

Paseo Master Association  
Treasurer's Report  
Based on Unaudited October 31, 2023 Financial Statements (November 15, 2023)

The Paseo Master HOA had an operating surplus as of 10.31.23 of \$644,373 which is (\$111,860) below the maximum and \$32,740 over the minimum recommended by our professionals.

The replacement reserves were \$2,053,345 at 12.31.22 and decreased to \$2,013,821 as of 10.31.23. Assessments of \$412,000 along with interest of \$71,453 were added to the reserves. Expenditures of (\$522,976) 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 \$223,000 were added to the fund. Special projects of (\$31,938) were expensed leaving a balance of \$715,573 as of 10.31.23. The board has approved additional projects in the amount of \$572,322, mainly due to the Tiki project. When factoring in the closings not reported, pending properties, brick fund and minimum operating surplus there is \$199,882 available for other projects.

For the month, the association had a loss of (\$13,235) against a budget loss of (\$7,994) for a negative variance of (\$5,241). The food and beverage subsidy were less than the budget by \$20,073. Interest income exceeded budget by \$4,981. Pool, landscaping, and maintenance were over budget by (\$10,539) mostly due to power washing, a major repair to a roof top unit and high tree trimming. Insurance was (\$7,747) over budget along with other smaller variances in many cost centers.

For the year, the association had a profit of \$125,770 against a budget of \$41,129 for a positive variance of \$84,641. The food and beverage subsidy were less than the budget by \$35,858. Pool, landscaping, and maintenance were under budget by \$18,884. Interest income exceeded budget by \$43,736. Non food and beverage labor were under budget by \$47,161. The only major negative issue was insurance, which was (\$60,700) over budget.

For the year, food and beverage had a direct loss of (\$366,376) against a budget of (\$402,234) for a positive variance of \$35,858. The impact of sales less the related cost of goods sold was \$29,169. Salaries were over budget by \$6,948, cost of goods sold due to the rate variance by \$22,214 and supplies were over by (\$22,472).

Paseo Master HOA  
Balance Sheet  
As of 10.31.23

	Operating	Working Capital	Total	Capital Reserves	Total
Cash	1,331,393	715,573	2,046,966	1,992,388	4,039,355
Accounts receivable	52,416		52,416		52,416
Other receivables	3,879		3,879		3,879
Due to/from	-		-		-
Other current assets	254,328		254,328	34,933	289,261
Current assets	1,642,016	715,573	2,357,589	2,027,322	4,384,911
Deferred revenue	(646,437)		(646,437)		(646,437)
Current liabilities	(356,614)		(356,614)	(13,500)	(370,115)
Fund Balance	638,965	715,573	1,354,538	2,013,821	3,368,359

Fund balance					
Beginning Balance	518,603	524,511	1,043,113	2,053,345	3,096,458
Net Income (loss)	120,363		120,363		120,363
Collected		223,000	223,000	412,000	635,000
Interest			-	71,453	71,453
Capital projects		(31,938)	(31,938)	(522,976)	(554,914)
Fund balance	638,965	715,573	1,354,538	2,013,821	3,368,359

Two months of assessments (2023)	715,104
Remaining budget for 2023	41,129
Excess (deficit) operating reserves	(117,268)

2023 budget	5,705,037
10%	570,504
Remaining budget for 2023	41,129
Excess (deficit) operating reserves	27,333

Paseo Master HOA  
Income Statement  
As of 10.31.23

	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Master assessments	323,218	323,219	(1)	3,232,184	3,232,190	(6)
Reserve assessments	103,000	103,000	-	412,000	412,000	-
Interest income	5,352	371	4,981	47,446	3,710	43,736
Events	-	-	-	-	-	-
Retail items	170	1,000	(830)	12,512	18,000	(5,488)
Amenities and other	971	2,413	(1,442)	5,820	6,130	(310)
Food and beverage	93,091	92,500	591	1,154,463	1,107,500	46,963
Capital assessments	72		72	31,938	-	31,938
Income	525,874	522,503	3,371	4,896,363	4,779,530	116,833
Legal	1,125	400	(725)	4,973	4,000	(973)
Other administrative	9,302	5,385	(3,917)	53,842	54,476	634
Bulk Cable	114,388	114,358	(30)	1,104,269	1,103,998	(271)
Utilities	16,482	18,120	1,638	200,984	192,686	(8,298)
Contracts	10,074	6,084	(3,990)	62,403	59,743	(2,660)
Insurance	14,647	6,900	(7,747)	129,700	69,000	(60,700)
Lifestyle park	-	250	250	-	2,500	2,500
Cost of sales	32,412	34,700	2,288	419,474	421,300	1,826
Food and beverage supplies	15,794	16,341	547	210,341	186,259	(24,082)
Entertainment	7,590	3,250	(4,340)	59,205	55,000	(4,205)
Other amenities	10,695	11,334	639	105,664	117,340	11,676
Retail items	398	1,000	602	11,586	18,000	6,414
Pool	8,926	7,567	(1,359)	62,349	75,670	13,321
Landscaping	14,007	11,490	(2,517)	108,852	117,400	8,548
Maintenance	16,942	9,765	(7,177)	101,150	97,650	(3,500)
Payroll						
Food and beverage	83,269	95,713	12,444	895,227	902,175	6,948
Member services	9,019	8,429	(590)	92,069	96,964	4,895
Pool monitor	9,366	12,443	3,077	107,264	124,340	17,076
Administration	44,089	41,345	(2,744)	380,692	403,133	22,441
Maintenance	22,920	22,623	(297)	222,019	224,767	2,748
Replacement reserves	103,000	103,000	-	412,000	412,000	-
Capital projects	72	-	(72)	31,938	-	(31,938)
Expenses	544,516	530,497	(14,019)	4,776,001	4,738,401	(37,600)
Net Income (loss) - normal operations	(18,643)	(7,994)	(10,649)	120,363	41,129	79,234
Unusual items						
Cash recognition of working capital assessments	9,929		9,929	191,062		191,062
Net Income (loss) per KW statements	(8,714)	(7,994)	(720)	311,425	41,129	270,296
Food and beverage			15,870			31,655
Interest income			4,981			43,736
Utilities			1,638			(8,298)
Insurance			(7,747)			(60,700)
Non food and beverage labor			(554)			47,161
Pool, Landscaping and Maintenance			(11,054)			18,368
All other cost centers			(13,783)			7,312
			(10,649)			79,234



Paseo Master HOA  
Working Capital Fund

Balance as of 12.31.22			524,511
Closings (sales) 2022	2	1,500	3,000
Closings (sales) 2023	88	2,500	220,000
2022/2023 Projects	Paid	O/S	
General Contractor	(4,918)	(500,475)	(505,393)
Labor for HVAC	-	26,939	26,939
Casework (center cabinet)	-	8,602	8,602
Tiki Landscaping	(1,900)	(2,000)	(3,900)
New Tiki equipment	-	(199,696)	(199,696)
Replacements	-	85,437	85,437
Remove beer system		21,770	21,770
Civil Engineer	-	(12,900)	(12,900)
Window tinting in the Pub	(2,005)		(2,005)
Mypaseo.life	(5,325)		(5,325)
VC Drain	(4,197)		(4,197)
Furniture	(840)		(840)
Flag Pole	(1,994)		(1,994)
Pickleball Civil Engineer	(2,203)		(2,203)
Portable Stage	(8,556)		(8,556)
Available balance 10.31.23	(31,938)	(572,322)	143,251
Closings since prior month end	2	2,500	5,000
Pending properties (as of 11.10.23)	7	2,500	17,500
Brick Fund			7,189
Operating Surplus			27,333
Working capital estimate			200,272
Other items			
Three new pickleball courts			105,000
Civil Engineer			20,000
Land purchase			30,000
Landscaping (Phase 1)			9,028
Landscaping (Phase 2)			13,035
Hardscaping			10,000
Canopy			15,000
Furniture			3,000
			205,063

Paseo Master HOA  
Cost by Service  
As of 10.31.23

	Current Month			Year to Date			Average per Month		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Bulk Cable	114,388	114,358	(30)	1,104,269	1,103,998	(271)	110,427	110,400	(27)
Administration	54,516	47,130	(7,386)	439,507	461,609	22,102	43,951	46,161	2,210
Replacement Reserves	103,000	103,000	-	412,000	412,000	-	41,200	41,200	-
Maintenance	39,862	32,388	(7,474)	323,169	322,417	(752)	32,317	32,242	(75)
Food and Beverage	38,384	54,254	15,870	370,579	402,234	31,655	37,058	40,223	3,165
Utilities	16,482	18,120	1,638	200,984	192,686	(8,298)	20,098	19,269	(830)
Amenity Access	9,366	12,443	3,077	107,264	124,340	17,076	10,726	12,434	1,708
Landscaping	14,007	11,490	(2,517)	108,852	117,400	8,548	10,885	11,740	855
Member Services	9,019	8,429	(590)	92,069	96,964	4,895	9,207	9,696	490
Pool	8,926	7,567	(1,359)	62,349	75,670	13,321	6,235	7,567	1,332
Entertainment	7,590	3,250	(4,340)	59,205	55,000	(4,205)	5,920	5,500	(420)
Insurance	14,647	6,900	(7,747)	129,700	69,000	(60,700)	12,970	6,900	(6,070)
Management Contract	4,590	4,551	(39)	44,335	44,413	78	4,433	4,441	8
Tennis (net)	4,780	4,550	(230)	55,129	63,500	8,371	5,513	6,350	837
IT Services	4,524	1,333	(3,191)	15,108	13,330	(1,778)	1,511	1,333	(178)
Café	3,656	3,000	(656)	34,415	34,000	(415)	3,441	3,400	(41)
Events (net)	125	667	542	3,029	6,670	3,641	303	667	364
Retail (net)	228	-	(228)	(926)	-	926	(93)	-	93
Other	(3,229)	783	4,012	(37,214)	7,830	45,044	(3,721)	783	4,504
Total	444,861	434,213	(10,648)	3,523,822	3,603,061	79,239	352,382	360,306	7,924
Per Unit									
Bulk Cable	99.81	99.79	(0.03)	963.59	963.35	(0.24)	96.36	96.33	(0.02)
Administration	47.57	41.13	(6.44)	383.51	402.80	19.29	38.35	40.28	1.93
Replacement Reserves	89.88	89.88	-	359.51	359.51	-	35.95	35.95	-
Maintenance	34.78	28.26	(6.52)	282.00	281.34	(0.66)	28.20	28.13	(0.07)
Food and Beverage	33.49	47.34	13.85	323.37	350.99	27.62	32.34	35.10	2.76
Utilities	14.38	15.81	1.43	175.38	168.14	(7.24)	17.54	16.81	(0.72)
Amenity Access	8.17	10.86	2.68	93.60	108.50	14.90	9.36	10.85	1.49
Landscaping	12.22	10.03	(2.20)	94.98	102.44	7.46	9.50	10.24	0.75
Member Services	7.87	7.36	(0.51)	80.34	84.61	4.27	8.03	8.46	0.43
Pool	7.79	6.60	(1.19)	54.41	66.03	11.62	5.44	6.60	1.16
Entertainment	6.62	2.84	(3.79)	51.66	47.99	(3.67)	5.17	4.80	(0.37)
Insurance	12.78	6.02	(6.76)	113.18	60.21	(52.97)	11.32	6.02	(5.30)
Management Contract	4.00	3.97	(0.03)	38.69	38.75	0.07	3.87	3.88	0.01
Tennis (net)	4.17	3.97	(0.20)	48.11	55.41	7.30	4.81	5.54	0.73
IT Services	3.95	1.16	(2.78)	13.18	11.63	(1.55)	1.32	1.16	(0.16)
Café	3.19	2.62	(0.57)	30.03	29.67	(0.36)	3.00	2.97	(0.04)
Events (net)	0.11	0.58	0.47	2.64	5.82	3.18	0.26	0.58	0.32
Retail (net)	0.20	-	(0.20)	(0.81)	-	0.81	(0.08)	-	0.08
Other	(2.82)	0.68	3.50	(32.47)	6.83	39.31	(3.25)	0.68	3.93
Total	388.19	378.89	(9.29)	3,074.89	3,144.03	69.14	307.49	314.40	6.91