

Paseo Master Association
Treasurer's Report

Based on Unaudited June 30, 2023 Financial Statements (HOA meeting of July 19, 2023)

The Paseo Master HOA had an operating surplus as of 6.30.23 of \$662,425 which is (\$110,341) below the maximum and \$34,259 over the minimum recommended by our professionals.

The replacement reserves were \$2,053,345 at 12.31.22 and increased to \$2,117,022 as of 6.30.23. Assessments of \$206,000 along with interest of \$40,145 were added to the reserves. Expenditures of (\$182,467) 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 \$145,500 were added to the fund. Special projects of (\$13,449) were expensed leaving a balance of \$656,562 as of 6.30.23. The board has approved additional projects in the amount of \$620,511, mainly due to the Tiki project.

For the month, the association had a loss of (\$9,122) against a budget loss of (\$13,545) for a positive variance of \$4,423. The food and beverage subsidy were more than the budget by (\$3,528). Interest income exceeded budget by \$4,149. Non food and beverage labor were under budget by \$9,733, most of which related to the open Activities Director position. The only other major negative issue was insurance, which was (\$6,627) over budget.

For the year, the association had a profit of \$143,821 against a budget of \$57,662 for a positive variance of \$86,159. The food and beverage subsidy were less than the budget by \$36,272. Pool, landscaping, and maintenance were under budget by \$9,746. Interest income exceeded budget by \$22,343 and other labor departments were under budget by \$37,081. The only major negative issue was insurance, which was (\$24,907) over budget.

For the year, food and beverage had a direct loss of (\$157,437) against a budget of (\$193,709) for a positive variance of \$36,272. The impact of sales less the related cost of goods sold was \$28,128. Salaries were over budget by (\$7,805), cost of goods sold due to the rate variance by \$17,615 and supplies were over by (\$1,666).