



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA
07/31/2024

(ALL ACCOUNT BALANCES ARE UNAUDITED)

FINANCIAL HIGHLIGHTS

July 2024

As depicted by the charts enclosed within the Manager's Report, the following is a summary of the financial condition of the Association by reviewing the net cash position, collection trend and expense distribution for this reporting month of: July 2024

- Net Cash Position: This number is derived by taking total operating cash plus net receivables (gross accounts receivable less allowance for bad debt) less current liabilities (excluding insurance payables and collection and administrative fees). The Association has a positive net cash position. The trend is steady as compared to the past five (5) months.

Additional Comments:

- Receivable Collection Trend: The difference between beginning accounts receivable and ending accounts receivable indicates if the Association collected more or less than the normal monthly average collections. The current reporting month is compared to the last five (5) months to determine the trend. Based on this month's collection analysis, receivables appear to be increasing

Additional Comments:

Two associations have not paid for the Qtrly dues yet. Should clear in Aug.

- Actual vs Budget Expense Distribution: The pie charts depict the total expense by categories and illustrates whether the actual expenses are in line, exceed or are below budget expenses. Please refer below to the variance analysis for explanation of material variances.

Based on the information above, the Association appears to be in stable financial condition.

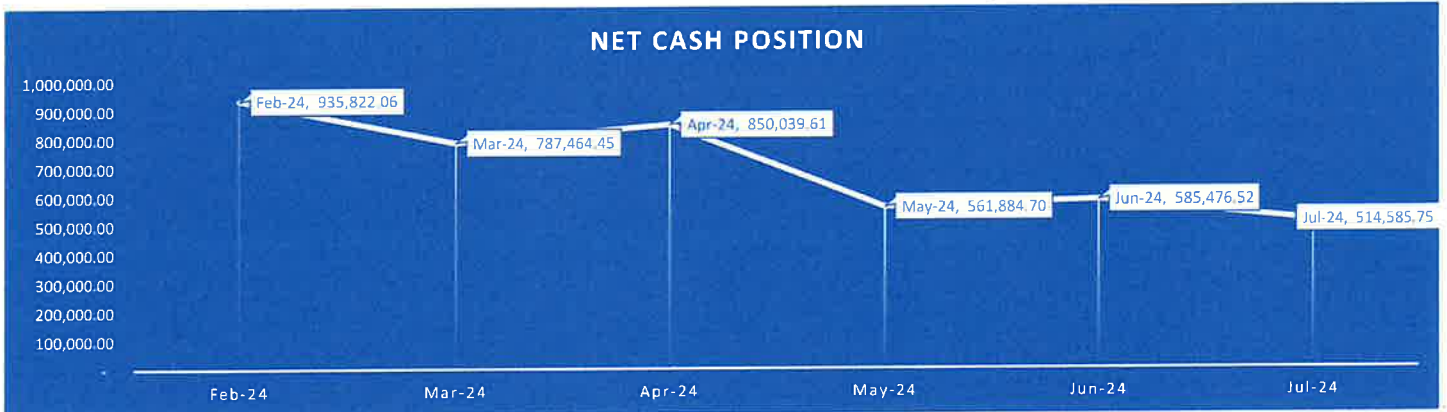
c/o KW Property Management
 8200 NW 33 Street #300
 Miami FL 33122



KW PROPERTY MANAGEMENT & CONSULTING

659 Paseo Master Association, Inc.
PM Report-Financial Condition
07/31/2024

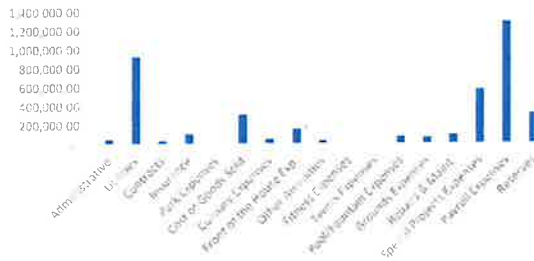
Description	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24
CASH POSITION						
Total Operating Cash Balances	1,534,873.75	1,081,150.08	1,730,931.06	1,270,837.22	752,264.43	1,350,332.88
Plus: Net Receivables	22,286.39	5,202.52	577.77	4,354.53	11,391.11	139,190.83
Less: Current Liabilities	(621,338.08)	(298,888.15)	(881,469.22)	(713,307.05)	(178,179.02)	(974,937.96)
Net Cash Position	935,822.06	787,464.45	850,039.61	561,884.70	585,476.52	514,585.75



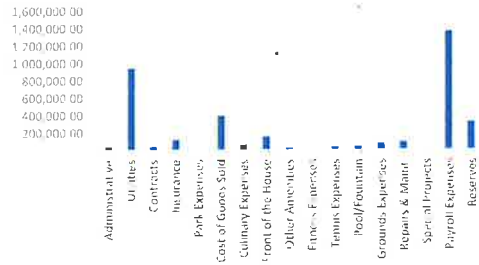
659 Paseo Master Association, Inc.
PM Report-Expenses vs. Budget
07/31/2024

	Year to Date		Year to Date		Year to Date
	Actual		Budget		Variance \$
					+Favorable/(unfavorable)
EXPENSES					
Administrative	49,162.80	1.18%	42,020.00	1.11%	(7,142.80)
Utilities	934,021.15	22.47%	951,596.00	25.19%	17,574.85
Contracts	33,115.02	0.80%	40,761.00	1.08%	7,645.98
Insurance	104,148.76	2.51%	121,200.00	3.21%	17,051.24
Park Expenses	1,880.00	0.05%	1,750.00	0.05%	(130.00)
Cost of Goods Sold	313,299.00	7.54%	397,500.00	10.52%	84,201.00
Culinary Expenses	55,559.79	1.34%	65,751.00	1.74%	10,191.21
Front of the House Exp.	160,732.02	3.87%	156,676.00	4.15%	(4,056.02)
Other Amenities	35,346.14	0.85%	31,281.00	0.83%	(4,065.14)
Fitness Expenses	8,350.67	0.20%	5,831.00	0.15%	(2,519.67)
Tennis Expenses	7,725.56	0.19%	43,750.00	1.16%	36,024.44
Pool/Fountain Expenses	76,315.65	1.84%	46,039.00	1.22%	(30,276.65)
Grounds Expenses	70,891.78	1.71%	80,508.00	2.13%	9,616.22
Repairs & Maint.	98,380.03	2.37%	97,443.00	2.58%	(937.03)
Special Projects Expenses	581,431.59	13.99%	-	0.00%	(581,431.59)
Payroll Expenses	1,301,890.03	31.32%	1,371,765.00	36.31%	69,874.97
Reserves	324,450.00	7.81%	324,450.00	8.59%	-
Total	4,156,699.99	100.00%	3,778,321.00	100.00%	(378,378.99)

YTD Actual



YTD Budget





KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA
COMPARATIVE BALANCE SHEET
07/31/2024

c/o KWPM
8200 NW 33rd Street Suite 300
Doral FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Miami FL 33122

		Current Month	Prior Month	Variance
	MAIN OPERATING CASH ACCOUNT			
10010	Operating - Truist Bank w/ICS	647,714.29	96,529.96	551,184.33
10036	Due (To)/From Reserve	59,635.64	28,577.21	31,058.43
	Total Main Operating Cash Account	707,349.93	125,107.17	582,242.76
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	62,192.85	46,688.72	15,504.13
10021	Operating-Stifel Investment 5%	579,876.51	578,870.95	1,005.56
10300	Petty Cash	913.59	913.59	0.00
	Total Other Operating Cash	642,982.95	626,473.26	16,509.69
	RESERVE CASH			
10050	Reserve - Truist Bank	286,931.28	178,665.97	108,265.31
10060	Reserve-Stifel -5%	2,055,979.05	2,054,307.44	1,671.61
10074	Due from OPR to RSV	0.00	684.00	(684.00)
10075	Due to Operating from Reserves	(59,635.64)	(29,261.21)	(30,374.43)
	Total Reserve Cash	2,283,274.69	2,204,396.20	78,878.49
	RECEIVABLES			
11000	Assessment Receivable	136,816.00	0.00	136,816.00
11170	Other Receivables	2,374.83	11,391.11	(9,016.28)
	Total Receivables	139,190.83	11,391.11	127,799.72
	Total Current Assets	3,772,798.40	2,967,367.74	805,430.66
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	135,597.94	133,289.59	2,308.35
13010	Prepaid Insurance	103,385.42	118,201.85	(14,816.43)
13017	Inventory-Beverage	14,637.18	14,138.15	499.03
13018	Inventory-Food	31,417.94	32,599.75	(1,181.81)
13019	Inventory - Retail Goods	5,851.48	8,566.43	(2,714.95)
13021	Accrued Interest Receivable Reserves	34,689.91	27,811.40	6,878.51
13022	Accrued Interest Receivable Operating	3,741.51	2,324.26	1,417.25
	Total Other Current Asset	329,321.38	336,931.43	(7,610.05)
	TOTAL ASSETS	4,102,119.78	3,304,299.17	797,820.61



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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	24,912.81	24,201.48	711.33
21020	Accrued Expenses	294,093.12	131,802.82	162,290.30
21070	Sales Tax Payable	4,392.27	4,388.44	3.83
21080	Gratuities Payables	428.11	6,573.16	(6,145.05)
21096	Deferred Revenue-Brick	7,863.51	7,863.51	0.00
21130	Deferred Assessment	696,484.00	0.00	696,484.00
21131	Deferred Income (e-card)	3,700.14	3,349.61	350.53
	Total Current Liabilities	<u>1,031,873.96</u>	<u>178,179.02</u>	<u>853,694.94</u>
LONG TERM LIABILITIES				
<i>Deferred Replacement Reserve</i>				
32671	Street Paving	5,359.00	5,359.00	0.00
32740	Pooled Reserves	2,101,048.19	2,101,048.19	0.00
32781	Roof Reserve	5,019.00	5,019.00	0.00
	Total Deferred Replacement Reserve	<u>2,111,426.19</u>	<u>2,111,426.19</u>	<u>0.00</u>
CURRENT YEAR RESERVE ACTIVITY				
32508	Reserve Income	324,450.00	216,300.00	108,150.00
32619	Reserve Expense	(231,419.74)	(159,153.31)	(72,266.43)
32570.1	Current Year Interest Earned	56,572.15	47,906.72	8,665.43
	Total Current Year Reserve Activity	<u>149,602.41</u>	<u>105,053.41</u>	<u>44,549.00</u>
	Total Reserves	<u>2,261,028.60</u>	<u>2,216,479.60</u>	<u>44,549.00</u>
	TOTAL LIABILITIES	<u>3,292,902.56</u>	<u>2,394,658.62</u>	<u>898,243.94</u>
FUND BALANCES				
FUND BALANCE				
	Current Income (Loss)	(366,888.00)	(266,464.67)	(100,423.33)
38500	Prior Year Adjustment	3,917.68	3,917.68	0.00
39000	Retained Earnings	1,172,187.54	1,172,187.54	0.00
	Total Fund Balances	<u>809,217.22</u>	<u>909,640.55</u>	<u>(100,423.33)</u>
	TOTAL LIABILITIES & FUND BALANCES	<u>4,102,119.78</u>	<u>3,304,299.17</u>	<u>797,820.61</u>



**Paseo Master HOA
INCOME & EXPENSES
07/31/2024**

c/o KWPM
8200 NW 33rd Street Suite 300
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	Actual	Current Period Budget	Variance \$	Actual	Year to Date Budget	Variance \$	Annual Budget	
INCOME								
41105	Master Maintenance	348,242.00	348,242	0.00	2,437,694.00	2,437,694	0.00	4,178,904
41110	Reserves Assessment	108,150.00	108,150	0.00	324,450.00	324,450	0.00	432,600
41138.1	Resident Bar Sales	35,238.81	40,000	(4,761.19)	454,749.16	515,000	(60,250.84)	770,500
42080	Capital Contribution	17,500.00	0	17,500.00	107,500.00	0	107,500.00	0
42202.1	Resident Food Sales	30,722.44	42,500	(11,777.56)	410,657.83	540,000	(129,342.17)	810,750
42560.2	Other Income	283.24	0	283.24	283.24	0	283.24	0
42561	Operating Interest Income	2,836.95	2,083	753.95	30,454.03	14,581	15,873.03	24,998
42681.1	Retail/Logo Merch Gen	1,179.23	1,000	179.23	22,714.44	18,000	4,714.44	20,000
42683.1	Sales Tax Allowance	30.00	30	0.00	210.00	210	0.00	360
42723.1	Theater Income	150.00	0	150.00	1,040.85	0	1,040.85	0
42724.1	Tennis Sales	0.00	0	0.00	649.99	0	649.99	4,000
42725.1	Spa Sales	281.69	367	(85.31)	2,908.45	2,569	339.45	4,400
	TOTAL INCOME	544,614.36	542,372	2,242.36	3,793,311.99	3,852,504	(59,192.01)	6,246,512
EXPENSES								
ADMINISTRATIVE								
51010	Audit / Tax Fees	1,354.00	1,354	0.00	9,478.00	9,478	0.00	16,248
51026	Corporate Annual Report	0.00	0	0.00	0.00	62	62.00	62
51050	Bank Charges	(155.97)	0	155.97	324.00	0	(324.00)	0
51072	G&A - Cash (over) short	4.67	0	(4.67)	113.04	0	(113.04)	0
51076	Communication	145.10	167	21.90	1,154.99	1,169	14.01	2,004
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	7,500
51150	Legal Fees	0.00	400	400.00	11,004.00	2,800	(8,204.00)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	0.00	210	210.00	360
51169	Office Supplies & Expenses	2,652.25	2,376	(276.25)	13,943.84	16,632	2,688.16	28,505
51170	Office Supplies	6,410.58	1,000	(5,410.58)	9,231.92	7,000	(2,231.92)	12,000
51171	Off Equip Leased	654.59	667	12.41	3,913.01	4,669	755.99	8,004
	TOTAL ADMINISTRATIVE	11,065.22	5,994	(5,071.22)	49,162.80	42,020	(7,142.80)	79,483
UTILITIES								
60002	Cable	114,389.80	114,359	(30.80)	800,656.61	800,513	(143.61)	1,386,051
60011	Electricity	12,102.52	13,552	1,449.48	87,305.70	93,117	5,811.30	160,000
60018	Cable TV/Internet	0.00	300	300.00	296.36	2,100	1,803.64	3,600
60030.1	Telephone Service Contract	336.26	750	413.74	2,725.54	5,250	2,524.46	9,000
60035	Telephone-Elevators	61.70	50	(11.70)	431.88	350	(81.88)	600
60040	Waste	927.70	1,000	72.30	7,226.38	7,000	(226.38)	12,000
60050	Water & Sewer	3,659.78	4,256	595.72	35,378.68	43,266	7,886.82	70,000
	TOTAL UTILITIES	131,477.76	134,267	2,788.74	934,021.15	951,596	17,574.35	1,641,251
CONTRACTS								
70090	Elevator Contract	234.52	234	(0.52)	1,653.03	1,638	(15.03)	2,808
70184	IT Services	405.00	1,500	1,095.00	2,835.00	10,500	7,665.00	18,000
70239	Property Management Contract	4,089.57	4,089	(0.57)	28,626.99	28,623	(3.99)	50,092
70239.1	Overhead Fee KWPM	500.00	500	0.00	3,500.00	3,500	0.00	6,000
	TOTAL CONTRACT	5,229.09	6,323	1,093.91	36,615.02	44,261	7,645.98	76,900
INSURANCE								
72000	Insurance Expense	16,296.45	18,360	2,063.55	104,148.76	121,200	17,051.24	213,000
	TOTAL INSURANCE	16,296.45	18,360	2,063.55	104,148.76	121,200	17,051.24	213,000
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	1,880.00	1,750	(130.00)	3,000
	TOTAL PARK EXPENSES	0.00	250	250.00	1,880.00	1,750	(130.00)	3,000
COST OF SALES								
80900	COGS-Food	15,864.17	19,125	3,260.83	178,812.88	243,000	64,187.12	364,838
80910	COGS-Bar	8,295.81	12,000	3,704.19	134,486.12	154,500	20,013.88	231,150
	TOTAL COST OF SALES	24,159.98	31,125	6,965.02	313,299.00	397,500	84,201.00	595,988
CULINARY								
81510.004	Culinary-Equip Leased	1,262.35	1,000	(262.35)	6,569.06	7,000	430.94	12,000
81510.005	Culinary-Equipment R&M	1,992.25	1,503	(489.25)	13,025.19	10,521	(2,504.19)	18,031
81510.006	Culinary-Equip Purchases	23.88	500	476.12	908.41	3,500	2,591.59	6,000
81510.008	Culinary-Kitchen Linens	0.00	626	626.00	3,807.62	8,007	4,199.38	12,000



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		Current Period			Year to Date			Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
81510.009	Culinary-Licenses/Fees	0.00	42	42.00	0.00	294	294.00	504
81510.010	Culinary-Spoilage	1,903.48	0	(1,903.48)	7,105.83	0	(7,105.83)	0
81510.011	Culinary-Supplies	0.00	626	626.00	33.60	8,007	7,973.40	12,000
81510.012	Culinary-Uniforms	(293.41)	157	450.41	238.41	2,002	1,763.59	3,000
81510.013	Culinary-Waste Removal/Grease Trap	500.00	83	(417.00)	750.00	1,067	317.00	1,600
81510.015	Culinary- Chem/ Cleaning	1,285.38	626	(659.38)	10,263.32	8,007	(2,256.32)	12,000
81510.016	Culinary- Cooking Fuels	3,503.30	1,357	(2,146.30)	12,858.35	17,346	4,487.65	26,000
	TOTAL CULINARY EXPENSES	10,177.23	6,520	(3,657.23)	55,559.79	65,751	10,191.21	103,135
	FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	0.00	157	157.00	0.00	2,002	2,002.00	3,000
81520.002	FOH-Credit Card Chg Exp	2,424.39	2,713	288.61	32,573.85	34,694	2,120.15	52,000
81520.003	FOH-Flowers&Decorations	2,309.89	500	(1,809.89)	11,458.71	3,499	(7,959.71)	10,000
81520.004	FOH-Linen	0.00	522	522.00	6,301.46	6,671	369.54	10,000
81520.005	FOH-Licenses & Fees	232.65	583	350.35	4,446.39	4,081	(365.39)	6,996
81520.006	FOH-Menu & Signage	0.00	75	75.00	381.23	525	143.77	900
81520.007	FOH-Music & Entertainment	4,220.20	4,500	279.80	54,625.92	49,500	(5,125.92)	80,000
81520.008	FOH-Supplies Paper/Plastic	4,155.96	3,391	(764.96)	37,345.45	43,368	6,022.55	65,000
81520.009	FOH-Uniforms	1,580.35	417	(1,163.35)	4,017.91	5,336	1,318.09	8,000
81520.010	FOH - POS System	1,386.73	1,000	(386.73)	9,581.10	7,000	(2,581.10)	12,000
	TOTAL FOH EXPENSES	16,310.17	13,858	(2,452.17)	160,732.02	156,676	(4,056.02)	247,896
	OTHER AMENITIES							
81000.001	Rec Center-Cafe	2,406.47	2,000	(406.47)	28,672.35	26,500	(2,172.35)	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	18.17	350	331.83	600
81000.004	Rec Center-Lifestyle Association	129.97	500	370.03	4,916.20	3,500	(1,416.20)	6,000
81000.005	Rec Center-Theather Supplies	224.15	133	(91.15)	1,739.42	931	(808.42)	1,593
	TOTAL OTHER AMENITIES	2,760.59	2,683	(77.59)	35,346.14	31,281	(4,065.14)	52,193
	FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	2,301.51	833	(1,468.51)	8,350.67	5,831	(2,519.67)	9,996
	TOTAL FITNESS EXPENSES	2,301.51	833	(1,468.51)	8,350.67	5,831	(2,519.67)	9,996
	TENNIS EXPENSES							
81530.002	Tennis Court-Clay	0.00	200	200.00	1,094.54	1,400	305.46	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	425.98	350	(75.98)	600
81530.004	Tennis Court-Tool & Maintenance	418.48	1,000	581.52	6,205.04	7,000	794.96	12,000
81530.008	Tennis Maintenance Contract	0.00	5,000	5,000.00	0.00	35,000	35,000.00	60,000
	TOTAL TENNIS EXPENSES	418.48	6,250	5,831.52	7,725.56	43,750	36,024.44	75,000
	POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	0.00	78	78.00	0.00	546	546.00	938
81540.005	Pool/Fountain-R&M	11,726.20	1,200	(10,526.20)	40,737.50	8,400	(32,337.50)	14,400
81540.006	Pool/Fountain- Contract	4,024.45	5,299	1,274.55	35,578.15	37,093	1,514.85	63,587
	TOTAL POOL/FOUNTAIN EXPENSES	15,750.65	6,577	(9,173.65)	76,315.65	46,039	(30,276.65)	78,925
	GROUNDS							
81550.001	Grounds-Lawn Contract	8,311.34	8,311	(0.34)	58,179.38	58,177	(2.38)	99,736
81550.002	Grounds-Landscape Replacement	1,699.40	1,000	(699.40)	6,250.90	7,000	749.10	12,000
81550.003	Grounds-Pest Control	0.00	500	500.00	135.00	3,500	3,365.00	6,000
81550.005	Grounds-Irigation R&M	0.00	833	833.00	200.00	5,831	5,631.00	9,996
81550.006	Grounds-Tree Trimming	0.00	0	0.00	6,126.50	6,000	(126.50)	12,000
70215.6	Landscape Mulch	0.00	0	0.00	0.00	3,000	3,000.00	12,000
	TOTAL GROUNDS	10,010.74	10,644	633.26	70,891.78	83,508	12,616.22	151,732
	MAINTENANCE AND REPAIRS							
80025	Building Repairs	16,333.68	6,667	(9,666.68)	39,707.97	46,669	6,961.03	80,004
80090	Elevators Repair & Maintenance	95.00	133	38.00	95.00	931	836.00	1,596
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	700	700.00	1,200
80103	Fire Alarm Maintenance	137.98	267	129.02	4,092.22	1,869	(2,223.22)	3,204
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	231	231.00	396
80108.3	Fire Sprinkler Monitoring	2,810.24	33	(2,777.24)	3,355.42	231	(3,124.42)	396
80178	HVAC Maintenance & Repairs	1,537.25	833	(704.25)	7,384.50	5,831	(1,553.50)	9,996
80182	Housekeeping Supplies	1,219.45	3,000	1,780.55	29,476.46	21,000	(8,476.46)	36,000
80190	Keyscan/Mag Locks	0.00	33	33.00	13.90	231	217.10	396



**Paseo Master HOA
INCOME & EXPENSES
07/31/2024**

c/o KWPM
8200 NW 33rd Street Suite 300
Doral FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Miami FL 33122

		Actual	Current Period Budget	Variance \$	Actual	Year to Date Budget	Variance \$	Annual Budget
80237.1	Light Bulbs	0.00	17	17.00	0.00	119	119.00	204
80300	Pest Control	135.00	133	(2.00)	675.00	931	256.00	1,596
80359.1	Retail Items/Logos	2,714.95	1,000	(1,714.95)	13,483.85	18,000	4,516.15	20,000
80370	Signage	0.00	100	100.00	95.71	700	604.29	1,200
	TOTAL MAINTENANCE AND REPAIRS	24,983.55	12,349	(12,634.55)	98,380.03	97,443	(937.03)	156,188
	Capital Improvement Projects							
83001	Capital Projects	88,732.18	0	(88,732.18)	581,431.59	0	(581,431.59)	0
	TOTAL SPECIAL PROJECTS	88,732.18	0	(88,732.18)	581,431.59	0	(581,431.59)	0
	PAYROLL EXPENSES							
89001	Payroll - F&B	91,603.93	81,561	(10,042.93)	688,641.44	729,382	40,740.56	1,218,608
89002	Member Services	9,020.07	9,474	453.93	64,484.80	78,061	13,576.20	132,551
89007	Payroll - Pool Monitor	10,101.50	13,763	3,661.50	65,448.23	94,029	28,580.77	163,180
89015	Payroll - Administrative	38,223.61	47,404	9,180.39	309,548.73	308,154	(1,394.73)	533,780
89100	Payroll - Maintenance	28,264.98	24,622	(3,642.98)	173,766.83	162,139	(11,627.83)	281,106
	TOTAL PAYROLL EXPENSES	177,214.09	176,824	(390.09)	1,301,890.03	1,371,765	69,874.97	2,329,225
	RESERVE / CONTINGENCY							
94050	Reserves Funding	108,150.00	108,150	0.00	324,450.00	324,450	0.00	432,600
	TOTAL RESERVE / CONTINGENCY	108,150.00	108,150	0.00	324,450.00	324,450	0.00	432,600
	TOTAL EXPENSES	645,037.69	541,007	(104,031.19)	4,160,199.99	3,784,821	(375,379.49)	6,246,512
	Total Depreciation Expenses	0.00	0	0.00	0.00	0	0.00	0
	Net Income (Loss)	(100,423.33)	1,366	(101,788.83)	(366,888.00)	67,684	(434,571.50)	0
	Total Net Budget	(100,423.33)	1,366	(101,788.83)	(366,888.00)	67,684	(434,571.50)	0



**659 Paseo Master HOA
INCOME & EXPENSES
07/31/2024**

c/o KWPMC
8200 NW 33rd Street, Suite 300
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		Current Period			Year to Date			Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
INCOME								
41105	Master Maintenance	348,242.00	348,242	0.00	2,437,694.00	2,437,694	0.00	4,178,904
41110	Reserves Assessment	108,150.00	108,150	0.00	324,450.00	324,450	0.00	432,600
42080	Capital Contribution	17,500.00	0	17,500.00	107,500.00	0	107,500.00	0
42560.2	Other Income	283.24	0	283.24	283.24	0	283.24	0
42561	Operating Interest Income	2,836.95	2,083	753.95	30,454.03	14,581	15,873.03	24,998
42681.1	Retail/Logo Merch Gen	1,179.23	1,000	179.23	22,714.44	18,000	4,714.44	20,000
42723.1	Theater Income	150.00	0	150.00	1,040.85	0	1,040.85	0
42724.1	Tennis Sales	0.00	0	0.00	649.99	0	649.99	4,000
42725.1	Spa Sales	281.69	367	(85.31)	2,908.45	2,569	339.45	4,400
	TOTAL INCOME	478,623.11	459,842	18,781.11	2,927,695.00	2,797,294	130,401.00	4,664,902
EXPENSES								
ADMINISTRATIVE								
51010	Audit / Tax Fees	1,354.00	1,354	0.00	9,478.00	9,478	0.00	16,248
51026	Corporate Annual Report	0.00	0	0.00	0.00	62	62.00	62
51050	Bank Charges	(155.97)	0	155.97	324.00	0	(324.00)	0
51076	Communication	145.10	167	21.90	1,154.99	1,169	14.01	2,004
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	7,500
51150	Legal Fees	0.00	400	400.00	11,004.00	2,800	(8,204.00)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	0.00	210	210.00	360
51169	Office Supplies & Expenses	1,201.12	1,188	(13.12)	9,589.76	8,316	(1,273.76)	14,249
51170	Office Supplies	3,205.29	500	(2,705.29)	4,874.69	3,500	(1,374.69)	6,000
51171	Off Equip Leased	654.59	667	12.41	3,913.01	4,669	755.99	8,004
	TOTAL ADMINISTRATIVE	6,404.13	4,306	(2,098.13)	40,338.45	30,204	(10,134.45)	59,227
UTILITIES								
60002	Cable	114,389.80	114,359	(30.80)	800,656.61	800,513	(143.61)	1,386,051
60011	Electricity	6,051.26	6,776	724.74	49,961.04	46,558	(3,403.04)	80,000
60018	Cable TV/Internet	0.00	300	300.00	296.36	2,100	1,803.64	3,600
60030.1	Telephone Service Contract	336.26	750	413.74	2,725.54	5,250	2,524.46	9,000
60035	Telephone-Elevators	61.70	50	(11.70)	431.88	350	(81.88)	600
60040	Waste	231.92	250	18.08	2,573.45	1,750	(823.45)	3,000
60050	Water & Sewer	1,829.89	2,128	297.61	20,555.82	21,633	1,076.68	35,000
	TOTAL UTILITIES	122,900.83	124,613	1,711.67	877,200.70	878,154	952.80	1,517,251
CONTRACTS								
70090	Elevator Contract	234.52	234	(0.52)	1,653.03	1,638	(15.03)	2,808
70184	IT Services	405.00	1,500	1,095.00	2,835.00	10,500	7,665.00	18,000
70239	Property Management Contract	4,089.57	4,089	(0.57)	28,626.99	28,623	(3.99)	50,092
70239.1	Overhead Fee KWPM	500.00	500	0.00	3,500.00	3,500	0.00	6,000
	TOTAL CONTRACT	5,229.09	6,323	1,093.91	36,615.02	44,261	7,645.98	76,900
INSURANCE								
72000	Insurance Expense	16,160.53	18,100	1,939.47	102,949.16	119,380	16,430.84	209,880
	TOTAL INSURANCE	16,160.53	18,100	1,939.47	102,949.16	119,380	16,430.84	209,880
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	1,880.00	1,750	(130.00)	3,000
	TOTAL PARK EXPENSES	0.00	250	250.00	1,880.00	1,750	(130.00)	3,000
FRONT OF HOUSE(FOH) EXPENSES								
81520.005	FOH-Licenses & Fees	(96.00)	0	96.00	(96.00)	0	96.00	0
	TOTAL FOH EXPENSES	(96.00)	0	96.00	(96.00)	0	96.00	0
OTHER AMENITIES								
81000.001	Rec Center-Cafe	2,406.47	2,000	(406.47)	28,672.35	26,500	(2,172.35)	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	18.17	350	331.83	600
81000.004	Rec Center-Lifestyle Association	129.97	500	370.03	4,916.20	3,500	(1,416.20)	6,000
81000.005	Rec Center-Theater Supplies	224.15	133	(91.15)	1,739.42	931	(808.42)	1,593
	TOTAL OTHER AMENITIES	2,760.59	2,683	(77.59)	35,346.14	31,281	(4,065.14)	52,193



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		Actual	Current Period Budget	Variance \$	Actual	Year to Date Budget	Variance \$	Annual Budget
70110	FITNESS EXPENSES							
	Rec Ctr-Fitness Ctr	2,301.51	833	(1,468.51)	8,350.67	5,831	(2,519.67)	9,996
	TOTAL FITNESS EXPENSES	<u>2,301.51</u>	<u>833</u>	<u>(1,468.51)</u>	<u>8,350.67</u>	<u>5,831</u>	<u>(2,519.67)</u>	<u>9,996</u>
	TENNIS EXPENSES							
81530.002	Tennis Court-Clay	0.00	200	200.00	1,094.54	1,400	305.46	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	425.98	350	(75.98)	600
81530.004	Tennis Court-Tool & Maintenance	418.48	1,000	581.52	6,205.04	7,000	794.96	12,000
81530.008	Tennis Maintenance Contract	0.00	5,000	5,000.00	0.00	35,000	35,000.00	60,000
	TOTAL TENNIS EXPENSES	<u>418.48</u>	<u>6,250</u>	<u>5,831.52</u>	<u>7,725.56</u>	<u>43,750</u>	<u>36,024.44</u>	<u>75,000</u>
	POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	0.00	78	78.00	0.00	546	546.00	938
81540.005	Pool/Fountain-R&M	11,726.20	1,200	(10,526.20)	40,737.50	8,400	(32,337.50)	14,400
81540.006	Pool/Fountain- Contract	4,024.45	5,299	1,274.55	35,578.15	37,093	1,514.85	63,587
	TOTAL POOL/FOUNTAIN EXPENSES	<u>15,750.65</u>	<u>6,577</u>	<u>(9,173.65)</u>	<u>76,315.65</u>	<u>46,039</u>	<u>(30,276.65)</u>	<u>78,925</u>
	GROUNDS							
81550.001	Grounds-Lawn Contract	8,311.34	8,311	(0.34)	58,179.38	58,177	(2.38)	99,736
81550.002	Grounds-Landscape Replacement	1,699.40	1,000	(699.40)	6,250.90	7,000	749.10	12,000
81550.003	Grounds-Pest Control	0.00	500	500.00	135.00	3,500	3,365.00	6,000
81550.005	Grounds-Irrigation R&M	0.00	833	833.00	200.00	5,831	5,631.00	9,996
81550.006	Grounds-Tree Trimming	0.00	0	0.00	6,126.50	6,000	(126.50)	12,000
70215.6	Landscape Mulch	0.00	0	0.00	0.00	3,000	3,000.00	12,000
	TOTAL GROUNDS	<u>10,010.74</u>	<u>10,644</u>	<u>633.26</u>	<u>70,891.78</u>	<u>83,508</u>	<u>12,616.22</u>	<u>151,732</u>
	MAINTENANCE AND REPAIRS							
80025	Building Repairs	16,333.68	6,667	(9,666.68)	39,707.97	46,669	6,961.03	80,004
80090	Elevators Repair & Maintenance	95.00	133	38.00	95.00	931	836.00	1,596
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	700	700.00	1,200
80103	Fire Alarm Maintenance	137.98	267	129.02	4,092.22	1,869	(2,223.22)	3,204
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	231	231.00	396
80108.3	Fire Sprinkler Monitoring	2,810.24	33	(2,777.24)	3,355.42	231	(3,124.42)	396
80178	HVAC Maintenance & Repairs	1,537.25	833	(704.25)	7,384.50	5,831	(1,553.50)	9,996
80182	Housekeeping Supplies	1,219.45	3,000	1,780.55	29,476.46	21,000	(8,476.46)	36,000
80190	Keyscan/Mag Locks	0.00	33	33.00	13.90	231	217.10	396
80237.1	Light Bulbs	0.00	17	17.00	0.00	119	119.00	204
80300	Pest Control	135.00	133	(2.00)	675.00	931	256.00	1,596
80359.1	Retail Items/Logos	2,714.95	1,000	(1,714.95)	13,483.85	18,000	4,516.15	20,000
80370	Signage	0.00	100	100.00	95.71	700	604.29	1,200
	TOTAL MAINTENANCE AND REPAIRS	<u>24,983.55</u>	<u>12,349</u>	<u>(12,634.55)</u>	<u>98,380.03</u>	<u>97,443</u>	<u>(937.03)</u>	<u>156,188</u>
83001	Capital Improvement Projects							
	Capital Projects	88,732.18	0	(88,732.18)	581,431.59	0	(581,431.59)	0
	TOTAL SPECIAL PROJECTS	<u>88,732.18</u>	<u>0</u>	<u>(88,732.18)</u>	<u>581,431.59</u>	<u>0</u>	<u>(581,431.59)</u>	<u>0</u>
	PAYROLL EXPENSES							
89002	Member Services	9,020.07	9,474	453.93	64,484.80	78,061	13,576.20	132,551
89007	Payroll - Pool Monitor	10,101.50	13,763	3,661.50	65,448.23	94,029	28,580.77	163,180
89015	Payroll - Administrative	38,223.61	47,404	9,180.39	309,548.73	308,154	(1,394.73)	533,780
89100	Payroll - Maintenance	28,264.98	24,622	(3,642.98)	173,766.83	162,139	(11,627.83)	281,106
	TOTAL PAYROLL EXPENSES	<u>85,610.16</u>	<u>95,263</u>	<u>9,652.84</u>	<u>613,248.59</u>	<u>642,383</u>	<u>29,134.41</u>	<u>1,110,617</u>
94050	RESERVE / CONTINGENCY							
	Reserves Funding	108,150.00	108,150	0.00	324,450.00	324,450	0.00	432,600
	TOTAL RESERVE / CONTINGENCY	<u>108,150.00</u>	<u>108,150</u>	<u>0.00</u>	<u>324,450.00</u>	<u>324,450</u>	<u>0.00</u>	<u>432,600</u>
	TOTAL EXPENSES	<u>489,316.44</u>	<u>396,341</u>	<u>(92,975.94)</u>	<u>2,875,027.34</u>	<u>2,348,434</u>	<u>(526,593.84)</u>	<u>3,933,509</u>
	Total Depreciation Expenses	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0</u>



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	<u>Actual</u>	<u>Current Period Budget</u>	<u>Variance \$</u>	<u>Actual</u>	<u>Year to Date Budget</u>	<u>Variance \$</u>	<u>Annual Budget</u>
Net Income (Loss)	<u>(10,693.33)</u>	<u>63,502</u>	<u>(74,194.83)</u>	<u>52,667.66</u>	<u>448,861</u>	<u>(396,192.84)</u>	<u>731,393</u>
Total Net Budget	<u>(10,693.33)</u>	<u>63,502</u>	<u>(74,194.83)</u>	<u>52,667.66</u>	<u>448,861</u>	<u>(396,192.84)</u>	<u>731,393</u>



**659A Paseo Master HOA
INCOME & EXPENSES
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C/O KWPM
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	Actual	%	Current Period Budget	Variance \$	Actual	%	Year to Date Budget	Variance \$	Annual Budget	
SALES										
42202.1	Resident Food Sales	30,722.44	46.56 %	42,500	(11,777.56)	410,657.83	47.44 %	540,000	(129,342.17)	810,750
41138.1	Resident Bar Sales	35,238.81	53.40 %	40,000	(4,761.19)	454,749.16	52.53 %	515,000	(60,250.84)	770,500
42683.1	Sales Tax Allowance	30.00	0.05 %	30	0.00	210.00	0.02 %	210	0.00	360
	TOTAL SALES	65,991.25	100.00 %	82,530	(16,538.75)	865,616.99	100.00 %	1,055,210	(189,593.01)	1,581,610
COST OF SALES										
80900	COGS-Food	15,864.17	51.64 %	19,125	3,260.83	178,812.88	43.54 %	243,000	64,187.12	364,838
80910	COGS-Bar	8,295.81	23.54 %	12,000	3,704.19	134,486.12	29.57 %	154,500	20,013.88	231,150
	TOTAL COST OF SALES	24,159.98	36.61 %	31,125	6,965.02	313,299.00	36.19 %	397,500	84,201.00	595,988
LABOR										
89001	Payroll - F&B	91,603.93	138.81 %	81,561	(10,042.93)	688,641.44	79.55 %	729,382	40,740.56	1,218,608
	TOTAL LABOR	91,603.93	138.81 %	81,561	(10,042.93)	688,641.44	79.55 %	729,382	40,740.56	1,218,608
	PRIME COST	(115,763.91)	(175.42)%	(112,686)	(3,077.91)	(1,001,940.44)	(115.75)%	(1,126,882)	124,941.56	(1,814,596)
OTHER CONTROLLABLE EXPENSES										
51072	G&A - Cash (over) short	4.67	0.01 %	0	(4.67)	113.04	0.01 %	0	(113.04)	0
51169	Office Supplies & Expenses	1,451.13	2.20 %	1,188	(263.13)	4,354.08	0.50 %	8,316	3,961.92	14,256
51170	Office Supplies	3,205.29	4.86 %	500	(2,705.29)	4,357.23	0.50 %	3,500	(857.23)	6,000
60011	Electricity	6,051.26	9.17 %	6,776	724.74	37,344.66	4.31 %	46,559	9,214.34	80,000
60040	Waste	695.78	1.05 %	750	54.22	4,652.93	0.54 %	5,250	597.07	9,000
60050	Water & Sewer	1,829.89	2.77 %	2,128	298.11	14,822.86	1.71 %	21,633	6,810.14	35,000
72000	Insurance Expense	135.92	0.21 %	260	124.08	1,199.60	0.14 %	1,820	620.40	3,120
81510.005	Culinary-Equipment R&M	1,992.25	3.02 %	1,503	(489.25)	13,025.19	1.50 %	10,521	(2,504.19)	18,031
81510.006	Culinary-Equip Purchases	23.88	0.04 %	500	476.12	908.41	0.10 %	3,500	2,591.59	6,000
81510.008	Culinary-Kitchen Linens	0.00	0.00 %	626	626.00	3,807.62	0.44 %	8,007	4,199.38	12,000
81510.009	Culinary-Licenses/Fees	0.00	0.00 %	42	42.00	0.00	0.00 %	294	294.00	504
81510.010	Culinary-Spoilage	1,903.48	2.88 %	0	(1,903.48)	7,105.83	0.82 %	0	(7,105.83)	0
81510.011	Culinary-Supplies	0.00	0.00 %	626	626.00	33.60	0.00 %	8,007	7,973.40	12,000
81510.012	Culinary-Uniforms	(293.41)	0.44 %	157	450.41	238.41	0.03 %	2,002	1,763.59	3,000
81510.013	Culinary-Waste Removal/Grease Trap	500.00	0.76 %	83	(417.00)	750.00	0.09 %	1,067	317.00	1,600
81510.015	Culinary- Chem/ Cleaning	1,265.38	1.95 %	626	(659.38)	10,263.32	1.19 %	8,007	(2,256.32)	12,000
81510.016	Culinary- Cooking Fuels	3,503.30	5.31 %	1,357	(2,146.30)	12,858.35	1.49 %	17,346	4,487.65	26,000
81520.001	FOH-China/Glass/Silver	0.00	0.00 %	157	157.00	0.00	0.00 %	2,002	2,002.00	3,000
81520.002	FOH-Credit Card Chg Exp	2,424.39	3.67 %	2,713	288.61	32,573.85	3.76 %	34,694	2,120.15	52,000
81520.003	FOH-Flowers&Decorations	2,309.89	3.50 %	500	(1,809.89)	11,458.71	1.32 %	3,499	(7,959.71)	10,000
81520.004	FOH-Linen	0.00	0.00 %	522	522.00	6,301.46	0.73 %	6,671	369.54	10,000
81520.005	FOH-Licenses & Fees	328.65	0.50 %	583	254.35	4,542.39	0.52 %	4,081	(461.39)	6,996
81520.006	FOH-Menu & Signage	0.00	0.00 %	75	75.00	381.23	0.04 %	525	143.77	900
81520.007	FOH-Music & Entertainment	4,220.20	6.40 %	4,500	279.80	54,825.92	6.31 %	49,500	(5,125.92)	80,000
81520.008	FOH-Supplies Paper/Plastic	4,155.96	6.30 %	3,391	(764.96)	37,345.45	4.31 %	43,368	6,022.55	65,000
81520.009	FOH-Uniforms	1,580.35	2.39 %	417	(1,163.35)	4,017.91	0.46 %	5,336	1,318.09	8,000
81520.010	FOH - POS System	1,386.73	2.10 %	1,000	(386.73)	9,581.10	1.11 %	7,000	(2,581.10)	12,000
	TOTAL OTHER CONTROLLABLE EXPENSES	38,694.99	58.64 %	30,980	(7,714.99)	276,663.15	31.96 %	302,505	25,841.85	486,407
	CONTROLLABLE INCOME(Loss)	(88,467.65)	(134.06)%	(61,136)	(27,331.65)	(412,986.60)	(47.71)%	(374,177)	(38,809.60)	(719,393)
NON-CONTROLLABLE EXPENSES										
81510.004	Culinary-Equip Leased	1,262.35	1.91 %	1,000	(262.35)	6,569.06	0.76 %	7,000	430.94	12,000
	TOTAL NON-CONTROLLABLE EXPENSES	1,262.35	1.91 %	1,000	(262.35)	6,569.06	0.76 %	7,000	430.94	12,000
	RESTAURANT OPERATING INCOME (LOSS)	(89,730.00)	(135.97)%	(62,136)	(27,594.00)	(419,555.66)	(48.47)%	(381,177)	(38,378.66)	(731,393)



Paseo Master HOA
12 Month Income Statement
07/31/2024

c/o KWPM
 8200 NW 33rd Street Suite 300
 Doral FL 33122

KW Property Management & Cons.
 8200 NW 33rd Street, Suite 300
 Miami FL 33122

Account	Description	Jul-2024	Jun-2024	May-2024	Apr-2024	Mar-2024	Feb-2024	Jan-2024	Dec-2023	Nov-2023	Oct-2023	Sep-2023	Aug-2023	TOTAL
INCOME														
41105	Master Maintenance	348,242.00	348,242.00	348,242.00	348,242.00	348,242.00	348,242.00	348,242.00	323,218.45	323,218.45	323,218.44	323,218.45	323,218.45	4,053,786.24
41110	Reserves Assessment	108,150.00	0.00	0.00	108,150.00	0.00	0.00	108,150.00	0.00	0.00	103,000.00	0.00	0.00	427,450.00
41138.1	Resident Bar Sales	35,238.81	35,818.63	49,158.92	82,064.66	114,285.52	64,167.12	54,015.50	66,331.99	56,460.41	53,672.45	36,502.27	22,178.30	689,894.58
42080	Capital Contribution	17,500.00	12,500.00	25,000.00	17,500.00	10,000.00	20,000.00	5,000.00	12,500.00	2,500.00	10,000.00	35,000.00	20,000.00	187,500.00
42202.1	Resident Food Sales	30,722.44	30,467.03	39,702.69	66,471.57	105,730.44	86,088.80	51,474.86	62,468.68	49,975.24	39,418.38	27,548.22	22,751.98	612,820.33
42322	Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.79	0.00	0.00	0.00	0.00	100.79
42560	Catering Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.80	0.00	0.00	0.00	233.80
42560.2	Other Income	283.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	283.24
42561	Operating Interest Income	2,836.95	3,713.25	4,378.77	4,643.40	4,760.52	5,561.62	4,559.52	5,034.23	6,922.73	5,351.67	5,051.05	6,727.33	59,541.04
42681.1	Retail/Logo Merch Gen	1,179.23	731.73	681.91	3,150.01	4,218.48	7,488.82	5,264.26	2,058.94	984.16	170.00	683.50	243.17	26,864.21
42683.1	Sales Tax Allowance	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
42723.1	Theater Income	150.00	140.85	50.00	200.00	300.00	50.00	150.00	200.00	150.00	50.00	0.00	0.00	1,440.85
42724.1	Tennis Sales	0.00	0.00	0.00	0.00	199.99	0.00	450.00	2,746.48	1,643.19	656.69	0.00	0.00	5,696.35
42725.1	Spa Sales	281.69	281.69	187.79	375.59	281.69	300.00	1,200.00	343.90	234.74	234.74	250.00	234.74	4,205.57
TOTAL INCOME		544,614.36	431,925.18	467,432.08	630,827.23	588,048.64	551,928.36	578,536.14	475,033.46	442,362.72	535,802.37	428,283.49	395,383.97	6,070,178.00
EXPENSES														
ADMINISTRATIVE EXPENSES														
51010	Audit / Tax Fees	1,354.00	1,354.00	1,354.00	1,354.00	1,354.00	1,354.00	1,354.00	(187.50)	1,312.50	1,312.50	1,312.50	1,312.50	14,540.50
51050	Bank Charges	(155.97)	0.00	191.97	36.00	252.00	0.00	0.00	49.37	767.78	258.83	69.00	0.00	3,240.00
51072	G&A - Cash (over) short	4.67	(231.83)	40.44	(70.06)	102.22	256.39	7.21	9.37	91.21	91.21	0.00	91.15	1,519.77
51076	Communication	145.10	169.85	169.85	169.85	169.85	169.08	163.24	91.21	1,375.40	4,000.00	2,687.71	0.00	8,063.11
51124	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	821.31	90.00	1,125.00	1,215.00	1,215.00	180.00	14,435.31
51150	Legal Fees	0.00	0.00	90.00	8,754.00	90.00	1,260.00	810.00	1,072.73	1,471.86	4,590.75	1,949.37	2,672.21	30,755.80
51169	Office Supplies & Expenses	2,652.25	1,486.04	1,978.06	1,163.70	4,470.08	1,118.98	1,072.73	6,127.77	1,471.86	4,590.75	1,949.37	2,672.21	13,190.37
51170	Office Supplies	6,410.58	15.79	1,420.42	288.12	517.48	0.00	579.53	1,060.53	759.31	59.07	1,938.17	1,471.21	30,755.80
51171	Off Equip Leased	654.59	654.59	654.59	654.59	106.00	654.59	534.06	654.59	654.59	654.59	654.59	654.59	7,185.96
Total Administrative Expe		11,065.22	3,450.44	5,899.33	12,349.14	7,064.86	4,813.04	4,520.77	9,992.68	9,147.25	10,779.66	7,138.63	5,051.82	91,272.84
UTILITIES														
60002	Cable	114,389.80	114,376.86	114,376.86	114,376.86	114,376.86	114,376.86	114,382.51	114,376.86	114,376.86	114,387.57	109,988.02	109,988.02	1,363,773.94
60011	Electricity	12,102.52	13,310.24	12,067.62	12,277.00	12,616.40	11,639.47	13,292.45	13,132.58	10,494.05	11,270.89	11,105.79	12,252.05	145,561.06
60018	Cable TV/Internet	0.00	0.00	0.00	0.00	213.76	0.00	82.60	0.00	0.00	23.17	0.00	0.00	319.53
60030.1	Telephone Service Contract	336.26	334.72	334.72	334.28	336.04	336.04	713.48	810.18	810.18	809.40	802.62	802.63	6,760.55
60040	Telephone-Elevators	61.70	61.69	61.70	61.70	61.69	61.70	61.70	59.90	59.88	59.90	59.90	59.89	731.35
60050	Waste	927.70	1,022.48	1,022.48	1,022.48	1,186.28	1,022.48	1,186.28	1,022.48	827.72	681.65	681.65	681.65	11,121.53
60050	Water & Sewer	3,659.78	4,255.34	6,468.72	5,538.83	5,732.98	5,631.55	4,091.48	5,060.75	7,334.51	3,457.48	3,681.10	7,465.16	62,377.68
Total Utilities		131,477.76	133,361.33	134,332.10	133,611.15	134,360.21	133,231.90	133,646.70	134,462.75	133,903.20	130,690.06	126,319.08	131,249.40	1,590,645.64
CONTRACTS														
70090	Elevator Contract	234.52	234.52	234.52	234.52	234.52	234.52	245.91	245.91	245.91	223.35	223.35	223.35	2,814.90
70110	Rec Ctr-Fitness Ctr	2,301.51	351.45	2,420.63	1,002.78	120.32	1,048.72	1,105.26	753.20	832.52	355.71	452.46	978.38	11,722.94
70184	IT Services	405.00	405.00	405.00	0.00	810.00	405.00	405.00	405.00	4,523.58	405.00	405.00	405.00	8,978.58
70239	Property Management Contract	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	4,089.57	48,879.72
70239.1	Overhead Fee KWPM	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total Contracts		7,530.60	5,580.54	7,649.72	5,826.87	5,754.41	6,277.81	6,345.74	5,993.68	6,073.00	9,692.21	5,670.38	6,001.18	78,396.14
INSURANCE														
72000	Insurance Expense	16,296.45	14,816.43	14,816.43	14,862.89	14,816.43	14,552.44	13,987.69	14,552.69	15,117.69	14,646.86	14,505.60	14,505.61	177,477.21
Total Insurance		16,296.45	14,816.43	14,816.43	14,862.89	14,816.43	14,552.44	13,987.69	14,552.69	15,117.69	14,646.86	14,505.60	14,505.61	177,477.21
MAINTENANCE AND REPAIRS														
80025	Building Repairs	16,333.68	3,793.84	8,734.39	2,344.58	4,168.38	1,626.07	2,707.03	6,285.56	5,856.56	10,648.08	3,698.47	2,882.45	69,079.09
80090	Elevators Repair & Maintenance	95.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	195.00
80100.1	Fire Extinguisher Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	392.99	0.00	0.00	392.99
80103	Fire Alarm Maintenance	137.98	1,000.78	1,008.27	84.22	1,860.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,411.72
80108.2	Fire Sprinkler Repair	0.00	0.00	0.00	0.00	63.90	63.90	0.00	0.00	0.00	0.00	0.00	0.00	310.00
80108.3	Fire Sprinkler Monitoring	2,810.24	289.58	63.90	(301.88)	301.88	0.00	0.00	456.66	0.00	0.00	0.00	0.00	456.66
80110	Rec Ctr-Fitness Center Equip R	0.00	0.00	0.00	0.00	3,141.25	1,195.00	0.00	0.00	4,690.00	318.00	1,441.00	1,441.00	13,835.00
80178	HVAC Maintenance & Repairs	1,537.25	684.00	827.00	2,242.24	7,542.82	5,572.60	4,017.42	3,518.17	5,203.77	260.76	4,777.76	1,695.89	44,932.81
80182	Housekeeping Supplies	1,219.45	2,933.21	5,948.72	0.00	0.00	13.90	0.00	0.00	0.00	0.00	0.00	0.00	13.90
80190	Keypad/Mag Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.62	0.00	0.00	0.00	27.62
80237.1	Light Bulbs	135.00	135.00	135.00	135.00	135.00	135.00	0.00	125.00	125.00	125.00	125.00	125.00	1,300.00
80300	Pest Control	2,714.95	340.09	296.71	1,326.46	2,952.04	2,277.52	3,576.08	1,743.55	894.64	398.25	237.40	76.75	16,834.44
80359.1	Retail Items/Logos	0.00	0.00	0.00	0.00	0.00	95.71	0.00	0.00	0.00	0.00	0.00	0.00	95.71
80370	Signage	15,864.17	14,404.89	15,260.96	35,469.29	43,401.70	32,433.01	21,978.86	25,694.70	27,466.55	14,093.85	16,659.91	12,182.46	276,910.35
80900	COGS-Food	8,295.81	10,780.19	15,123.76	18,401.79	35,702.33	28,111.18	18,071.06	20,800.83	16,805.66	15,725.00	10,281.62	5,288.90	203,388.63
80910	COGS-Bar	2,406.47	1,953.03	4,014.97	3,725.39	4,046.49	6,987.20	5,538.80	4,887.10	5,140.33	3,656.29	2,119.92	1,611.19	46,087.18
81000.001	Rec Center-Cafe	0.00	18.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	486.24	0.00	504.41
81000.002	Rec Center-Computer Lab	129.97	600.00	1,527.68	943.78	1,087.12	131.25	496.40	0.00	0.00	125.			



**Paseo Master HOA
12 Month Income Statement
07/31/2024**

c/o KWPM
8200 NW 33rd Street Suite 300
Doral FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Miami FL 33122

Account	Description	Jul-2024	Jun-2024	May-2024	Apr-2024	Mar-2024	Feb-2024	Jan-2024	Dec-2023	Nov-2023	Oct-2023	Sep-2023	Aug-2023	TOTAL
81550.002	Grounds-Landscape Replacement	1,699.40	(205.00)	205.00	3,037.50	642.00	872.00	0.00	0.00	5,400.00	0.00	935.00	2,350.00	14,935.90
81550.003	Grounds-Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	135.00
81550.005	Grounds-Irrigation R&M	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
81550.006	Grounds-Tree Trimming	0.00	0.00	6,126.50	0.00	0.00	0.00	0.00	0.00	0.00	5,938.00	0.00	0.00	12,064.50
83001	Capital Projects	88,732.18	12,262.27	197,403.15	30,041.93	114,861.84	53,787.99	84,342.23	6,668.50	129,296.58	71.50	8,556.06	2,740.32	728,764.55
	Total Maintenance and Rep	193,303.57	89,433.71	296,951.44	146,733.05	267,635.91	193,774.66	193,729.22	148,345.32	248,814.35	101,637.90	92,829.53	74,111.79	2,067,300.45
	SALARIES													
89001	Payroll - F&B	91,603.93	80,412.07	92,579.24	100,646.76	110,663.69	106,414.26	106,321.49	105,381.19	94,061.16	83,268.52	70,448.03	71,844.38	1,113,644.72
89002	Member Services	9,020.07	8,886.38	7,026.72	5,389.35	10,622.83	11,147.64	12,391.81	12,549.20	12,369.18	9,018.73	8,564.41	8,774.56	115,760.88
89007	Payroll - Pool Monitor	10,101.50	9,140.93	9,293.88	9,268.40	8,981.92	8,701.41	9,960.19	9,929.50	9,872.90	9,366.46	9,675.49	8,946.63	113,239.21
89015	Payroll - Administrative	38,223.61	43,861.42	50,082.33	48,384.86	50,549.06	39,104.74	39,342.71	42,465.14	44,145.86	44,088.69	42,659.53	44,190.24	527,098.19
89100	Payroll - Maintenance	28,264.98	26,729.85	26,071.87	19,172.77	19,548.50	24,851.77	29,127.09	24,745.19	23,232.36	22,919.86	22,430.03	23,411.96	290,506.23
	Total Salaries	177,214.09	169,030.65	185,054.04	182,862.14	200,366.00	190,219.82	197,143.29	195,070.22	183,681.46	168,662.26	153,777.49	157,167.77	2,160,249.23
	TOTAL EXPENSES	536,887.69	415,673.10	644,703.06	496,245.24	649,997.82	542,869.67	549,373.41	508,417.34	596,736.95	436,108.95	400,240.71	388,087.57	6,165,341.51
	RESERVES													
94050	Reserves Funding	108,150.00	0.00	0.00	108,150.00	0.00	0.00	108,150.00	0.00	0.00	103,000.00	0.00	0.00	427,450.00
	Total Reserves	108,150.00	0.00	0.00	108,150.00	0.00	0.00	108,150.00	0.00	0.00	103,000.00	0.00	0.00	427,450.00
	Net Income (Loss)	(100,423.33)	16,252.08	(177,270.98)	26,431.99	(61,949.18)	9,058.69	(78,987.27)	(33,383.88)	(154,374.23)	(3,306.58)	28,042.78	7,296.40	(522,613.51)