

Paseo Master Association  
Treasurer's Report

Based on Unaudited September 30, 2023 Financial Statements (HOA meeting of October 18, 2023)

The Paseo Master HOA had an operating surplus as of 9.30.23 of \$657,608 which is (\$106,619) below the maximum and \$37,981 over the minimum recommended by our professionals.

The replacement reserves were \$2,053,345 at 12.31.22 and decreased to \$1,918,467 as of 9.30.23. Assessments of \$309,000 along with interest of \$64,039 were added to the reserves. Expenditures of (\$507,917) 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 \$213,000 were added to the fund. Special projects of (\$31,866) were expensed leaving a balance of \$705,645 as of 9.30.23. 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 operating surplus there is \$203,492 available for other projects.

For the month, the association had a profit of \$1,599 against a budget loss of (\$8,184) for a positive variance of \$9,783. The food and beverage subsidy were less than the budget by \$2,803. Pool, landscaping, and maintenance were under budget by \$5,854. Interest income exceeded budget by \$4,680. The only other major negative issue was insurance, which was (\$7,606) over budget.

For the year, the association had a profit of \$139,005 against a budget of \$49,123 for a positive variance of \$89,882. The food and beverage subsidy were less than the budget by \$15,784. Pool, landscaping, and maintenance were under budget by \$29,422. Interest income exceeded budget by \$38,755. Non food and beverage labor were under budget by \$47,714. The only major negative issue was insurance, which was (\$52,953) over budget.

For the year, food and beverage had a direct loss of (\$332,196) against a budget of (\$347,980) for a positive variance of \$15,784. The impact of sales less the related cost of goods sold was \$28,397. Salaries were over budget by (\$5,497), cost of goods sold due to the rate variance by \$17,514 and supplies were over by (\$24,629).

Paseo Master HOA  
Balance Sheet  
As of 9.30.23

	Operating	Working Capital	Total	Capital Reserves	Total
Cash	654,200	705,645	1,359,845	1,895,782	3,255,627
Accounts receivable			-		-
Other receivables	13,035		13,035		13,035
Due to/from	-		-		-
Other current assets	263,301		263,301	29,936	293,237
Current assets	930,536	705,645	1,636,181	1,925,718	3,561,899
Deferred revenue			-		-
Current liabilities	(272,929)		(272,929)	(7,251)	(280,180)
Fund Balance	657,608	705,645	1,363,252	1,918,467	3,281,719

Fund balance					
Beginning Balance	518,603	524,511	1,043,113	2,053,345	3,096,458
Net Income (loss)	139,005		139,005		139,005
Collected		213,000	213,000	309,000	522,000
Interest			-	64,039	64,039
Capital projects		(31,866)	(31,866)	(507,917)	(539,783)
Fund balance	657,608	705,645	1,363,252	1,918,467	3,281,719

Two months of assessments (2023)	715,104
Remaining budget for 2023	49,123
Excess (deficit) operating reserves	(106,619)

2023 budget	5,705,037
10%	570,504
Remaining budget for 2023	49,123
Excess (deficit) operating reserves	37,981

Paseo Master HOA  
Income Statement  
As of 9.30.23

	Current Month			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Master assessments	323,218	323,219	(1)	2,908,966	2,908,971	(5)
Reserve assessments	-	-	-	309,000	309,000	-
Interest income	5,051	371	4,680	42,094	3,339	38,755
Events	-	-	-	-	-	-
Retail items	684	1,000	(317)	12,342	17,000	(4,658)
Amenities and other	280	413	(133)	4,849	3,717	1,132
Food and beverage	64,050	47,500	16,550	1,061,372	1,015,000	46,372
Capital assessments	8,556		8,556	31,866	-	31,866
Income	401,840	372,503	29,337	4,370,489	4,257,027	113,462
Legal	1,215	400	(815)	3,848	3,600	(248)
Other administrative	5,924	5,387	(537)	44,540	49,091	4,551
Bulk Cable	109,988	109,960	(28)	989,881	989,640	(241)
Utilities	16,331	17,637	1,306	184,502	174,566	(9,936)
Contracts	5,218	6,084	866	52,329	53,659	1,330
Insurance	14,506	6,900	(7,606)	115,053	62,100	(52,953)
Lifestyle park	-	250	250	-	2,250	2,250
Cost of sales	28,942	17,600	(11,342)	387,062	386,600	(462)
Food and beverage supplies	18,543	10,704	(7,839)	194,547	169,918	(24,629)
Entertainment	3,800	5,250	1,450	51,615	51,750	135
Other amenities	10,235	10,834	599	94,970	106,006	11,036
Retail items	237	1,000	763	11,188	17,000	5,812
Pool	4,945	7,567	2,622	53,423	68,103	14,680
Landscaping	9,004	11,490	2,486	94,845	105,910	11,065
Maintenance	9,019	9,765	746	84,208	87,885	3,677
Payroll				-		
Food and beverage	70,448	75,882	5,434	811,959	806,462	(5,497)
Member services	8,564	8,876	312	83,050	88,535	5,485
Pool monitor	9,675	12,724	3,049	97,897	111,897	14,000
Administration	42,660	39,720	(2,940)	336,603	361,788	25,185
Maintenance	22,430	22,657	227	199,099	202,144	3,045
Replacement reserves	-	-	-	309,000	309,000	-
Capital projects	8,556	-	(8,556)	31,866	-	(31,866)
Expenses	400,241	380,687	(19,554)	4,231,484	4,207,904	(23,580)
Net Income (loss) - normal operations	1,599	(8,184)	9,783	139,005	49,123	89,882
Unusual items						
Cash recognition of working capital assessments	26,444		26,444	181,134		181,134
Net Income (loss) per KW statements	28,043	(8,184)	36,227	320,139	49,123	271,016
Food and beverage			2,803			15,784
Interest income			4,680			38,755
Utilities			1,306			(9,936)
Insurance			(7,606)			(52,953)
Non food and beverage labor			648			47,714
Pool, Landscaping and Maintenance			5,854			29,422
All other cost centers			2,098			21,095
			9,783			89,882



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	84	2,500	210,000
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	(1,922)		(1,922)
Pickleball Civil Engineer	(2,203)		(2,203)
Portable Stage	(8,556)		(8,556)
Available balance 9.30.23	(31,866)	(572,322)	133,322
Closings since prior month end	6	2,500	15,000
Pending properties (as of 10.11.23)	3	2,500	7,500
Brick Fund			7,189
Operating Surplus			37,981
Working capital estimate			200,992
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 9.30.23

	Current Month			Year to Date			Average per Month		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Bulk Cable	109,988	109,960	(28)	989,881	989,640	(241)	109,987	109,960	(27)
Administration	49,798	45,507	(4,291)	384,991	414,479	29,488	42,777	46,053	3,276
Replacement Reserves	-	-	-	309,000	309,000	-	34,333	34,333	-
Maintenance	31,449	32,422	973	283,307	290,029	6,722	31,479	32,225	747
Food and Beverage	53,883	56,686	2,803	332,196	347,980	15,784	36,911	38,664	1,754
Utilities	16,331	17,637	1,306	184,502	174,566	(9,936)	20,500	19,396	(1,104)
Amenity Access	9,675	12,724	3,049	97,897	111,897	14,000	10,877	12,433	1,556
Landscaping	9,004	11,490	2,486	94,845	105,910	11,065	10,538	11,768	1,229
Member Services	8,564	8,876	312	83,050	88,535	5,485	9,228	9,837	609
Pool	4,945	7,567	2,622	53,423	68,103	14,680	5,936	7,567	1,631
Entertainment	3,800	5,250	1,450	51,615	51,750	135	5,735	5,750	15
Insurance	14,506	6,900	(7,606)	115,053	62,100	(52,953)	12,784	6,900	(5,884)
Management Contract	4,590	4,551	(39)	39,745	39,862	117	4,416	4,429	13
Tennis (net)	6,953	6,550	(403)	50,349	58,950	8,601	5,594	6,550	956
IT Services	405	1,333	928	10,584	11,997	1,413	1,176	1,333	157
Café	2,120	2,500	380	30,759	31,000	241	3,418	3,444	27
Events (net)	100	667	567	2,904	6,003	3,099	323	667	344
Retail (net)	(446)	-	446	(1,154)	-	1,154	(128)	-	128
Other	(4,045)	783	4,828	(33,985)	7,047	41,032	(3,776)	783	4,559
Total	321,620	331,403	9,783	3,078,961	3,168,848	89,887	342,107	352,094	9,987
Per Unit									
Bulk Cable	95.98	95.95	(0.02)	863.77	863.56	(0.21)	95.97	95.95	(0.02)
Administration	43.45	39.71	(3.74)	335.94	361.67	25.73	37.33	40.19	2.86
Replacement Reserves	-	-	-	269.63	269.63	-	29.96	29.96	-
Maintenance	27.44	28.29	0.85	247.21	253.08	5.87	27.47	28.12	0.65
Food and Beverage	47.02	49.46	2.45	289.87	303.65	13.77	32.21	33.74	1.53
Utilities	14.25	15.39	1.14	161.00	152.33	(8.67)	17.89	16.93	(0.96)
Amenity Access	8.44	11.10	2.66	85.43	97.64	12.22	9.49	10.85	1.36
Landscaping	7.86	10.03	2.17	82.76	92.42	9.66	9.20	10.27	1.07
Member Services	7.47	7.75	0.27	72.47	77.26	4.79	8.05	8.58	0.53
Pool	4.31	6.60	2.29	46.62	59.43	12.81	5.18	6.60	1.42
Entertainment	3.32	4.58	1.27	45.04	45.16	0.12	5.00	5.02	0.01
Insurance	12.66	6.02	(6.64)	100.40	54.19	(46.21)	11.16	6.02	(5.13)
Management Contract	4.00	3.97	(0.03)	34.68	34.78	0.10	3.85	3.86	0.01
Tennis (net)	6.07	5.72	(0.35)	43.93	51.44	7.51	4.88	5.72	0.83
IT Services	0.35	1.16	0.81	9.24	10.47	1.23	1.03	1.16	0.14
Café	1.85	2.18	0.33	26.84	27.05	0.21	2.98	3.01	0.02
Events (net)	0.09	0.58	0.49	2.53	5.24	2.70	0.28	0.58	0.30
Retail (net)	(0.39)	-	0.39	(1.01)	-	1.01	(0.11)	-	0.11
Other	(3.53)	0.68	4.21	(29.66)	6.15	35.80	(3.30)	0.68	3.98
Total	280.65	289.18	8.54	2,686.70	2,765.14	78.44	298.52	307.24	8.72