

Paseo Master Association  
Treasurer's Report

Based on Unaudited December 2022 Financial Statements (HOA meeting of February 1, 2023)

The Paseo Master HOA had an operating surplus of \$529,090 which is (\$186,014) below the minimum recommended by our professionals (two months of 2023 assessments).

The replacement reserves were \$1,734,934 at 12.31.21 and increased to \$2,053,345 as of 12.31.22. Assessments of \$367,200 along with interest of \$2,275 were added to the reserves. Expenditures of (\$51,065) have been charged against the reserves during the calendar year.

The working capital fund was \$339,299 at 12.31.21. Year to date capital contributions of \$208,500 were added to the fund. Special projects of (\$23,288) were expensed leaving a balance of \$524,511 as of 12.31.22. Additional estimated expenditures of (\$275,451) have been approved by the board.

For the year, the association had a loss of (\$135,823). Costs related to Hurricane Ian amounted to (\$38,758). Food and beverage subsidy was more than budget by (\$23,582). Expenses related to the pool and maintenance were over budget by (\$69,532). We had pool leak detection, pool repairs, pump motors, roof issues and three separate drainage areas that had to be fixed. Utilities were over budget by (\$24,955). Water was over due to leaks and float issues; electricity was over due to a 20% rate increase effective January 1<sup>st</sup>. The cafe' was over budget by (\$17,270) and entertainment by (\$11,897). All of these issues offset by labor being under budget by \$60,075.

For the year, food and beverage had a direct loss of (\$464,389) against a budget of (\$440,807) for a negative variance of (\$23,582). The impact of sales less the related cost of goods sold was \$26,006. Salaries were under budget by \$23,961, cost of goods sold due to the rate variance by (\$31,177) and supplies were over by (\$42,372).