



KW PROPERTY MANAGEMENT & CONSULTING

**Paseo Master HOA**  
04/30/2024

(ALL ACCOUNT BALANCES ARE UNAUDITED)

# FINANCIAL HIGHLIGHTS

April 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: **April 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 **declining** 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 **steady**

Additional Comments:

All Associations have paid first quarter dues.

- 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.

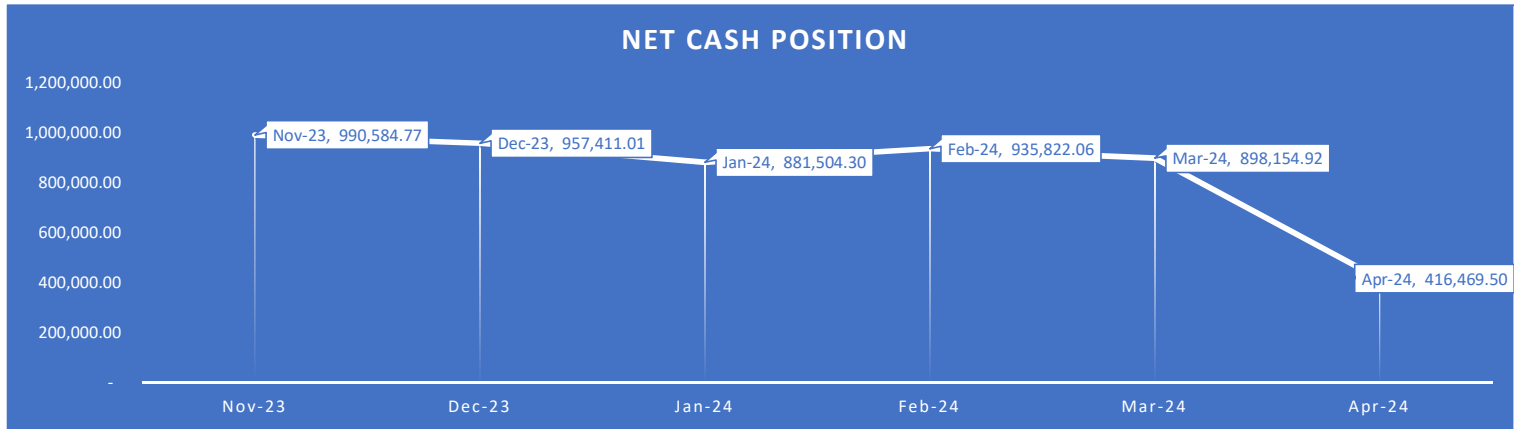
Based on the information above, the Association appears to be in **declining** financial condition.

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



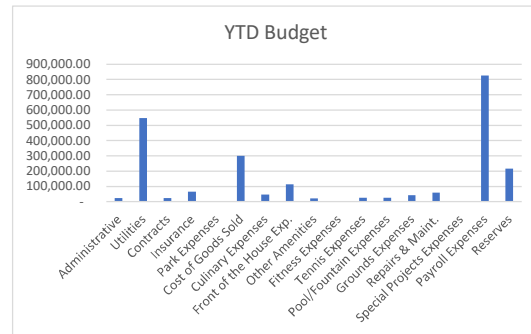
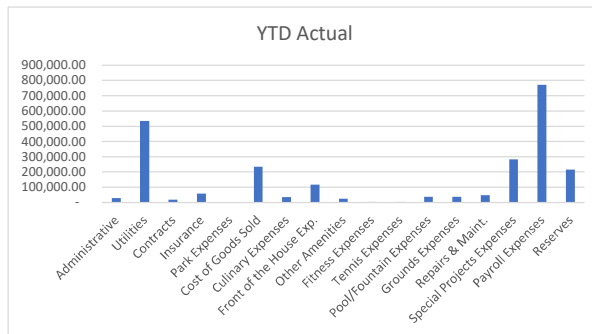
**659 Paseo Master Association, Inc.**  
**PM Report-Financial Condition**  
**4/30/2024**

Description	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24
<b>CASH POSITION</b>						
Total Operating Cash Balances	1,629,918.32	1,272,401.32	1,878,791.20	1,534,873.75	1,191,840.55	1,297,360.95
Plus: Net Receivables	8,379.94	47,269.54	69,046.99	22,286.39	5,202.52	577.77
Less: Current Liabilities	(647,713.49)	(362,259.85)	(1,066,333.89)	(621,338.08)	(298,888.15)	(881,469.22)
<b>Net Cash Position</b>	<b>990,584.77</b>	<b>957,411.01</b>	<b>881,504.30</b>	<b>935,822.06</b>	<b>898,154.92</b>	<b>416,469.50</b>



**659 Paseo Master Association, Inc.**  
**PM Report-Expenses vs. Budget**  
**4/30/2024**

	Year to Date		Year to Date		Year to Date
	Actual		Budget		Variance \$
					+Favorable/(unfavorable)
<b>EXPENSES</b>					
Administrative	28,747.81	1.17%	24,038.00	1.03%	(4,709.81)
Utilities	534,849.96	21.81%	546,514.00	23.32%	11,664.04
Contracts	18,927.75	0.77%	23,292.00	0.99%	4,364.25
Insurance	58,219.45	2.37%	66,120.00	2.82%	7,900.55
Park Expenses	1,675.00	0.07%	1,000.00	0.04%	(675.00)
Cost of Goods Sold	233,569.22	9.52%	300,750.00	12.84%	67,180.78
Culinary Expenses	35,641.91	1.45%	45,771.00	1.95%	10,129.09
Front of the House Exp.	117,353.60	4.78%	113,647.00	4.85%	(3,706.60)
Other Amenities	24,177.59	0.99%	22,732.00	0.97%	(1,445.59)
Fitness Expenses	3,277.08	0.13%	3,332.00	0.14%	54.92
Tennis Expenses	3,850.76	0.16%	25,000.00	1.07%	21,149.24
Pool/Fountain Expenses	37,432.92	1.53%	26,308.00	1.12%	(11,124.92)
Grounds Expenses	37,931.86	1.55%	42,576.00	1.82%	4,644.14
Repairs & Maint.	47,205.99	1.92%	59,396.00	2.53%	12,190.01
Special Projects Expenses	283,033.99	11.54%	-	0.00%	(283,033.99)
Payroll Expenses	770,591.25	31.42%	826,327.00	35.27%	55,735.75
Reserves	216,300.00	8.82%	216,300.00	9.23%	-
<b>Total</b>	<b>2,452,786.14</b>	<b>100.00%</b>	<b>2,343,103.00</b>	<b>100.00%</b>	<b>(109,683.14)</b>





Paseo Master HOA  
COMPARATIVE BALANCE SHEET  
04/30/2024

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
<b>MAIN OPERATING CASH ACCOUNT</b>				
10010	Operating - Truist Bank w/ICS	410,199.94	(97,861.30)	508,061.24
10036	Due (To)/From Reserve	23,152.32	(21,838.17)	44,990.49
10037	Due (to)/from Reserve	0.00	9,009.00	(9,009.00)
	Total Main Operating Cash Account	<u>433,352.26</u>	<u>(110,690.47)</u>	<u>544,042.73</u>
<b>OTHER OPERATING CASH</b>				
10012	Operating -Truist Purchasing Account	330,176.84	227,325.71	102,851.13
10021	Operating-Stifel Investment 5%	966,270.52	963,601.25	2,669.27
10300	Petty Cash	913.59	913.59	0.00
	Total Other Operating Cash	<u>1,297,360.95</u>	<u>1,191,840.55</u>	<u>105,520.40</u>
<b>RESERVE CASH</b>				
10050	Reserve - Truist Bank	217,132.21	108,913.02	108,219.19
10060	Reserve-Stifel -5%	2,040,614.79	2,038,908.88	1,705.91
10074	Due from OPR to RSV	0.00	21,838.17	(21,838.17)
10075	Due to Operating from Reserves	(23,152.32)	(9,009.00)	(14,143.32)
	Total Reserve Cash	<u>2,234,594.68</u>	<u>2,160,651.07</u>	<u>73,943.61</u>
<b>RECEIVABLES</b>				
11170	Other Receivables	577.77	5,202.52	(4,624.75)
	Total Receivables	<u>577.77</u>	<u>5,202.52</u>	<u>(4,624.75)</u>
	Total Current Assets	<u>3,965,885.66</u>	<u>3,247,003.67</u>	<u>718,881.99</u>
<b>OTHER CURRENT ASSETS</b>				
13000	Prepaid Expenses	12,702.12	12,059.29	642.83
13010	Prepaid Insurance	147,834.71	162,651.14	(14,816.43)
13017	Inventory-Beverage	15,307.57	15,013.23	294.34
13018	Inventory-Food	30,198.74	36,599.68	(6,400.94)
13019	Inventory - Retail Goods	7,006.09	8,332.56	(1,326.47)
13021	Accrued Interest Receivable Reserves	24,759.06	18,130.88	6,628.18
13022	Accrued Interest Receivable Operating	7,570.61	6,240.09	1,330.52
	Total Other Current Asset	<u>245,378.90</u>	<u>259,026.87</u>	<u>(13,647.97)</u>
	<b>TOTAL ASSETS</b>	<u><u>4,211,264.56</u></u>	<u><u>3,506,030.54</u></u>	<u><u>705,234.02</u></u>



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		Current Month	Prior Month	Variance
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
21010	Accounts Payable	44,444.65	7,282.46	37,162.19
21020	Accrued Expenses	112,015.02	249,743.86	(137,728.84)
21070	Sales Tax Payable	9,887.56	14,743.94	(4,856.38)
21080	Gratuities Payables	6,567.00	9,573.98	(3,006.98)
21096	Deferred Revenue-Brick	7,737.21	7,567.84	169.37
21130	Deferred Assessment	696,484.00	0.00	696,484.00
21131	Deferred Income (e-card)	4,073.78	4,935.24	(861.46)
25025	Deferred Revenue - Catering Events	260.00	5,040.83	(4,780.83)
	<b>Total Current Liabilities</b>	<u>881,469.22</u>	<u>298,888.15</u>	<u>582,581.07</u>
<b>LONG TERM LIABILITIES</b>				
<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
	<b>Total Deferred Replacement Reserve</b>	<u>2,111,426.19</u>	<u>2,111,426.19</u>	<u>0.00</u>
<b>CURRENT YEAR RESERVE ACTIVITY</b>				
32508	Reserve Income	216,300.00	108,150.00	108,150.00
32619	Reserve Expense	(99,413.71)	(79,299.24)	(20,114.47)
32570.1	Current Year Interest Earned	31,041.26	22,637.98	8,403.28
	<b>Total Current Year Reserve Activity</b>	<u>147,927.55</u>	<u>51,488.74</u>	<u>96,438.81</u>
	<b>Total Reserves</b>	<u>2,259,353.74</u>	<u>2,162,914.93</u>	<u>96,438.81</u>
<b>TOTAL LIABILITIES</b>		<u>3,140,822.96</u>	<u>2,461,803.08</u>	<u>679,019.88</u>
<b>FUND BALANCES</b>				
<b>FUND BALANCE</b>				
	Current Income (Loss)	(105,663.62)	(131,877.76)	26,214.14
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
	<b>Total Fund Balances</b>	<u>1,070,441.60</u>	<u>1,044,227.46</u>	<u>26,214.14</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>		<u>4,211,264.56</u>	<u>3,506,030.54</u>	<u>705,234.02</u>



Paseo Master HOA  
INCOME & EXPENSES  
04/30/2024

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8200 NW 33rd Street Suite 300  
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8200 NW 33rd Street, Suite 300  
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		-----	Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
<b>INCOME</b>								
41105	Master Maintenance	348,242.00	348,242	0.00	1,392,968.00	1,392,968	0.00	4,178,904
41110	Reserves Assessment	108,150.00	108,150	0.00	216,300.00	216,300	0.00	432,600
41138.1	Resident Bar Sales	82,064.66	97,500	(15,435.34)	334,532.80	387,500	(52,967.20)	770,500
42080	Capital Contribution	17,500.00	0	17,500.00	52,500.00	0	52,500.00	0
42202.1	Resident Food Sales	66,471.57	100,000	(33,528.43)	309,765.67	410,000	(100,234.33)	810,750
42561	Operating Interest Income	4,425.55	2,083	2,342.55	19,307.21	8,332	10,975.21	24,998
42681.1	Retail/Logo Merch Gen	3,150.01	3,000	150.01	20,121.57	14,000	6,121.57	20,000
42683.1	Sales Tax Allowance	30.00	30	0.00	120.00	120	0.00	360
42723.1	Theater Income	200.00	0	200.00	700.00	0	700.00	0
42724.1	Tennis Sales	0.00	0	0.00	649.99	0	649.99	4,000
42725.1	Spa Sales	375.59	367	8.59	2,157.28	1,468	689.28	4,400
	<b>TOTAL INCOME</b>	<u>630,609.38</u>	<u>659,372</u>	<u>(28,762.62)</u>	<u>2,349,122.52</u>	<u>2,430,688</u>	<u>(81,565.48)</u>	<u>6,246,512</u>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
51010	Audit / Tax Fees	1,354.00	1,354	0.00	5,416.00	5,416	0.00	16,248
51026	Corporate Annual Report	0.00	62	62.00	0.00	62	62.00	62
51050	Bank Charges	36.00	0	(36.00)	288.00	0	(288.00)	0
51072	G&A - Cash (over) short	(70.06)	0	70.06	299.76	0	(299.76)	0
51076	Communication	168.79	167	(1.79)	670.19	668	(2.19)	2,004
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	7,500
51150	Legal Fees	8,754.00	400	(8,354.00)	10,914.00	1,600	(9,314.00)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	0.00	120	120.00	360
51169	Office Supplies & Expenses	1,163.70	2,376	1,212.30	7,825.49	9,504	1,678.51	28,505
51170	Office Supplies	288.12	1,000	711.88	1,385.13	4,000	2,614.87	12,000
51171	Off Equip Leased	654.59	667	12.41	1,949.24	2,668	718.76	8,004
	<b>TOTAL ADMINISTRATIVE</b>	<u>12,349.14</u>	<u>6,056</u>	<u>(6,293.14)</u>	<u>28,747.81</u>	<u>24,038</u>	<u>(4,709.81)</u>	<u>79,483</u>
<b>UTILITIES</b>								
60002	Cable	114,376.86	114,359	(17.86)	457,513.09	457,436	(77.09)	1,386,051
60011	Electricity	12,277.00	13,116	838.50	49,825.32	52,898	3,072.18	160,000
60018	Cable TV/Internet	0.00	300	300.00	296.36	1,200	903.64	3,600
60030.1	Telephone Service Contract	334.28	750	415.72	1,719.84	3,000	1,280.16	9,000
60035	Telephone-Elevators	61.70	50	(11.70)	246.79	200	(46.79)	600
60040	Waste	1,022.48	1,000	(22.48)	4,253.72	4,000	(253.72)	12,000
60050	Water & Sewer	5,538.83	6,900	1,361.17	20,994.84	27,780	6,785.16	70,000
	<b>TOTAL UTILITIES</b>	<u>133,611.15</u>	<u>136,475</u>	<u>2,863.35</u>	<u>534,849.96</u>	<u>546,514</u>	<u>11,663.54</u>	<u>1,641,251</u>
<b>CONTRACTS</b>								
70090	Elevator Contract	234.52	234	(0.52)	949.47	936	(13.47)	2,808
70184	IT Services	0.00	1,500	1,500.00	1,620.00	6,000	4,380.00	18,000
70239	Property Management Contract	4,089.57	4,089	(0.57)	16,358.28	16,356	(2.28)	50,092
70239.1	Overhead Fee KWPM	500.00	500	0.00	2,000.00	2,000	0.00	6,000
	<b>TOTAL CONTRACT</b>	<u>4,824.09</u>	<u>6,323</u>	<u>1,498.91</u>	<u>20,927.75</u>	<u>25,292</u>	<u>4,364.25</u>	<u>76,900</u>
<b>INSURANCE</b>								
72000	Insurance Expense	14,862.89	18,360	3,497.11	58,219.45	66,120	7,900.55	213,000
	<b>TOTAL INSURANCE</b>	<u>14,862.89</u>	<u>18,360</u>	<u>3,497.11</u>	<u>58,219.45</u>	<u>66,120</u>	<u>7,900.55</u>	<u>213,000</u>
<b>PARK EXPENSES</b>								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	1,675.00	1,000	(675.00)	3,000
	<b>TOTAL PARK EXPENSES</b>	<u>0.00</u>	<u>250</u>	<u>250.00</u>	<u>1,675.00</u>	<u>1,000</u>	<u>(675.00)</u>	<u>3,000</u>
<b>COST OF SALES</b>								
80900	COGS-Food	35,469.29	45,000	9,530.71	133,282.86	184,500	51,217.14	364,838
80910	COGS-Bar	18,401.79	29,250	10,848.21	100,286.36	116,250	15,963.64	231,150
	<b>TOTAL COST OF SALES</b>	<u>53,871.08</u>	<u>74,250</u>	<u>20,378.92</u>	<u>233,569.22</u>	<u>300,750</u>	<u>67,180.78</u>	<u>595,988</u>
<b>CULINARY</b>								
81510.004	Culinary-Equip Leased	1,019.85	1,000	(19.85)	3,575.51	4,000	424.49	12,000
81510.005	Culinary-Equipment R&M	1,883.46	1,503	(380.46)	8,239.44	6,012	(2,227.44)	18,031
81510.006	Culinary-Equip Purchases	75.41	500	424.59	663.14	2,000	1,336.86	6,000
81510.008	Culinary-Kitchen Linens	769.55	1,499	729.45	3,063.01	6,053	2,989.99	12,000
81510.009	Culinary-Licenses/Fees	0.00	42	42.00	0.00	168	168.00	504



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		-----	Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
81510.010	Culinary-Spoilage	507.44	0	(507.44)	2,176.90	0	(2,176.90)	0
81510.011	Culinary-Supplies	33.60	1,499	1,465.40	33.60	6,053	6,019.40	12,000
81510.012	Culinary-Uniforms	142.40	375	232.60	427.38	1,513	1,085.62	3,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	200	200.00	250.00	807	557.00	1,600
81510.015	Culinary- Chem/ Cleaning	1,447.79	1,499	51.21	5,519.63	6,053	533.37	12,000
81510.016	Culinary- Cooking Fuels	1,598.52	3,247	1,648.48	11,693.30	13,112	1,418.70	26,000
	<b>TOTAL CULINARY EXPENSES</b>	<b>7,478.02</b>	<b>11,364</b>	<b>3,885.98</b>	<b>35,641.91</b>	<b>45,771</b>	<b>10,129.09</b>	<b>103,135</b>
	<b>FRONT OF HOUSE(FOH) EXPENSES</b>							
81520.001	FOH-China/Glass/Silver	0.00	375	375.00	0.00	1,513	1,513.00	3,000
81520.002	FOH-Credit Card Chg Exp	5,416.51	6,495	1,078.49	24,220.76	26,226	2,005.24	52,000
81520.003	FOH-Flowers&Decorations	3,866.44	833	(3,033.44)	7,804.71	1,916	(5,888.71)	10,000
81520.004	FOH-Linen	715.47	1,249	533.53	5,828.24	5,043	(785.24)	10,000
81520.005	FOH-Licenses & Fees	(1,433.41)	583	2,016.41	2,467.51	2,332	(135.51)	6,996
81520.006	FOH-Menu & Signage	0.00	75	75.00	381.23	300	(81.23)	900
81520.007	FOH-Music & Entertainment	4,378.22	8,000	3,621.78	41,589.72	35,500	(6,089.72)	80,000
81520.008	FOH-Supplies Paper/Plastic	7,722.83	8,119	396.17	26,917.45	32,783	5,865.55	65,000
81520.009	FOH-Uniforms	0.00	999	999.00	2,437.56	4,034	1,596.44	8,000
81520.010	FOH - POS System	319.86	1,000	680.14	5,706.42	4,000	(1,706.42)	12,000
	<b>TOTAL FOH EXPENSES</b>	<b>20,985.92</b>	<b>27,728</b>	<b>6,742.08</b>	<b>117,353.60</b>	<b>113,647</b>	<b>(3,706.60)</b>	<b>247,896</b>
	<b>OTHER AMENITIES</b>							
81000.001	Rec Center-Cafe	3,725.39	5,000	1,274.61	20,297.88	20,000	(297.88)	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	0.00	200	200.00	600
81000.004	Rec Center-Lifestyle Association	943.78	500	(443.78)	2,658.55	2,000	(658.55)	6,000
81000.005	Rec Center-Theather Supplies	695.07	133	(562.07)	1,221.16	532	(689.16)	1,593
	<b>TOTAL OTHER AMENITIES</b>	<b>5,364.24</b>	<b>5,683</b>	<b>318.76</b>	<b>24,177.59</b>	<b>22,732</b>	<b>(1,445.59)</b>	<b>52,193</b>
	<b>FITNESS EXPENSES</b>							
70110	Rec Ctr-Fitness Ctr	1,002.78	833	(169.78)	3,277.08	3,332	54.92	9,996
80110	Rec Ctr-Fitness Center Equip Repair	(301.88)	0	301.88	0.00	0	0.00	0
	<b>TOTAL FITNESS EXPENSES</b>	<b>700.90</b>	<b>833</b>	<b>132.10</b>	<b>3,277.08</b>	<b>3,332</b>	<b>54.92</b>	<b>9,996</b>
	<b>TENNIS EXPENSES</b>							
81530.002	Tennis Court-Clay	0.00	200	200.00	0.00	800	800.00	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	425.98	200	(225.98)	600
81530.004	Tennis Court-Tool & Maintenance	1,980.28	1,000	(980.28)	3,424.78	4,000	575.22	12,000
81530.008	Tennis Maintenance Contract	0.00	5,000	5,000.00	0.00	20,000	20,000.00	60,000
	<b>TOTAL TENNIS EXPENSES</b>	<b>1,980.28</b>	<b>6,250</b>	<b>4,269.72</b>	<b>3,850.76</b>	<b>25,000</b>	<b>21,149.24</b>	<b>75,000</b>
	<b>POOL/FOUNTAIN EXPENSES</b>							
81540.004	Pool/Fountain-Licenses	0.00	78	78.00	0.00	312	312.00	938
81540.005	Pool/Fountain-R&M	4,509.27	1,200	(3,309.27)	16,397.12	4,800	(11,597.12)	14,400
81540.006	Pool/Fountain- Contract	5,258.95	5,299	40.05	21,035.80	21,196	160.20	63,587
	<b>TOTAL POOL/FOUNTAIN EXPENSES</b>	<b>9,768.22</b>	<b>6,577</b>	<b>(3,191.22)</b>	<b>37,432.92</b>	<b>26,308</b>	<b>(11,124.92)</b>	<b>78,925</b>
	<b>GROUNDS</b>							
81550.001	Grounds-Lawn Contract	8,311.34	8,311	(0.34)	33,245.36	33,244	(1.36)	99,736
81550.002	Grounds-Landscape Replacement	3,037.50	1,000	(2,037.50)	4,551.50	4,000	(551.50)	12,000
81550.003	Grounds-Pest Control	0.00	500	500.00	135.00	2,000	1,865.00	6,000
81550.005	Grounds-Irrigation R&M	0.00	833	833.00	0.00	3,332	3,332.00	9,996
81550.006	Grounds-Tree Trimming	0.00	0	0.00	0.00	0	0.00	12,000
70215.6	Landscape Mulch	0.00	3,000	3,000.00	0.00	3,000	3,000.00	12,000
	<b>TOTAL GROUNDS</b>	<b>11,348.84</b>	<b>13,644</b>	<b>2,295.16</b>	<b>37,931.86</b>	<b>45,576</b>	<b>7,644.14</b>	<b>151,732</b>
	<b>MAINTENANCE AND REPAIRS</b>							
80025	Building Repairs	2,344.58	6,667	4,322.42	10,846.06	26,668	15,821.94	80,004
80090	Elevators Repair & Maintenance	0.00	133	133.00	0.00	532	532.00	1,596
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	400	400.00	1,200
80103	Fire Alarm Maintenance	84.22	267	182.78	1,945.19	1,068	(877.19)	3,204
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	132	132.00	396
80108.3	Fire Sprinkler Monitoring	63.90	33	(30.90)	191.70	132	(59.70)	396
80178	HVAC Maintenance & Repairs	0.00	833	833.00	4,336.25	3,332	(1,004.25)	9,996
80182	Housekeeping Supplies	2,242.24	3,000	757.76	19,375.08	12,000	(7,375.08)	36,000
80190	Keyscan/Mag Locks	0.00	33	33.00	13.90	132	118.10	396





**Paseo Master HOA  
 INCOME & EXPENSES  
 04/30/2024**

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	68	68.00	204
80300	Pest Control	135.00	133	(2.00)	270.00	532	262.00	1,596
80359.1	Retail Items/Logos	1,326.46	3,000	1,673.54	10,132.10	14,000	3,867.90	20,000
80370	Signage	0.00	100	100.00	95.71	400	304.29	1,200
	TOTAL MAINTENANCE AND REPAIRS	<u>6,196.40</u>	<u>14,349</u>	<u>8,152.60</u>	<u>47,205.99</u>	<u>59,396</u>	<u>12,190.01</u>	<u>156,188</u>
	Capital Improvement Projects							
83001	Capital Projects	30,041.93	0	(30,041.93)	283,033.99	0	(283,033.99)	0
	TOTAL SPECIAL PROJECTS	<u>30,041.93</u>	<u>0</u>	<u>(30,041.93)</u>	<u>283,033.99</u>	<u>0</u>	<u>(283,033.99)</u>	<u>0</u>
	PAYROLL EXPENSES							
89001	Payroll - F&B	100,646.76	108,150	7,503.24	424,046.20	458,335	34,288.80	1,218,608
89002	Member Services	5,389.35	12,237	6,847.65	39,551.63	50,261	10,709.37	132,551
89007	Payroll - Pool Monitor	9,268.40	12,551	3,282.60	36,911.92	53,337	16,425.08	163,180
89015	Payroll - Administrative	48,384.86	44,263	(4,121.86)	177,381.37	173,028	(4,353.37)	533,780
89100	Payroll - Maintenance	19,172.77	22,654	3,481.23	92,700.13	91,366	(1,334.13)	281,106
	TOTAL PAYROLL EXPENSES	<u>182,862.14</u>	<u>199,855</u>	<u>16,992.86</u>	<u>770,591.25</u>	<u>826,327</u>	<u>55,735.75</u>	<u>2,329,225</u>
	RESERVE / CONTINGENCY							
94050	Reserves Funding	108,150.00	108,150	0.00	216,300.00	216,300	0.00	432,600
	TOTAL RESERVE / CONTINGENCY	<u>108,150.00</u>	<u>108,150</u>	<u>0.00</u>	<u>216,300.00</u>	<u>216,300</u>	<u>0.00</u>	<u>432,600</u>
	TOTAL EXPENSES	<u>604,395.24</u>	<u>636,147</u>	<u>31,751.26</u>	<u>2,454,786.14</u>	<u>2,348,103</u>	<u>(106,683.64)</u>	<u>6,246,512</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>
	Net Income (Loss)	<u>26,214.14</u>	<u>23,226</u>	<u>2,988.64</u>	<u>(105,663.62)</u>	<u>82,586</u>	<u>(188,249.12)</u>	<u>0</u>
	Total Net Budget	<u>26,214.14</u>	<u>23,226</u>	<u>2,988.64</u>	<u>(105,663.62)</u>	<u>82,586</u>	<u>(188,249.12)</u>	<u>0</u>



**659 Paseo Master HOA  
INCOME & EXPENSES  
04/30/2024**

c/o KWPMC  
8200 NW 33rd Street, Suite 300  
Miami 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	
<b>INCOME</b>								
41105	Master Maintenance	348,242.00	348,242	0.00	1,392,968.00	1,392,968	0.00	4,178,904
41110	Reserves Assessment	108,150.00	108,150	0.00	216,300.00	216,300	0.00	432,600
42080	Capital Contribution	17,500.00	0	17,500.00	52,500.00	0	52,500.00	0
42561	Operating Interest Income	4,425.55	2,083	2,342.55	19,307.21	8,332	10,975.21	24,998
42681.1	Retail/Logo Merch Gen	3,150.01	3,000	150.01	20,121.57	14,000	6,121.57	20,000
42723.1	Theater Income	500.00	0	500.00	700.00	0	700.00	0
42724.1	Tennis Sales	0.00	0	0.00	649.99	0	649.99	4,000
42725.1	Spa Sales	375.59	367	8.59	2,157.28	1,468	689.28	4,400
	<b>TOTAL INCOME</b>	<b>482,343.15</b>	<b>461,842</b>	<b>20,501.15</b>	<b>1,704,704.05</b>	<b>1,633,068</b>	<b>71,636.05</b>	<b>4,664,902</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
51010	Audit / Tax Fees	1,354.00	1,354	0.00	5,416.00	5,416	0.00	16,248
51026	Corporate Annual Report	0.00	62	62.00	0.00	62	62.00	62
51050	Bank Charges	36.00	0	(36.00)	288.00	0	(288.00)	0
51072	G&A - Cash (over) short	0.00	0	0.00	20.01	0	(20.01)	0
51076	Communication	168.79	167	(1.79)	670.19	668	(2.19)	2,004
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	7,500
51150	Legal Fees	8,754.00	400	(8,354.00)	10,914.00	1,600	(9,314.00)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	0.00	120	120.00	360
51169	Office Supplies & Expenses	581.85	1,188	606.15	6,283.10	4,752	(1,531.10)	14,249
51170	Office Supplies	144.06	500	355.94	951.30	2,000	1,048.70	6,000
51171	Off Equip Leased	654.59	667	12.41	1,949.24	2,668	718.76	8,004
	<b>TOTAL ADMINISTRATIVE</b>	<b>11,693.29</b>	<b>4,368</b>	<b>(7,325.29)</b>	<b>26,491.84</b>	<b>17,286</b>	<b>(9,205.84)</b>	<b>59,227</b>
<b>UTILITIES</b>								
60002	Cable	114,376.86	114,359	(17.86)	457,513.09	457,436	(77.09)	1,386,051
60011	Electricity	6,138.50	6,558	419.00	31,220.85	26,449	(4,772.35)	80,000
60018	Cable TV/Internet	0.00	300	300.00	296.36	1,200	903.64	3,600
60030.1	Telephone Service Contract	334.28	750	415.72	1,719.84	3,000	1,280.16	9,000
60035	Telephone-Elevators	61.70	50	(11.70)	246.79	200	(46.79)	600
60040	Waste	255.62	250	(5.62)	1,830.29	1,000	(830.29)	3,000
60050	Water & Sewer	2,769.41	3,450	680.59	13,363.90	13,890	526.10	35,000
	<b>TOTAL UTILITIES</b>	<b>123,936.37</b>	<b>125,717</b>	<b>1,780.13</b>	<b>506,191.12</b>	<b>503,175</b>	<b>(3,016.62)</b>	<b>1,517,251</b>
<b>CONTRACTS</b>								
70090	Elevator Contract	234.52	234	(0.52)	949.47	936	(13.47)	2,808
70184	IT Services	0.00	1,500	1,500.00	1,620.00	6,000	4,380.00	18,000
70239	Property Management Contract	4,089.57	4,089	(0.57)	16,358.28	16,356	(2.28)	50,092
70239.1	Overhead Fee KWPM	500.00	500	0.00	2,000.00	2,000	0.00	6,000
	<b>TOTAL CONTRACT</b>	<b>4,824.09</b>	<b>6,323</b>	<b>1,498.91</b>	<b>20,927.75</b>	<b>25,292</b>	<b>4,364.25</b>	<b>76,900</b>
<b>INSURANCE</b>								
72000	Insurance Expense	14,726.97	18,100	3,373.03	57,427.61	65,080	7,652.39	209,880
	<b>TOTAL INSURANCE</b>	<b>14,726.97</b>	<b>18,100</b>	<b>3,373.03</b>	<b>57,427.61</b>	<b>65,080</b>	<b>7,652.39</b>	<b>209,880</b>
<b>PARK EXPENSES</b>								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	1,675.00	1,000	(675.00)	3,000
	<b>TOTAL PARK EXPENSES</b>	<b>0.00</b>	<b>250</b>	<b>250.00</b>	<b>1,675.00</b>	<b>1,000</b>	<b>(675.00)</b>	<b>3,000</b>
<b>COST OF SALES</b>								
80900	COGS-Food	(110.27)	0	110.27	0.00	0	0.00	0
80910	COGS-Bar	(265.16)	0	265.16	0.00	0	0.00	0
	<b>TOTAL COST OF SALES</b>	<b>(375.43)</b>	<b>0</b>	<b>375.43</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>CULINARY</b>								
81510.004	Culinary-Equip Leased	(330.15)	0	330.15	0.00	0	0.00	0
81510.005	Culinary-Equipment R&M	(787.55)	0	787.55	0.00	0	0.00	0
	<b>TOTAL CULINARY EXPENSES</b>	<b>(1,117.70)</b>	<b>0</b>	<b>1,117.70</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>FRONT OF HOUSE(FOH) EXPENSES</b>								
81520.003	FOH-Flowers&Decorations	(2,071.38)	0	2,071.38	0.00	0	0.00	0
81520.005	FOH-Licenses & Fees	(4,307.00)	0	4,307.00	(1,820.00)	0	1,820.00	0



**659 Paseo Master HOA  
INCOME & EXPENSES  
04/30/2024**

c/o KWPMC  
8200 NW 33rd Street, Suite 300  
Miami FL 33122

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8200 NW 33rd Street, Suite 300  
Miami FL 33122

		----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	----- Annual Budget
81520.007	FOH-Music & Entertainment	8,247.07	0	(8,247.07)	0.00	0	0.00	0
81520.009	FOH-Uniforms	(1,846.95)	0	1,846.95	0.00	0	0.00	0
	<b>TOTAL FOH EXPENSES</b>	<u>21.74</u>	<u>0</u>	<u>(21.74)</u>	<u>(1,820.00)</u>	<u>0</u>	<u>1,820.00</u>	<u>0</u>
	<b>OTHER AMENITIES</b>							
81000.001	Rec Center-Cafe	9,370.84	5,000	(4,370.84)	20,297.88	20,000	(297.88)	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	0.00	200	200.00	600
81000.004	Rec Center-Lifestyle Association	1,643.78	500	(1,143.78)	2,658.55	2,000	(658.55)	6,000
81000.005	Rec Center-Theather Supplies	695.07	133	(562.07)	1,221.16	532	(689.16)	1,593
	<b>TOTAL OTHER AMENITIES</b>	<u>11,709.69</u>	<u>5,683</u>	<u>(6,026.69)</u>	<u>24,177.59</u>	<u>22,732</u>	<u>(1,445.59)</u>	<u>52,193</u>
	<b>FITNESS EXPENSES</b>							
70110	Rec Ctr-Fitness Ctr	1,002.78	833	(169.78)	3,277.08	3,332	54.92	9,996
80110	Rec Ctr-Fitness Center Equip Repair	(301.88)	0	301.88	0.00	0	0.00	0
	<b>TOTAL FITNESS EXPENSES</b>	<u>700.90</u>	<u>833</u>	<u>132.10</u>	<u>3,277.08</u>	<u>3,332</u>	<u>54.92</u>	<u>9,996</u>
	<b>TENNIS EXPENSES</b>							
81530.002	Tennis Court-Clay	0.00	200	200.00	0.00	800	800.00	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	425.98	200	(225.98)	600
81530.004	Tennis Court-Tool & Maintenance	1,980.28	1,000	(980.28)	3,424.78	4,000	575.22	12,000
81530.008	Tennis Maintenance Contract	0.00	5,000	5,000.00	0.00	20,000	20,000.00	60,000
	<b>TOTAL TENNIS EXPENSES</b>	<u>1,980.28</u>	<u>6,250</u>	<u>4,269.72</u>	<u>3,850.76</u>	<u>25,000</u>	<u>21,149.24</u>	<u>75,000</u>
	<b>POOL/FOUNTAIN EXPENSES</b>							
81540.004	Pool/Fountain-Licenses	0.00	78	78.00	0.00	312	312.00	938
81540.005	Pool/Fountain-R&M	4,509.27	1,200	(3,309.27)	16,397.12	4,800	(11,597.12)	14,400
81540.006	Pool/Fountain- Contract	5,258.95	5,299	40.05	21,035.80	21,196	160.20	63,587
	<b>TOTAL POOL/FOUNTAIN EXPENSES</b>	<u>9,768.22</u>	<u>6,577</u>	<u>(3,191.22)</u>	<u>37,432.92</u>	<u>26,308</u>	<u>(11,124.92)</u>	<u>78,925</u>
	<b>GROUNDS</b>							
81550.001	Grounds-Lawn Contract	8,311.34	8,311	(0.34)	33,245.36	33,244	(1.36)	99,736
81550.002	Grounds-Landscape Replacement	3,037.50	1,000	(2,037.50)	4,551.50	4,000	(551.50)	12,000
81550.003	Grounds-Pest Control	0.00	500	500.00	135.00	2,000	1,865.00	6,000
81550.005	Grounds-Irrigation R&M	0.00	833	833.00	0.00	3,332	3,332.00	9,996
81550.006	Grounds-Tree Trimming	0.00	0	0.00	0.00	0	0.00	12,000
70215.6	Landscape Mulch	0.00	3,000	3,000.00	0.00	3,000	3,000.00	12,000
	<b>TOTAL GROUNDS</b>	<u>11,348.84</u>	<u>13,644</u>	<u>2,295.16</u>	<u>37,931.86</u>	<u>45,576</u>	<u>7,644.14</u>	<u>151,732</u>
	<b>MAINTENANCE AND REPAIRS</b>							
80025	Building Repairs	2,344.58	6,667	4,322.42	10,846.06	26,668	15,821.94	80,004
80090	Elevators Repair & Maintenance	0.00	133	133.00	0.00	532	532.00	1,596
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	400	400.00	1,200
80103	Fire Alarm Maintenance	84.22	267	182.78	1,945.19	1,068	(877.19)	3,204
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	132	132.00	396
80108.3	Fire Sprinkler Monitoring	63.90	33	(30.90)	191.70	132	(59.70)	396
80178	HVAC Maintenance & Repairs	0.00	833	833.00	4,336.25	3,332	(1,004.25)	9,996
80182	Housekeeping Supplies	5,726.24	3,000	(2,726.24)	19,375.08	12,000	(7,375.08)	36,000
80190	Keyscan/Mag Locks	0.00	33	33.00	13.90	132	118.10	396
80237.1	Light Bulbs	0.00	17	17.00	0.00	68	68.00	204
80300	Pest Control	135.00	133	(2.00)	270.00	532	262.00	1,596
80359.1	Retail Items/Logos	(7,006.10)	3,000	10,006.10	10,132.10	14,000	3,867.90	20,000
80370	Signage	0.00	100	100.00	95.71	400	304.29	1,200
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<u>1,347.84</u>	<u>14,349</u>	<u>13,001.16</u>	<u>47,205.99</u>	<u>59,396</u>	<u>12,190.01</u>	<u>156,188</u>
	<b>Capital Improvement Projects</b>							
83001	Capital Projects	30,041.93	0	(30,041.93)	283,033.99	0	(283,033.99)	0
	<b>TOTAL SPECIAL PROJECTS</b>	<u>30,041.93</u>	<u>0</u>	<u>(30,041.93)</u>	<u>283,033.99</u>	<u>0</u>	<u>(283,033.99)</u>	<u>0</u>
	<b>PAYROLL EXPENSES</b>							
89002	Member Services	5,389.35	12,237	6,847.65	39,551.63	50,261	10,709.37	132,551
89007	Payroll - Pool Monitor	9,268.40	12,551	3,282.60	36,911.92	53,337	16,425.08	163,180
89015	Payroll - Administrative	48,384.86	44,263	(4,121.86)	177,381.37	173,028	(4,353.37)	533,780
89100	Payroll - Maintenance	19,172.77	22,654	3,481.23	92,700.13	91,366	(1,334.13)	281,106



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04/30/2024

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	----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	----- Annual Budget
TOTAL PAYROLL EXPENSES	<u>82,215.38</u>	<u>91,705</u>	<u>9,489.62</u>	<u>346,545.05</u>	<u>367,992</u>	<u>21,446.95</u>	<u>1,110,617</u>
94050 RESERVE / CONTINGENCY Reserves Funding	<u>108,150.00</u>	<u>108,150</u>	<u>0.00</u>	<u>216,300.00</u>	<u>216,300</u>	<u>0.00</u>	<u>432,600</u>
TOTAL RESERVE / CONTINGENCY	<u>108,150.00</u>	<u>108,150</u>	<u>0.00</u>	<u>216,300.00</u>	<u>216,300</u>	<u>0.00</u>	<u>432,600</u>
<i>TOTAL EXPENSES</i>	<u><i>410,972.41</i></u>	<u><i>401,949</i></u>	<u><i>(9,023.91)</i></u>	<u><i>1,610,648.56</i></u>	<u><i>1,378,469</i></u>	<u><i>(232,180.06)</i></u>	<u><i>3,933,509</i></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>
Net Income (Loss)	<u>71,370.74</u>	<u>59,894</u>	<u>11,477.24</u>	<u>94,055.49</u>	<u>254,600</u>	<u>(160,544.01)</u>	<u>731,393</u>
Total Net Budget	<u><u>71,370.74</u></u>	<u><u>59,894</u></u>	<u><u>11,477.24</u></u>	<u><u>94,055.49</u></u>	<u><u>254,600</u></u>	<u><u>(160,544.01)</u></u>	<u><u>731,393</u></u>



**659A Paseo Master HOA  
INCOME & EXPENSES  
04/30/2024**

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	
<b>SALES</b>										
42202.1	Resident Food Sales	66,471.57	44.74 %	100,000	(33,528.43)	309,765.67	48.07 %	410,000	(100,234.33)	810,750
41138.1	Resident Bar Sales	82,064.66	55.24 %	97,500	(15,435.34)	334,532.80	51.91 %	387,500	(52,967.20)	770,500
42683.1	Sales Tax Allowance	30.00	0.02 %	30	0.00	120.00	0.02 %	120	0.00	360
	<b>TOTAL SALES</b>	<b>148,566.23</b>	<b>100.00 %</b>	<b>197,530</b>	<b>(48,963.77)</b>	<b>644,418.47</b>	<b>100.00 %</b>	<b>797,620</b>	<b>(153,201.53)</b>	<b>1,581,610</b>
<b>COST OF SALES</b>										
80900	COGS-Food	35,579.56	53.37 %	45,000	9,420.44	133,282.86	43.00 %	184,500	51,217.14	364,838
80910	COGS-Bar	18,666.95	22.75 %	29,250	10,583.05	100,286.36	29.98 %	116,250	15,963.64	231,150
	<b>TOTAL COST OF SALES</b>	<b>54,246.51</b>	<b>36.51 %</b>	<b>74,250</b>	<b>20,003.49</b>	<b>233,569.22</b>	<b>36.24 %</b>	<b>300,750</b>	<b>67,180.78</b>	<b>595,988</b>
<b>LABOR</b>										
89001	Payroll - F&B	100,646.76	67.75 %	108,150	7,503.24	424,046.20	65.80 %	458,335	34,288.80	1,218,608
	<b>TOTAL LABOR</b>	<b>100,646.76</b>	<b>67.75 %</b>	<b>108,150</b>	<b>7,503.24</b>	<b>424,046.20</b>	<b>65.80 %</b>	<b>458,335</b>	<b>34,288.80</b>	<b>1,218,608</b>
	<b>PRIME COST</b>	<b>(154,893.27)</b>	<b>(104.26)%</b>	<b>(182,400)</b>	<b>27,506.73</b>	<b>(657,615.42)</b>	<b>(102.05)%</b>	<b>(759,085)</b>	<b>101,469.58</b>	<b>(1,814,596)</b>
<b>OTHER CONTROLLABLE EXPENSES</b>										
51072	G&A - Cash (over) short	(70.06)	0.05 %	0	70.06	279.75	0.04 %	0	(279.75)	0
51169	Office Supplies & Expenses	581.85	0.39 %	1,188	606.15	1,542.39	0.24 %	4,752	3,209.61	14,256
51170	Office Supplies	144.06	0.10 %	500	355.94	433.83	0.07 %	2,000	1,566.17	6,000
60011	Electricity	6,138.50	4.13 %	6,558	419.50	18,604.47	2.89 %	26,449	7,844.53	80,000
60040	Waste	766.86	0.52 %	750	(16.86)	2,423.43	0.38 %	3,000	576.57	9,000
60050	Water & Sewer	2,769.42	1.86 %	3,450	680.58	7,630.94	1.18 %	13,890	6,259.06	35,000
72000	Insurance Expense	135.92	0.09 %	260	124.08	791.84	0.12 %	1,040	248.16	3,120
81510.005	Culinary-Equipment R&M	2,671.01	1.80 %	1,503	(1,168.01)	8,239.44	1.28 %	6,012	(2,227.44)	18,031
81510.006	Culinary-Equip Purchases	75.41	0.05 %	500	424.59	663.14	0.10 %	2,000	1,336.86	6,000
81510.008	Culinary-Kitchen Linens	769.55	0.52 %	1,499	729.45	3,063.01	0.48 %	6,053	2,989.99	12,000
81510.009	Culinary-Licenses/Fees	0.00	0.00 %	42	42.00	0.00	0.00 %	168	168.00	504
81510.010	Culinary-Spoilage	507.44	0.34 %	0	(507.44)	2,176.90	0.34 %	0	(2,176.90)	0
81510.011	Culinary-Supplies	33.60	0.02 %	1,499	1,465.40	33.60	0.01 %	6,053	6,019.40	12,000
81510.012	Culinary-Uniforms	142.40	0.10 %	375	232.60	427.38	0.07 %	1,513	1,085.62	3,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	0.00 %	200	200.00	250.00	0.04 %	807	557.00	1,600
81510.015	Culinary- Chem/ Cleaning	1,447.79	0.97 %	1,499	51.21	5,519.63	0.86 %	6,053	533.37	12,000
81510.016	Culinary- Cooking Fuels	1,598.52	1.08 %	3,247	1,648.48	11,693.30	1.81 %	13,112	1,418.70	26,000
81520.001	FOH-China/Glass/Silver	0.00	0.00 %	375	375.00	0.00	0.00 %	1,513	1,513.00	3,000
81520.002	FOH-Credit Card Chg Exp	5,416.51	3.65 %	6,495	1,078.49	24,220.76	3.76 %	26,226	2,005.24	52,000
81520.003	FOH-Flowers&Decorations	5,937.82	4.00 %	833	(5,104.82)	7,804.71	1.21 %	1,916	(5,888.71)	10,000
81520.004	FOH-Linen	715.47	0.48 %	1,249	533.53	5,828.24	0.90 %	5,043	(785.24)	10,000
81520.005	FOH-Licenses & Fees	2,873.59	1.93 %	583	(2,290.59)	4,287.51	0.67 %	2,332	(1,955.51)	6,996
81520.006	FOH-Menu & Signage	0.00	0.00 %	75	75.00	381.23	0.06 %	300	(81.23)	900
81520.007	FOH-Music & Entertainment	(3,868.85)	2.60 %	8,000	11,868.85	41,589.72	6.45 %	35,500	(6,089.72)	80,000
81520.008	FOH-Supplies Paper/Plastic	7,722.83	5.20 %	8,119	396.17	26,917.45	4.18 %	32,783	5,865.55	65,000
81520.009	FOH-Uniforms	1,846.95	1.24 %	999	(847.95)	2,437.56	0.38 %	4,034	1,596.44	8,000
81520.010	FOH - POS System	319.86	0.22 %	1,000	680.14	5,706.42	0.89 %	4,000	(1,706.42)	12,000
81000.001	Rec Center-Cafe	(5,645.45)	3.80 %	0	5,645.45	0.00	0.00 %	0	0.00	0
81000.004	Rec Center-Lifestyle Association	(700.00)	0.47 %	0	700.00	0.00	0.00 %	0	0.00	0
	<b>TOTAL OTHER CONTROLLABLE EXPENSES</b>	<b>32,331.00</b>	<b>21.76 %</b>	<b>50,798</b>	<b>18,467.00</b>	<b>182,946.65</b>	<b>28.39 %</b>	<b>206,549</b>	<b>23,602.35</b>	<b>486,407</b>
	<b>CONTROLLABLE INCOME(Loss)</b>	<b>(38,658.04)</b>	<b>(26.02)%</b>	<b>(35,668)</b>	<b>(2,990.04)</b>	<b>(196,143.60)</b>	<b>(30.44)%</b>	<b>(168,014)</b>	<b>(28,129.60)</b>	<b>(719,393)</b>
<b>NON-CONTROLLABLE EXPENSES</b>										
81510.004	Culinary-Equip Leased	1,350.00	0.91 %	1,000	(350.00)	3,575.51	0.55 %	4,000	424.49	12,000
	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>	<b>1,350.00</b>	<b>0.91 %</b>	<b>1,000</b>	<b>(350.00)</b>	<b>3,575.51</b>	<b>0.55 %</b>	<b>4,000</b>	<b>424.49</b>	<b>12,000</b>
	<b>RESTAURANT OPERATING INCOME (LOSS)</b>	<b>(40,008.04)</b>	<b>(26.93)%</b>	<b>(36,668)</b>	<b>(3,340.04)</b>	<b>(199,719.11)</b>	<b>(30.99)%</b>	<b>(172,014)</b>	<b>(27,705.11)</b>	<b>(731,393)</b>





**Paseo Master HOA**  
**12 Month Income Statement**  
**04/30/2024**

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	Apr-2024	Mar-2024	Feb-2024	Jan-2024	Dec-2023	Nov-2023	Oct-2023	Sep-2023	Aug-2023	Jul-2023	Jun-2023	May-2023	TOTAL
81540.004	Pool/Fountain-Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.15	79.20	158.35
81540.005	Pool/Fountain-R&M	4,509.27	1,992.93	7,406.89	2,488.03	19,230.72	(4,490.00)	3,981.84	454.65	1,027.30	1,388.50	2,295.35	1,764.16	42,049.64
81540.006	Pool/Fountain- Contract	5,258.95	5,258.95	5,258.95	5,258.95	(206.14)	10,095.44	4,944.65	4,490.00	4,490.00	4,944.65	4,944.65	4,944.65	59,683.70
81550.001	Grounds-Lawn Contract	8,311.34	8,311.34	8,311.34	8,311.34	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	97,999.52
81550.002	Grounds-Landscape Replacement	3,037.50	642.00	872.00	0.00	0.00	5,400.00	0.00	935.00	2,350.00	2,340.00	0.00	0.00	15,576.50
81550.003	Grounds-Pest Control	0.00	0.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00
81550.005	Grounds-Irrigation R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	410.00	410.00
81550.006	Grounds-Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	5,938.00	0.00	0.00	0.00	5,938.00	0.00	11,876.00
83001	Capital Projects	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	7,120.78	1,922.00	0.00	439,409.73
	<i>Total Maintenance and Rep</i>	<u>146,733.05</u>	<u>287,635.91</u>	<u>193,774.66</u>	<u>193,729.22</u>	<u>148,345.32</u>	<u>248,814.35</u>	<u>101,637.90</u>	<u>92,829.53</u>	<u>74,111.79</u>	<u>85,139.64</u>	<u>89,953.40</u>	<u>101,189.52</u>	<u>1,763,894.29</u>
	SALARIES													
89001	Payroll - F&B	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	84,460.52	89,438.21	86,033.78	1,108,981.99
89002	Member Services	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	9,229.11	8,668.92	7,443.06	116,168.80
89007	Payroll - Pool Monitor	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	8,388.47	11,327.03	11,729.96	116,148.36
89015	Payroll - Administrative	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	35,055.02	33,216.47	31,309.21	494,511.53
89100	Payroll - Maintenance	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	23,223.80	22,064.45	21,996.69	276,724.47
	<i>Total Salaries</i>	<u>182,862.14</u>	<u>200,366.00</u>	<u>190,219.82</u>	<u>197,143.29</u>	<u>195,070.22</u>	<u>183,681.46</u>	<u>168,662.26</u>	<u>153,777.49</u>	<u>157,167.77</u>	<u>160,356.92</u>	<u>164,715.08</u>	<u>158,512.70</u>	<u>2,112,535.15</u>
	<b>TOTAL EXPENSES</b>	<u>496,245.24</u>	<u>649,997.82</u>	<u>542,869.67</u>	<u>549,373.41</u>	<u>508,417.34</u>	<u>596,736.95</u>	<u>436,108.95</u>	<u>400,240.71</u>	<u>388,087.57</u>	<u>404,413.69</u>	<u>407,845.93</u>	<u>413,451.79</u>	<u>5,793,789.07</u>
	RESERVES													
94050	Reserves Funding	108,150.00	0.00	0.00	108,150.00	0.00	0.00	103,000.00	0.00	0.00	103,000.00	0.00	0.00	422,300.00
	<i>Total Reserves</i>	<u>108,150.00</u>	<u>0.00</u>	<u>0.00</u>	<u>108,150.00</u>	<u>0.00</u>	<u>0.00</u>	<u>103,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>103,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>422,300.00</u>
	<b>Net Income (Loss)</b>	<u>26,214.14</u>	<u>(61,949.18)</u>	<u>9,058.69</u>	<u>(78,987.27)</u>	<u>(33,383.88)</u>	<u>(154,374.23)</u>	<u>(3,306.58)</u>	<u>28,042.78</u>	<u>7,296.40</u>	<u>10,545.54</u>	<u>3,837.76</u>	<u>43,078.68</u>	<u>(203,927.15)</u>

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Bank Balance As Of 04/30/2024	566,536.77
Outstanding Checks AP	-53,442.50
Journal Entries GL	-102,894.33
Adjusted Bank Balance	<hr/> 410,199.94
Book Balance As Of 04/30/2024	409,810.18
Interest Income	425.76
Bank Charges	-36.00
Adjusted Book Balance	<hr/> 410,199.94



<p style="text-align: center;">Outstanding Check List 65901 **Paseo M-BBT OPR Checks Dated 04/30/2024</p>
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Check	Date	Vendor	Type	Amount	
007872	12/01/2023	REB027	Rebekah Bunting	C	50.00
008004	12/29/2023	CIT040	City of Ft. Myers, FL	C	96.00
008029	01/12/2024	MEL219	Melissa Ward	C	88.28
008119	02/05/2024	ZZZTHO	Thompson Gas LLC	C	1,496.19
008176	02/06/2024	BEL060	Bella Signs & Designs	C	293.41
008210	02/21/2024	DEN057	Deven Starr	C	300.00
008265	02/27/2024	ZZZTHO	Thompson Gas LLC	C	553.14
008266	03/04/2024	ZZZTHO	Thompson Gas LLC	C	1,421.00
008312	03/07/2024	CHR068	Chris Destilo	C	50.00
008322	03/13/2024	DAN084	Dane Sweet	C	50.00
008328	03/13/2024	PAM042	Pam Barry	C	50.00
008332	03/13/2024	MEL219	Melissa Ward	C	50.00
008333	03/13/2024	ROS094	Rosa Nieves	C	75.00
008399	03/28/2024	CHR068	Chris Destilo	C	55.18
008445	04/11/2024	PAT174	Patricia Stanton	C	600.00
008447	04/11/2024	SPR018	Spruce Refrigeration	C	1,596.52
008480	04/23/2024	ZZZTHO	Thompson Gas LLC	C	166.36
008481	04/25/2024	ANT090	Kaila Isaacson	C	800.00
008482	04/25/2024	IAM002	I Am Entertainment	C	500.00
008485	04/25/2024	JOH323	John D Ingalls	C	350.00
008486	04/25/2024	KEI030	Keith Ruzika	C	500.00
008487	04/25/2024	MAL017	Malibu Music Services	C	600.00
008488	04/25/2024	MAR659	Marja Michaelson	C	400.00
008489	04/25/2024	MCD003	MCDJ Inc	C	400.00
008490	04/25/2024	MIC454	Michael Brophy	C	1,000.00
008491	04/25/2024	PRI038	Primetime Events of SWFL	C	1,597.50
008492	04/25/2024	RIG011	Rig Entertainment LLC	C	1,000.00
008493	04/25/2024	SHE177	Sheena Brook	C	500.00
008496	04/25/2024	BEL051	Belgian Yummies	C	231.00
008498	04/25/2024	CUL001	Culligan of Ft Myers	C	190.92
008502	04/25/2024	SUN201	Sunfresh Produce	C	688.60
008504	04/25/2024	OMA019	Omar Baker	C	500.00
008516	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	1,678.27
008517	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	42.75
008521	04/30/2024	JOS452	Joshua P Ferris	C	500.00
008522	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	4,682.99
008523	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	3,793.77
008524	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	1,729.82
008525	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	4,328.30
008526	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	5,523.15
008527	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	4,925.39
008528	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	3,860.46
008529	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	60.45
008530	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	2,383.56
008531	04/30/2024	ZZYFB1	CHENEY BROTHERS-AUTOPAY	C	3,684.49
Report Total					53,442.50