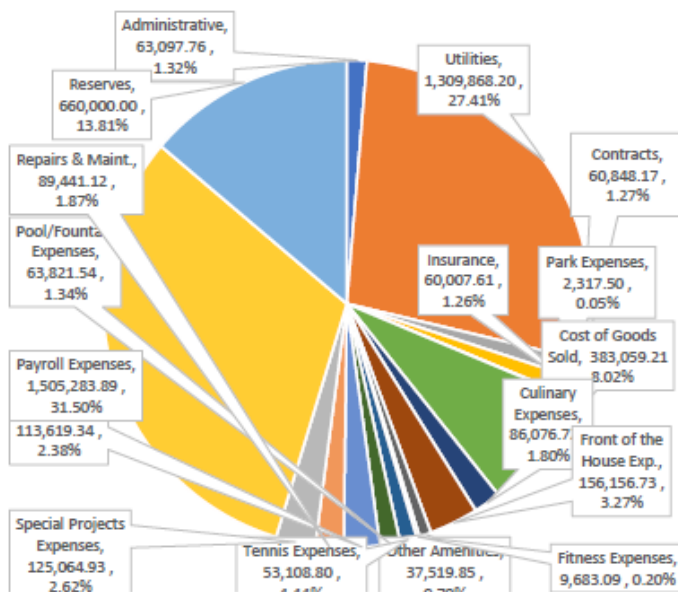
For the year, the association had an income of \$316,651 against a budget of \$19,649. for a positive variance of \$297,003. Food and beverage subsidy was under budget by \$123,040. Salaries, excluding food and beverage, were below budget by \$101,039. Almost every other cost center is under budget year-to-date.

For the year, food and beverage had a direct loss of (\$259,558) against a budget of (\$382,598) for a positive variance of \$123,040. The impact of positive sales less the related cost of goods sold was \$26,646. Salaries were below budget by \$65,655, cost of goods sold due to the rate variance by \$25,772 and supplies were under by \$4,968.

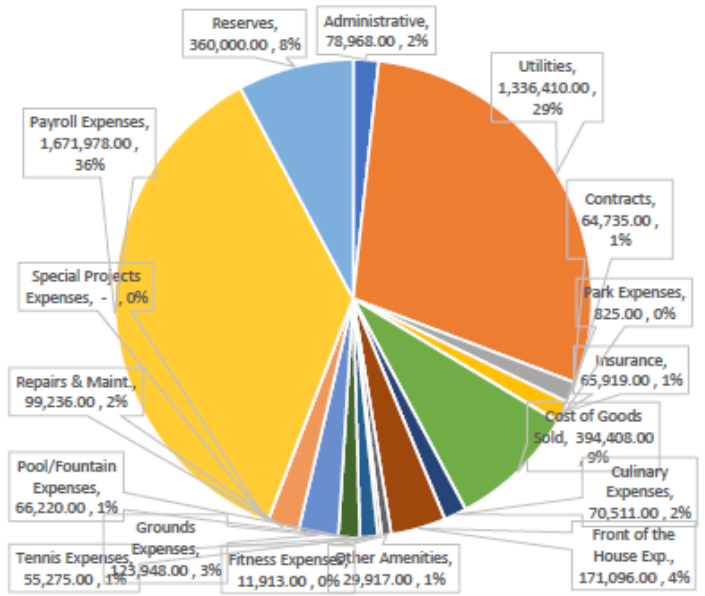


	Year to Date Actual		Year to Date Budget		Year to Date Variance \$
EXPENSES					
Administrative	63,097.76	1.32%	78,968.00	1.72%	(15,870.24)
Utilities	1,309,868.20	27.41%	1,336,410.00	29.04%	(26,541.80)
Contracts	60,848.17	1.27%	64,735.00	1.41%	(3,886.83)
Insurance	60,007.61	1.26%	65,919.00	1.43%	(5,911.39)
Park Expenses	2,317.50	0.05%	825.00	0.02%	1,492.50
Cost of Goods Sold	383,059.21	8.02%	394,408.00	8.57%	(11,348.79)
Culinary Expenses	86,076.72	1.80%	70,511.00	1.53%	15,565.72
Front of the House Exp.	156,156.73	3.27%	171,096.00	3.72%	(14,939.27)
Other Amenities	37,519.85	0.79%	29,917.00	0.65%	7,602.85
Fitness Expenses	9,683.09	0.20%	11,913.00	0.26%	(2,229.91)
Tennis Expenses	53,108.80	1.11%	55,275.00	1.20%	(2,166.20)
Pool/Fountain Expenses	63,821.54	1.34%	66,220.00	1.44%	(2,398.46)
Grounds Expenses	113,619.34	2.38%	123,948.00	2.69%	(10,328.66)
Repairs & Maint.	89,441.12	1.87%	99,236.00	2.16%	(9,794.88)
Special Projects Expenses	125,064.93	2.62%	-	0.00%	125,064.93
Payroll Expenses	1,505,283.89	31.50%	1,671,978.00	36.34%	(166,694.11)
Reserves	660,000.00	13.81%	360,000.00	7.82%	300,000.00
Total	4,778,974.46	100.00%	4,601,359.00	100.00%	177,615.46

YTD Actual

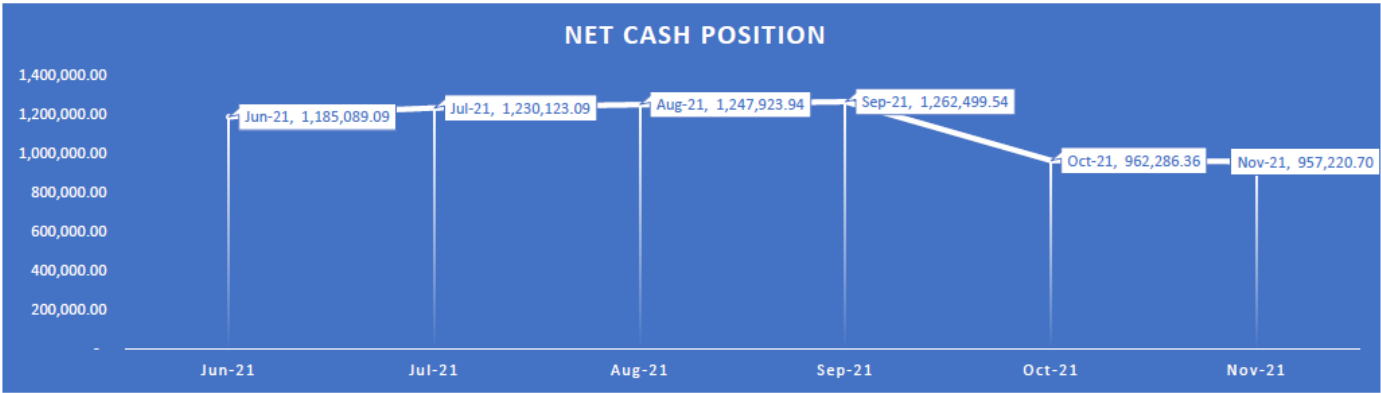


YTD Budget





Description	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21
CASH POSITION						
Total Operating Cash Balances	1,460,507.22	1,665,111.01	1,393,143.99	1,678,854.77	1,954,770.27	1,299,515.40
Plus: Net Receivables	1,897.11	71,964.47	2,869.74	9,884.83	26,955.70	10,244.84
Less: Current Liabilities	(505,183.63)	(774,789.12)	(133,514.19)	(440,815.66)	(751,602.88)	(124,671.15)
Net Cash Position	957,220.70	962,286.36	1,262,499.54	1,247,923.94	1,230,123.09	1,185,089.09



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OPERATIONS

MEETINGS HELD

DRC Meeting was held on December 13th

Board meeting was held on December 15th

Monthly Managers meeting was held on December 22nd

UPCOMING MEETINGS

DRC meeting January 17th

Annual Meeting January 18th

Board Meeting January 26th

KWPMC Monthly Managers Meeting January 27th

BOARD ACTION ITEMS

None approved at the last Board meeting

PENDING BOARD ACTION ITEMS

Discussion on the potential of a bistro revamp

CORRESPONDENCE

Weekly newsletter eblasted every Thursday

Eblast about new website.

Eblast about New Years Eve

Eblast about Apps and Laughs December

Eblast about Wine and Jazz December



ARCHITECTURAL MODIFICATIONS

8383 Dario Way Lot 49 – Lanai extension

11133 Esteban Drive – Solar panels

11879 Nalda Street #12103 – Lanai Pavers & enclosure

11866 Adoncia Way #2211 – Screen enclosure

11761 Adoncia Way #3904 – Screen enclosure

11714 Adoncia Way #5009 – Screen enclosure



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FACILITIES MANAGEMENT

WORK ORDERS

Work Order Count Report

Paseo Master
From: 11/16/2021 To: 12/14/2021
Status: All Status

Service	Master
Administrative Offices	6
BBQ (s)	1
Bistro	2
Breezeway	1
Breezeway Bathroom	1
Electrical	1
Fitness Center	3
Gym	2
Ice Cream Parlor	2
Kiddie Pool	3
Lagoon Pool	1
Landscape	1
Lap Pool	2
Lighting	1
Member Services	4
Miscellaneous	7
Pub	4
Roofing	1
Tennis Courts	2
Tennis Courts Bathroom	1
Tiki	5
Town Center Circle	1
	52





PREVENTIVE MAINTENANCE

Preventative Maintenance carried out on the following:

Pool Deck Pressure Washing
Pool Pumps
Gym Equipment

SUMMARY/RECOMMENDATIONS

As mentioned, the spa project is underway. This is the conversion of a storage room/bathroom into usable office space. Project should be wrapped up by next week.

Pressure washing around the village center and lifestyle park are complete. I asked Tim to tackle the pool decks over the next couple of weeks, working only on Mondays and Tuesdays. We should be wrapped up the last week in December. He then will work on the sidewalks around the sports park.

The issues with the kiddie splash pad and the auto chemical feeders have been repaired, splash pad is back open.

Hot Tub circulation issues have been corrected and is now properly heating.

Chris is working on having the auto fill floats for the decorative waterfalls replaced as we believe they are causing some water waste.

Mulch has arrived and will begin being installed around the village center next week.

The sidewalk/pavers repair around the outside of the main parking lot has been completed.

Hubert has repainted the red framing around the windows at the ice cream parlor. Project is just about complete.

Spectrum lighting is out today to install the new landscape lights at the front of the village center.



PROJECT UPDATE

ACTION PLAN





Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Tiki Renovation Phase 1	Medium	GM	3.50	50%	5/1/2022	Revamp of server station, bar layout, center island, and walk in	\$ 100,000	TBD
Selection of Beltram for bar layout		GM	1	100%	11/18/2020	Beltram contract signed and sent on 11/17/2020		
Selection of GC for project		GM	3	100%	12/31/2020	Call in to Gulfpoint Construction		
Selection of Architect for project		GM	3	100%	12/31/2020	MJRDB design		
Design agreement by new Board		GM	4	85%	11/30/2021	Final meeting with Beltram to take place on 10/19, final layout to be distributed to the Board		
GC to pull necessary permits		GM	5	0%	5/1/2022	Permitting for wire pulls and install of walkin cooler		
GC to purchase necessary equipment		GM	5	0%	5/1/2022	Cooler will be 90 days out from order		
In Progress								
Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Tiki Renovation Phase 2	Medium	GM	5.00	33%	7/1/2022	Construction and installation phase	Same as above	TBD
GC to begin agreed upon improvements		GM	5	25%	11/30/2021	GC is in possession of final lay out. Pricing in process		
Beltram to begin revamp of layout		GM	5	75%	5/1/2022	Beltram meeting has taken place. CADS being completed. Utility drawings complete		
Completion of all approved projects		GM	5	0%	7/1/2022	Test all equipment and POS to ensure everything in working order. Punch list to be signed off by GM.		
In Progress								

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HOSPITALITY/SOCIAL EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<div>  <p>December 2021 REVISED</p> <p>Member Services Phone #: (239) 834-6300</p> <p>Member Services Hours: Mon - Thurs 7:00AM- 4:00PM Fri & Sat 7:00AM—5:00PM Sun 7:00AM—2:00PM</p> </div>						
<p>5 10:00AM—12:00PM Brunch - Reservation Required Bistro</p> <p>11:00AM—7:00PM NFL Sunday Tiki</p> <p>6:00PM Hanukkah Menorah Lighting Gathering Pub RSVP Required to Member Services</p>	<p>6 10:00AM Daily Puzzle Pick Up Member Services</p> <p>10:00AM Provencia Committee Meeting Bistro</p> <p>5:00PM—7:00PM Food Truck Monday: Martin Fiero Tiki Parking Lot</p>	<p>7 8:00AM—3:00PM OnSpot Dermatology Tiki Parking Lot</p> <p>10:00AM Daily Puzzle Pick Up Member Services</p> <p>5:00PM—7:00PM Food Truck Tuesday: Easy Cheesy Tiki Parking Lot</p>	<p>8 10:00AM CDD Meeting Theatre</p> <p>10:00AM Paseo Condo Board Meeting Bistro</p> <p>1:00PM—5:00PM Poker Club - Pub</p> <p>6:00PM - 8:00PM Wine & Jazz Feat. FGCU Trio Balcony - Tickets Required for this Event</p>	<p>9 10:00AM Daily Puzzle Pick Up Member Services</p> <p>10:00AM—3:00PM Mahjong Meet Up Pub</p> <p>6:30PM Flashlight Walk a Mile Meet at Village Circle</p>	<p>10 9:30AM—1:00PM Bridge Club - Bistro</p> <p>2:00PM *NEW* Nature Talk w/ Master Naturalist Tony Theatre then Walk</p> <p>6:00PM Movie: Mistletoe & Menorahs (NR) Theatre</p> <p>5:00PM—9:00PM Pub Dinner - Reservation Required</p>	<p>11 1:00PM Matinee Movie: The Grinch (PG) Theatre</p> <p>6:00PM Movie: Mistletoe & Menorahs (NR) Theatre</p> <p>6:00PM—9:00PM Live Music: Bobby Stillwell Pool Deck</p>
<p>12 7:00AM - 2:00PM LAST CALL FOR TOYS FOR TOTS DROP OFF Member Services</p> <p>10:00AM—12:00PM Brunch - Reservation Required Bistro</p> <p>11:00AM—7:00PM NFL Sunday Tiki</p>	<p>13 10:00AM—1:00PM Better Than a Bistro Village Circle</p> <p>4:00PM Book Club: "The Only Woman in the Room" by Marie Benedict Bibiana Park</p> <p>5:00PM—7:00PM Food Truck Tuesday: Viva La Taco Tiki Parking Lot</p>	<p>14 10:00AM Daily Puzzle Pick Up Member Services</p> <p>5:30PM Paseo Condo Town Hall Meeting Bistro</p> <p>5:00PM—7:00PM Food Truck Tuesday: Greek Spot Tiki Parking Lot</p>	<p>15 1:00PM—5:00PM Poker Club - Pub</p> <p>2:00PM—4:00PM Trulli Pasta - Village Circle</p> <p>4:00PM Paseo Master Board Meeting Theatre</p> <p>6:00PM—8:30PM Apps & Laughs REPEAT PERFORMANCE Pub to Theatre - SOLD OUT</p>	<p>16 10:00AM Daily Puzzle Pick Up Member Services</p> <p>10:00AM—3:00PM Mahjong Meet Up Pub</p> <p>6:30PM—8:30PM Trivia Night w/ Jessie & Tyler TBD</p>	<p>17 9:30AM—1:00PM Bridge Club - Bistro</p> <p>7:00AM - 5:00PM Letters to Santa Mailbox Member Services</p> <p>6:00PM Movie: The Winter Lake (NR) Theatre</p> <p>5:00PM—9:00PM Pub Dinner - Reservation Required</p>	<p>18 1:00PM Matinee Movie: The Polar Express (PG) Theatre</p> <p>6:00PM Movie: The Winter Lake (NR) Theatre</p> <p>7:00PM GAME Paseo Night Hertz Arena - Tickets Required</p> <p>6:00PM—9:00PM Live Music: Keith Ruzika Pool Deck</p>
<p>19 10:00AM—12:00PM A La Carte Breakfast Options Tiki</p> <p>11:00AM—7:00PM NFL Sunday Tiki</p>	<p>20 11:00AM - 12:30PM Kids Balloon Creations & Fun w/ Jessie Kids Splash Pad Hut</p> <p>5:00PM—7:00PM Food Truck Monday: Grace's Taste of Poland Tiki Parking Lot</p> <p>6:30PM Outdoor Movie: Frozen II (PG) Bring your own lawn chair or golf cart Village Circle</p>	<p>21 11:00AM Kids Basketball Meet Up Basketball Court - Paseo Sports Park</p> <p>2:00PM Genealogy Seminar Theatre</p> <p>3:30PM Provencia Board Meeting Theatre</p> <p>5:00PM—7:00PM Food Truck Tuesday: Nickel City Red Hots Tiki Parking Lot</p>	<p>22 11:00AM Kids Volleyball Meet Up Lifestyle Park</p> <p>1:00PM—5:00PM Poker Club - Pub</p> <p>4:00PM - 6:00PM Origami Workshop for All Ages w/ Jessie Bistro - RSVP for supplies</p>	<p>23 10:00AM—3:00PM Mahjong Meet Up Pub</p> <p>11:00AM Kids Bocce Ball Meet Up Bocce Courts - Paseo Sports Park</p> <p>6:00PM—9:00PM Live Music: Ron Rutz Pool Deck</p>	<p>24 10:00AM Daily Puzzle Pick Up Member Services</p> <p>11:00AM - 1:00PM Paseo Souvenir Last Minute SALE Member Services</p> <p>1:00PM Matinee Movie: The Polar Express (PG) Theatre</p>	<p>25 MERRY CHRISTMAS</p> 
<p>26 10:00AM—12:00PM A La Carte Breakfast Options Tiki</p> <p>11:00AM—7:00PM NFL Sunday Tiki</p>	<p>27 10:00AM Daily Puzzle Pick Up Member Services</p> <p>5:00PM—7:00PM Food Truck Monday: Mambo Tiki Parking Lot</p>	<p>28 10:00AM Daily Puzzle Pick Up - Member Services</p> <p>5:30PM Provencia BOD Meeting Theatre</p> <p>5:00PM—7:00PM Food Truck Tuesday: Hungry Pony Tiki Parking Lot</p>	<p>29 8:00AM - 12:00PM URGENT NEED Lee Health Blood Drive Tiki Parking Lot - Sign Up at Member Services</p> <p>1:00PM—5:00PM Poker Club - Pub</p> <p>4:00PM - 6:00PM Disney Drawing Workshop All Ages w/ Jessie Bistro - RSVP for supplies</p>	<p>30 10:00AM Daily Puzzle Pick Up Member Services</p> <p>10:00AM—3:00PM Mahjong Meet Up Pub</p>	<p>31 12:00PM—3:00PM Live Music: Bobby Stillwell Pool Deck</p> <p>6:45PM—12:30AM NYE Black & White Party Pool Deck Tickets Required for this Event</p>	<p>HAPPY NEW YEAR</p> 