

Paseo Master Association
Treasurer's Report

Based on Unaudited May 31, 2022 Financial Statements (HOA meeting of June 15, 2022)

The Paseo Master HOA had an operating surplus of \$727,880 which is \$29,912 above the minimum recommended by our professionals (two months of 2022 assessments) when adjusted for the remaining budget of 2022.

The replacement reserves were \$1,734,934 at 12.31.21 and increased to \$1,918,549 as of 5.31.22. Assessments of \$183,600 along with interest of \$15 were added to the reserves. No expenditures 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 \$136,500 were added to the fund. Special projects of (\$11,251) were expensed leaving a balance of \$464,548 as of 5.31.22. Additional estimated expenditures of (\$12,100) have been approved by the board.

For the month, the association had an income of \$9,944 against a budget of (\$5,041) for a positive variance of \$14,985. Food and beverage subsidy was less than budget by \$7,134.

For the year, the association had an income of \$62,967 against a budget \$35,580 for a positive variance of \$27,387. Food and beverage subsidy was less than budget by \$31,643, offset against a much higher electrical rate than budgeted and various water issues. Utilities were over budget by (\$12,808).

For the year, food and beverage had a direct loss of (\$113,278) against a budget of (\$144,921) for a positive variance of \$31,643. The impact of sales less the related cost of goods sold was \$56,826. Salaries were over budget by (\$5,518), cost of goods sold due to the rate variance by (\$5,853) and supplies were over by (\$13,812).

Paseo Master HOA
Balance Sheet
As of 05.31.22

	Operating	Working Capital	Total	Capital Reserves	Total
Cash	1,012,510	464,548	1,477,058	1,925,997	3,403,055
Accounts receivable	48,552		48,552		48,552
Other receivables	2,446		2,446		2,446
Deposits			-		-
Other current assets	119,156		119,156		119,156
Current assets	1,182,665	464,548	1,647,212	1,925,997	3,573,210
Deferred revenue	(300,594)		(300,594)		(300,594)
Current liabilities	(153,441)		(153,441)	(7,448)	(160,889)
Fund Balance	728,630	464,548	1,193,177	1,918,549	3,111,726
Fund balance					
Beginning Balance	664,913	339,299	1,004,211	1,734,934	2,739,146
Net Income (loss)	63,717		63,717		63,717
Collected		136,500	136,500	183,600	320,100
Transfer			-	-	-
Interest			-	15	15
Capital projects		(11,251)	(11,251)	-	(11,251)
Fund balance	728,630	464,548	1,193,177	1,918,549	3,111,726
Two months of assessments (2022)	662,388				
Remaining budget for 2022	35,580				
Excess (deficit) operating reserves	30,662				

Paseo Master HOA
Income Statement
As of 05.31.22

	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Master dues	300,594	300,594	-	1,502,968	1,502,970	(2)
Reserve dues	-	-	-	183,600	183,600	-
Interest income	10	20	(10)	72	100	(28)
Events	-	-	-	-	-	-
Retail items	1,684	2,000	(316)	17,283	13,000	4,283
Amenities and other	312	980	(668)	2,427	4,900	(2,473)
Food and beverage	89,192	78,200	10,992	708,125	620,500	87,625
Capital assessments	2,866		2,866	11,251	-	11,251
Income	394,657	381,794	12,863	2,425,726	2,325,070	100,656
Legal	195	400	205	1,167	2,000	833
Other administrative	4,744	5,386	642	32,543	28,367	(4,176)
Bulk Cable	105,730	105,719	(12)	528,651	528,593	(59)
Utilities	16,980	16,483	(497)	101,388	88,580	(12,808)
Contracts	4,827	5,471	644	26,825	27,355	530
Insurance	6,151	6,000	(151)	29,316	30,000	684
Lifestyle park	2,012	125	(1,887)	3,156	625	(2,531)
Cost of sales	36,412	28,824	(7,588)	267,636	230,985	(36,651)
Food and beverage supplies	15,462	13,447	(2,015)	108,194	94,382	(13,812)
Entertainment	3,900	4,000	100	41,466	35,500	(5,966)
Other amenities	8,646	9,467	821	65,477	54,835	(10,642)
Retail items	(1,021)	2,000	3,021	10,624	13,000	2,376
Pool (other)	9,150	5,643	(3,507)	34,990	28,215	(6,775)
Landscaping	7,452	11,114	3,662	48,969	55,570	6,601
Maintenance	4,593	8,551	3,958	36,786	43,305	6,519
Payroll						
Food and beverage	77,862	83,606	5,744	445,572	440,054	(5,518)
Member services	8,557	8,327	(230)	42,976	53,128	10,152
Pool monitor	9,823	11,955	2,132	56,385	57,410	1,025
Administration	38,723	38,837	114	182,871	188,212	5,341
Maintenance	20,899	21,480	581	102,164	105,775	3,611
Capital reserves	-	-	-	183,600	183,600	-
Capital projects	2,866	-	(2,866)	11,251	-	(11,251)
Expenses	383,963	386,835	2,871	2,362,009	2,289,491	(72,518)
Net Income (loss) - normal operations	10,694	(5,041)	15,735	63,717	35,580	28,137
Unusual items						
Cash recognition of working capital assessments	36,134		36,134	125,249		125,249
Net Income (loss) per KW statements	46,828	(5,041)	51,869	188,966	35,580	153,386
Food and beverage			7,134			31,643
All other cost centers			8,601			(3,505)
			-			-

Paseo Master HOA
Working Capital Fund

Balance as of 12.31.21			339,299
Closings (sales) 2022	91	1,500	136,500
2020/2021 Projects	Paid	O/S	
Tiki project (design)	-	(7,650)	(7,650)
Tiki project (equipment design)	-	(3,950)	(3,950)
Maintenance golf cart	(7,350)		(7,350)
Three additional pool deck heaters	(1,035)		(1,035)
Mini split and insulation for maintenance shed	(2,866)	(500)	(3,366)
Available balance 05.31.22	(11,251)	(12,100)	452,448
Closings since prior month end	8	1,500	12,000
Pending properties (as of 6.15.22)	12	1,500	18,000
Working capital estimate			482,448
Priority items			
Tiki expansion			350,000
New Tiki equipment (non replacements)			114,942
Additional Tiki TVs			2,500
			467,442

Paseo Master HOA
Cost by Service
As of 05.31.22

	Current Month			Year to Date			Average per Month		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Bulk Cable	105,730	105,719	(12)	528,651	528,593	(59)	105,730	105,719	(12)
Administration	43,662	44,623	961	216,581	218,579	1,998	43,316	43,716	400
Replacement Reserves	-	-	-	183,600	183,600	-	36,720	36,720	-
Maintenance	25,492	30,031	4,539	138,950	149,080	10,130	27,790	29,816	2,026
Food and Beverage	40,543	47,677	7,134	113,278	144,921	31,643	22,656	28,984	6,329
Utilities	16,980	16,483	(497)	101,388	88,580	(12,808)	20,278	17,716	(2,562)
Amenity Access	9,823	11,955	2,132	56,385	57,410	1,025	11,277	11,482	205
Landscaping	7,452	11,114	3,662	48,969	55,570	6,601	9,794	11,114	1,320
Member Services	8,557	8,327	(230)	42,976	53,128	10,152	8,595	10,626	2,030
Pool	9,150	5,643	(3,507)	34,990	28,215	(6,775)	6,998	5,643	(1,355)
Entertainment	3,900	4,000	100	41,466	35,500	(5,966)	8,293	7,100	(1,193)
Insurance	6,151	6,000	(151)	29,316	30,000	684	5,863	6,000	137
Management Contract	4,209	4,271	62	21,047	21,355	308	4,209	4,271	62
Tennis (net)	5,923	6,000	77	30,357	30,000	(357)	6,071	6,000	(71)
IT Services	405	1,000	595	4,725	5,000	275	945	1,000	55
Café	2,037	1,500	(537)	24,118	15,000	(9,118)	4,824	3,000	(1,824)
Events (net)	-	500	500	5,859	2,500	(3,359)	1,172	500	(672)
Retail (net)	(2,705)	-	2,705	(6,659)	-	6,659	(1,332)	-	1,332
Other	2,591	792	(1,799)	6,854	3,960	(2,894)	1,371	792	(579)
Total	289,900	305,635	15,735	1,622,851	1,650,991	28,139	324,570	330,198	5,628
Per Unit									
Bulk Cable	92.26	92.25	(0.01)	461.30	461.25	(0.05)	92.26	92.25	(0.01)
Administration	38.10	38.94	0.84	188.99	190.73	1.74	37.80	38.15	0.35
Replacement Reserves	-	-	-	160.21	160.21	-	32.04	32.04	-
Maintenance	22.24	26.21	3.96	121.25	130.09	8.84	24.25	26.02	1.77
Food and Beverage	35.38	41.60	6.22	98.85	126.46	27.61	19.77	25.29	5.52
Utilities	14.82	14.38	(0.43)	88.47	77.29	(11.18)	17.69	15.46	(2.24)
Amenity Access	8.57	10.43	1.86	49.20	50.10	0.89	9.84	10.02	0.18
Landscaping	6.50	9.70	3.20	42.73	48.49	5.76	8.55	9.70	1.15
Member Services	7.47	7.27	(0.20)	37.50	46.36	8.86	7.50	9.27	1.77
Pool	7.98	4.92	(3.06)	30.53	24.62	(5.91)	6.11	4.92	(1.18)
Entertainment	3.40	3.49	0.09	36.18	30.98	(5.21)	7.24	6.20	(1.04)
Insurance	5.37	5.24	(0.13)	25.58	26.18	0.60	5.12	5.24	0.12
Management Contract	3.67	3.73	0.05	18.37	18.63	0.27	3.67	3.73	0.05
Tennis (net)	5.17	5.24	0.07	26.49	26.18	(0.31)	5.30	5.24	(0.06)
IT Services	0.35	0.87	0.52	4.12	4.36	0.24	0.82	0.87	0.05
Café	1.78	1.31	(0.47)	21.05	13.09	(7.96)	4.21	2.62	(1.59)
Events (net)	-	0.44	0.44	5.11	2.18	(2.93)	1.02	0.44	(0.59)
Retail (net)	(2.36)	-	2.36	(5.81)	-	5.81	(1.16)	-	1.16
Other	2.26	0.69	(1.57)	5.98	3.46	(2.53)	1.20	0.69	(0.51)
Total	252.97	266.70	13.73	1,416.10	1,440.65	24.55	283.22	288.13	4.91