



Paseo Master HOA
COMPARATIVE BALANCE SHEET
03/31/2024

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	(97,861.30)	140,535.27	(238,396.57)
10036	Due (To)/From Reserve	(21,838.17)	0.00	(21,838.17)
10037	Due (to)/from Reserve	<u>9,009.00</u>	<u>7,537.22</u>	<u>1,471.78</u>
	Total Main Operating Cash Account	<u>(110,690.47)</u>	<u>148,072.49</u>	<u>(258,762.96)</u>
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	227,325.71	29,815.86	197,509.85
10021	Operating-Stifel Investment 5%	963,601.25	1,356,071.81	(392,470.56)
10300	Petty Cash	<u>913.59</u>	<u>913.59</u>	<u>0.00</u>
	Total Other Operating Cash	<u>1,191,840.55</u>	<u>1,386,801.26</u>	<u>(194,960.71)</u>
	RESERVE CASH			
10050	Reserve - Truist Bank	108,823.58	184,788.97	(75,965.39)
10060	Reserve-Stifel -5%	2,038,908.88	2,016,786.47	22,122.41
10074	Due from OPR to RSV	21,838.17	0.00	21,838.17
10075	Due to Operating from Reserves	<u>(9,009.00)</u>	<u>(7,537.22)</u>	<u>(1,471.78)</u>
	Total Reserve Cash	<u>2,160,561.63</u>	<u>2,194,038.22</u>	<u>(33,476.59)</u>
	RECEIVABLES			
11170	Other Receivables	<u>5,202.52</u>	<u>22,286.39</u>	<u>(17,083.87)</u>
	Total Receivables	<u>5,202.52</u>	<u>22,286.39</u>	<u>(17,083.87)</u>
	Total Current Assets	<u>3,246,914.23</u>	<u>3,751,198.36</u>	<u>(504,284.13)</u>
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	12,059.29	18,272.56	(6,213.27)
13010	Prepaid Insurance	162,651.14	31,503.00	131,148.14
13017	Inventory-Beverage	15,013.23	19,168.82	(4,155.59)
13018	Inventory-Food	36,599.68	38,470.39	(1,870.71)
13019	Inventory - Retail Goods	8,332.56	7,082.42	1,250.14
13021	Accrued Interest Receivable Reserves	18,130.88	32,105.11	(13,974.23)
13022	Accrued Interest Receivable Operating	<u>6,240.09</u>	<u>9,267.39</u>	<u>(3,027.30)</u>
	Total Other Current Asset	<u>259,026.87</u>	<u>155,869.69</u>	<u>103,157.18</u>
	TOTAL ASSETS	<u>3,505,941.10</u>	<u>3,907,068.05</u>	<u>(401,126.95)</u>



Paseo Master HOA
COMPARATIVE BALANCE SHEET
03/31/2024

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
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	7,282.46	2,443.18	4,839.28
21020	Accrued Expenses	249,743.86	245,087.58	4,656.28
21070	Sales Tax Payable	14,743.94	11,414.80	3,329.14
21080	Gratuities Payables	9,573.98	0.00	9,573.98
21096	Deferred Revenue-Brick	7,567.84	7,567.84	0.00
21130	Deferred Assessment	0.00	348,242.00	(348,242.00)
21131	Deferred Income (e-card)	4,935.24	4,034.61	900.63
25025	Deferred Revenue - Catering Events	5,040.83	2,548.07	2,492.76
	Total Current Liabilities	<u>298,888.15</u>	<u>621,338.08</u>	<u>(322,449.93)</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	108,150.00	108,150.00	0.00
32619	Reserve Expense	(79,299.24)	(54,423.22)	(24,876.02)
32570.1	Current Year Interest Earned	22,548.54	14,400.36	8,148.18
	Total Current Year Reserve Activity	<u>51,399.30</u>	<u>68,127.14</u>	<u>(16,727.84)</u>
	Total Reserves	<u>2,162,825.49</u>	<u>2,179,553.33</u>	<u>(16,727.84)</u>
TOTAL LIABILITIES		<u>2,461,713.64</u>	<u>2,800,891.41</u>	<u>(339,177.77)</u>
FUND BALANCES				
FUND BALANCE				
38500	Current Income (Loss)	(131,877.76)	(69,928.58)	(61,949.18)
39000	Prior Year Adjustment	3,917.68	3,917.68	0.00
	Retained Earnings	1,172,187.54	1,172,187.54	0.00
	Total Fund Balances	<u>1,044,227.46</u>	<u>1,106,176.64</u>	<u>(61,949.18)</u>
TOTAL LIABILITIES & FUND BALANCES		<u>3,505,941.10</u>	<u>3,907,068.05</u>	<u>(401,126.95)</u>



**Paseo Master HOA
INCOME & EXPENSES
03/31/2024**

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 Period			Year to Date			Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
INCOME								
41105	Master Maintenance	348,242.00	348,242	0.00	1,044,726.00	1,044,726	0.00	4,178,904
41110	Reserves Assessment	0.00	0	0.00	108,150.00	108,150	0.00	432,600
41138.1	Resident Bar Sales	114,285.52	125,000	(10,714.48)	252,468.14	290,000	(37,531.86)	770,500
42080	Capital Contribution	10,000.00	0	10,000.00	35,000.00	0	35,000.00	0
42202.1	Resident Food Sales	105,730.44	135,000	(29,269.56)	243,294.10	310,000	(66,705.90)	810,750
42561	Operating Interest Income	4,760.52	2,083	2,677.52	14,881.66	6,249	8,632.66	24,998
42681.1	Retail/Logo Merch Gen	4,218.48	4,000	218.48	16,971.56	11,000	5,971.56	20,000
42683.1	Sales Tax Allowance	30.00	30	0.00	90.00	90	0.00	360
42723.1	Theater Income	300.00	0	300.00	500.00	0	500.00	0
42724.1	Tennis Sales	199.99	0	199.99	649.99	0	649.99	4,000
42725.1	Spa Sales	281.69	367	(85.31)	1,781.69	1,101	680.69	4,400
TOTAL INCOME		588,048.64	614,722	(26,673.36)	1,718,513.14	1,771,316	(52,802.86)	6,246,512
EXPENSES								
ADMINISTRATIVE								
51010	Audit / Tax Fees	1,354.00	1,354	0.00	4,062.00	4,062	0.00	16,248
51026	Corporate Annual Report	0.00	0	0.00	0.00	0	0.00	62
51050	Bank Charges	252.00	0	(252.00)	252.00	0	(252.00)	0
51072	G&A - Cash (over) short	106.22	0	(106.22)	369.82	0	(369.82)	0
51076	Communication	169.08	167	(2.08)	501.40	501	(0.40)	2,004
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	7,500
51150	Legal Fees	90.00	400	310.00	2,160.00	1,200	(960.00)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	0.00	90	90.00	360
51169	Office Supplies & Expenses	4,470.08	2,376	(2,094.08)	6,661.79	7,128	466.21	28,505
51170	Office Supplies	517.48	1,000	482.52	1,097.01	3,000	1,902.99	12,000
51171	Off Equip Leased	106.00	667	561.00	1,294.65	2,001	706.35	8,004
TOTAL ADMINISTRATIVE		7,064.86	5,994	(1,070.86)	16,398.67	17,982	1,583.33	79,483
UTILITIES								
60002	Cable	114,376.86	114,359	(17.86)	343,136.23	343,077	(59.23)	1,386,051
60011	Electricity	12,616.40	13,552	935.60	37,548.32	39,782	2,233.68	160,000
60018	Cable TV/Internet	213.76	300	86.24	296.36	900	603.64	3,600
60030.1	Telephone Service Contract	336.04	750	413.96	1,385.56	2,250	864.44	9,000
60035	Telephone-Elevators	61.69	50	(11.69)	185.09	150	(35.09)	600
60040	Waste	1,022.48	1,000	(22.48)	3,231.24	3,000	(231.24)	12,000
60050	Water & Sewer	5,732.98	7,080	1,347.02	15,456.01	20,880	5,423.99	70,000
TOTAL UTILITIES		134,360.21	137,091	2,730.79	401,238.81	410,039	8,800.19	1,641,251
CONTRACTS								
70090	Elevator Contract	234.52	234	(0.52)	714.95	702	(12.95)	2,808
70184	IT Services	810.00	1,500	690.00	1,620.00	4,500	2,880.00	18,000
70239	Property Management Contract	4,089.57	4,089	(0.57)	12,268.71	12,267	(1.71)	50,092
70239.1	Overhead Fee KWPM	500.00	500	0.00	1,500.00	1,500	0.00	6,000
TOTAL CONTRACT		5,634.09	6,323	688.91	16,103.66	18,969	2,865.34	76,900
INSURANCE								
72000	Insurance Expense	14,816.43	18,360	3,543.57	43,356.56	47,760	4,403.44	213,000
TOTAL INSURANCE		14,816.43	18,360	3,543.57	43,356.56	47,760	4,403.44	213,000
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	1,675.00	750	(925.00)	3,000
TOTAL PARK EXPENSES		0.00	250	250.00	1,675.00	750	(925.00)	3,000
COST OF SALES								
80900	COGS-Food	43,401.70	60,750	17,348.30	97,813.57	139,500	41,686.43	364,838
80910	COGS-Bar	35,702.33	37,500	1,797.67	81,884.57	87,000	5,115.43	231,150
TOTAL COST OF SALES		79,104.03	98,250	19,145.97	179,698.14	226,500	46,801.86	595,988
CULINARY								
81510.004	Culinary-Equip Leased	1,036.00	1,000	(36.00)	2,555.66	3,000	444.34	12,000
81510.005	Culinary-Equipment R&M	2,741.94	1,503	(1,238.94)	6,355.98	4,509	(1,846.98)	18,031
81510.006	Culinary-Equip Purchases	448.83	500	51.17	587.73	1,500	912.27	6,000
81510.008	Culinary-Kitchen Linens	597.78	1,973	1,375.22	2,293.46	4,554	2,260.54	12,000
81510.009	Culinary-Licenses/Fees	0.00	42	42.00	0.00	126	126.00	504



**Paseo Master HOA
INCOME & EXPENSES
03/31/2024**

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 Period			Year to Date			Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
81510.010	Culinary-Spoilage	1,669.46	0	(1,669.46)	1,669.46	0	(1,669.46)	0
81510.011	Culinary-Supplies	0.00	1,973	1,973.00	0.00	4,554	4,554.00	12,000
81510.012	Culinary-Uniforms	100.24	493	392.76	284.98	1,138	853.02	3,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	263	263.00	250.00	607	357.00	1,600
81510.015	Culinary- Chem/ Cleaning	1,163.95	1,973	809.05	4,071.84	4,554	482.16	12,000
81510.016	Culinary- Cooking Fuels	4,596.08	4,275	(321.08)	10,094.78	9,865	(229.78)	26,000
	TOTAL CULINARY EXPENSES	12,354.28	13,995	1,640.72	28,163.89	34,407	6,243.11	103,135
	FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	0.00	493	493.00	0.00	1,138	1,138.00	3,000
81520.002	FOH-Credit Card Chg Exp	7,822.06	8,550	727.94	18,804.25	19,731	926.75	52,000
81520.003	FOH-Flowers&Decorations	1,400.57	333	(1,067.57)	3,938.27	1,083	(2,855.27)	10,000
81520.004	FOH-Linen	3,470.08	1,644	(1,826.08)	5,112.77	3,794	(1,318.77)	10,000
81520.005	FOH-Licenses & Fees	2,206.55	583	(1,623.55)	3,900.92	1,749	(2,151.92)	6,996
81520.006	FOH-Menu & Signage	0.00	75	75.00	381.23	225	(156.23)	900
81520.007	FOH-Music & Entertainment	12,072.93	7,500	(4,572.93)	37,211.50	27,500	(9,711.50)	80,000
81520.008	FOH-Supplies Paper/Plastic	7,080.85	10,688	3,607.15	19,194.62	24,664	5,469.38	65,000
81520.009	FOH-Uniforms	1,846.95	1,315	(531.95)	2,437.56	3,035	597.44	8,000
81520.010	FOH - POS System	3,592.20	1,000	(2,592.20)	5,386.56	3,000	(2,386.56)	12,000
	TOTAL FOH EXPENSES	39,492.19	32,181	(7,311.19)	96,367.68	85,919	(10,448.68)	247,896
	OTHER AMENITIES							
81000.001	Rec Center-Cafe	4,046.49	5,000	953.51	16,572.49	15,000	(1,572.49)	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	0.00	150	150.00	600
81000.004	Rec Center-Lifestyle Association	1,087.12	500	(587.12)	1,714.77	1,500	(214.77)	6,000
81000.005	Rec Center-Theater Supplies	191.84	133	(58.84)	526.09	399	(127.09)	1,593
	TOTAL OTHER AMENITIES	5,325.45	5,683	357.55	18,813.35	17,049	(1,764.35)	52,193
	FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	120.32	833	712.68	2,274.30	2,499	224.70	9,996
80110	Rec Ctr-Fitness Center Equip Repair	301.88	0	(301.88)	301.88	0	(301.88)	0
	TOTAL FITNESS EXPENSES	422.20	833	410.80	2,576.18	2,499	(77.18)	9,996
	TENNIS EXPENSES							
81530.002	Tennis Court-Clay	0.00	200	200.00	0.00	600	600.00	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	425.98	150	(275.98)	600
81530.004	Tennis Court-Tool & Maintenance	261.66	1,000	738.34	1,444.50	3,000	1,555.50	12,000
81530.008	Tennis Maintenance Contract	0.00	5,000	5,000.00	0.00	15,000	15,000.00	60,000
	TOTAL TENNIS EXPENSES	261.66	6,250	5,988.34	1,870.48	18,750	16,879.52	75,000
	POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	0.00	78	78.00	0.00	234	234.00	938
81540.005	Pool/Fountain-R&M	1,992.93	1,200	(792.93)	11,887.85	3,600	(8,287.85)	14,400
81540.006	Pool/Fountain- Contract	5,258.95	5,299	40.05	15,776.85	15,897	120.15	63,587
	TOTAL POOL/FOUNTAIN EXPENSES	7,251.88	6,577	(674.88)	27,664.70	19,731	(7,933.70)	78,925
	GROUNDS							
81550.001	Grounds-Lawn Contract	8,311.34	8,311	(0.34)	24,934.02	24,933	(1.02)	99,736
81550.002	Grounds-Landscape Replacement	642.00	1,000	358.00	1,514.00	3,000	1,486.00	12,000
81550.003	Grounds-Pest Control	0.00	500	500.00	135.00	1,500	1,365.00	6,000
81550.005	Grounds-Irrigation R&M	0.00	833	833.00	0.00	2,499	2,499.00	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	0	0.00	0.00	0	0.00	12,000
	TOTAL GROUNDS	8,953.34	10,644	1,690.66	26,583.02	31,932	5,348.98	151,732
	MAINTENANCE AND REPAIRS							
80025	Building Repairs	4,168.38	6,667	2,498.62	8,501.48	20,001	11,499.52	80,004
80090	Elevators Repair & Maintenance	0.00	133	133.00	0.00	399	399.00	1,596
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	300	300.00	1,200
80103	Fire Alarm Maintenance	1,860.97	267	(1,593.97)	1,860.97	801	(1,059.97)	3,204
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	99	99.00	396
80108.3	Fire Sprinkler Monitoring	63.90	33	(30.90)	127.80	99	(28.80)	396
80178	HVAC Maintenance & Repairs	3,141.25	833	(2,308.25)	4,336.25	2,499	(1,837.25)	9,996
80182	Housekeeping Supplies	7,542.82	3,000	(4,542.82)	17,132.84	9,000	(8,132.84)	36,000
80190	Keyscan/Mag Locks	0.00	33	33.00	13.90	99	85.10	396



**Paseo Master HOA
12 Month Income Statement
03/31/2024**

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	Mar-2024	Feb-2024	Jan-2024	Dec-2023	Nov-2023	Oct-2023	Sep-2023	Aug-2023	Jul-2023	Jun-2023	May-2023	Apr-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	79.15	79.20	79.20	237.55
81540.005	Pool/Fountain-R&M	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	783.01	38,323.38
81540.006	Pool/Fountain- Contract	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	4,944.65	59,369.40
81550.001	Grounds-Lawn Contract	8,311.34	8,311.34	8,311.34	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	8,269.27	8,069.27	8,069.27	8,069.27	97,757.45
81550.002	Grounds-Landscape Replacement	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	3,320.00	15,859.00
81550.003	Grounds-Pest Control	0.00	0.00	135.00	0.00	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	410.00	684.80	1,094.80
81550.006	Grounds-Tree Trimming	0.00	0.00	0.00	0.00	0.00	5,938.00	0.00	0.00	0.00	5,938.00	0.00	0.00	11,876.00
83001	Capital Projects	114,861.84	53,787.99	84,342.23	6,868.50	129,296.58	71.50	8,556.06	2,740.32	7,120.78	1,922.00	0.00	4,196.63	413,564.43
	Total Maintenance and Rep	287,635.91	193,774.66	193,729.22	148,345.32	248,814.35	101,637.90	92,829.53	74,111.79	85,139.64	89,953.40	101,189.52	137,073.49	1,754,234.73
	SALARIES													
89001	Payroll - F&B	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	100,583.27	1,108,918.50
89002	Member Services	10,622.83	11,147.64	12,391.81	12,549.20	12,369.18	9,018.73	8,564.41	8,774.55	9,229.11	8,568.92	7,443.06	10,712.26	121,491.71
89007	Payroll - Pool Monitor	8,981.92	8,701.41	9,960.19	9,929.50	9,872.90	9,368.46	9,675.49	8,946.63	8,398.47	11,327.03	11,729.96	12,644.48	119,524.44
89015	Payroll - Administrative	50,549.06	39,104.74	39,342.71	42,465.14	44,145.86	44,088.69	42,859.53	44,190.24	35,055.02	33,216.47	31,309.21	38,306.18	482,432.85
89100	Payroll - Maintenance	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	20,700.98	278,252.68
	Total Salaries	200,366.00	190,219.82	197,143.29	195,070.22	183,681.46	168,662.26	153,777.49	157,167.77	160,356.92	164,715.08	158,512.70	180,947.17	2,110,620.18
	TOTAL EXPENSES	649,997.82	542,869.67	549,373.41	508,417.34	596,736.95	436,108.95	400,240.71	388,087.57	404,413.69	407,845.93	413,451.79	475,833.53	5,773,377.36
	RESERVES													
94050	Reserves Funding	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	103,000.00	417,150.00
	Total Reserves	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	103,000.00	417,150.00
	Net Income (Loss)	(61,949.18)	9,058.69	(78,987.27)	(33,383.88)	(154,374.23)	(3,306.58)	28,042.78	7,296.40	10,545.54	3,837.76	43,078.68	59,522.84	(170,618.45)