

Paseo Master Association
Treasurer's Report
Based on Unaudited December 31, 2023 Financial Statements (January 23, 2024)

The Paseo Master HOA had an operating surplus as of 12.31.23 of \$577,380 which is \$6,876 above 10% of the 2023 annual budgeted expenses.

The replacement reserves were \$2,053,345 at 12.31.22 and increased to \$2,111,426 as of 12.31.23. Assessments of \$412,000 along with interest of \$85,927 were added to the reserves. Expenditures of (\$439,845) have been charged against the reserves during the calendar year.

The working capital fund was \$524,511 on 12.31.22. Year to date capital contributions of \$238,000 were added to the fund. Special projects of (\$167,903) were expensed leaving a balance of \$594,608 as of 12.31.23. The board has approved additional projects related to the Tiki in the amount of \$457,489. When factoring in the closings not reported, pending properties, brick fund and minimum operating surplus there is \$176,073 available for other projects.

For the month, the association had a loss of (\$39,415) against a budget loss of (\$7,627) for a negative variance of (\$31,788). The food and beverage subsidy were more than the budget by (\$10,336). Pool, landscaping, and maintenance were over budget by (\$8,502). Entertainment was (\$6,492) over budget. We had the mailing for the annual meeting (\$4,007) and major power washing (\$5,550). The only other major negative issue was insurance, which was (\$7,653) over budget.

For the year, the association had a profit of \$58,777. The food and beverage subsidy were less than the budget by \$27,143. Pool, landscaping, and maintenance were under budget by \$16,416. Interest income exceeded budget by \$55,050. Non food and beverage labor were under budget by \$46,907. The only major negative issues were entertainment, which was (\$13,354) over budget and insurance, which was (\$76,571) over budget.

For the year, food and beverage had a direct loss of (\$472,362) against a budget of (\$499,505) for a positive variance of \$27,143. The impact of sales less the related cost of goods sold was \$11,567. Salaries were under budget by \$21,967, cost of goods sold due to the rate variance by \$20,318 and supplies were over by (\$26,709).