



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA
02/28/2023

Website Report

(ALL ACCOUNT BALANCES ARE UNAUDITED)



Paseo Master HOA
COMPARATIVE BALANCE SHEET
02/28/2023

03/17/2023 3:39 PM Page: 1

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	35,259.42	138,811.18	(103,551.76)
10014	Operating - Truist- ICS	467,242.84	867,943.47	(400,700.63)
10036	Due from Reserve to Operating	0.00	5,808.96	(5,808.96)
	Total Main Operating Cash Account	502,502.26	1,012,563.61	(510,061.35)
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	113,011.90	139,981.25	(26,969.35)
10020	Operating-Centennial CD 8/11/23, 0.25%	201,869.14	201,869.14	0.00
10021	Operating-Stifel Investment 4.60%	800,074.16	600,070.87	200,003.29
10300	Petty Cash	1,580.00	1,580.00	0.00
	Total Other Operating Cash	1,116,535.20	943,501.26	173,033.94
	RESERVE CASH			
10050	Reserve - Truist Bank	132,191.21	109,304.35	22,886.86
10051	Reserve-Valley Natl CD 6/22/22, 0.145%	0.00	100,120.02	(100,120.02)
10052	Reserve-City National 12/31/22, 0.1499%	0.00	200,701.18	(200,701.18)
10053	Reserve-Truist Bank- ICS	505,307.47	182,490.13	322,817.34
10056	Iberia Bank CD, 6/03/22, 0.03%	0.00	250,600.40	(250,600.40)
10060	Reserve-Stifel -4.56%	1,502,137.38	1,300,661.50	201,475.88
10075	Due to OPR from RSV	0.00	(5,808.96)	5,808.96
	Total Reserve Cash	2,139,636.06	2,138,068.62	1,567.44
	RECEIVABLES			
11000	Accounts Receivable	71,136.03	71,136.03	0.00
11170	Other Receivables	434.98	2,647.50	(2,212.52)
	Total Receivables	71,571.01	73,783.53	(2,212.52)
	Total Current Assets	3,830,244.53	4,167,917.02	(337,672.49)
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	8,988.94	14,390.24	(5,401.30)
13010	Prepaid Insurance	0.00	6,100.11	(6,100.11)
13017	Inventory-Beverage	20,464.75	20,023.19	441.56
13018	Inventory-Food	30,038.00	25,896.77	4,141.23
13019	Inventory - Retail Goods	5,830.61	5,199.12	631.49
13021	Accrued Interest Receivable Reserves	6,880.60	0.00	6,880.60
13022	Accrued Interest Receivable Operating	5,820.21	0.00	5,820.21
	Total Other Current Asset	78,023.11	71,609.43	6,413.68
	TOTAL ASSETS	3,908,267.64	4,239,526.45	(331,258.81)



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03/17/2023 3:39 PM Page: 2

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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	1,339.57	134,426.12	(133,086.55)
21020	Accrued Expenses	296,345.62	226,223.16	70,122.46
21041	Due to /(from) Related Parties	1,000.00	2,000.00	(1,000.00)
21070	Sales Tax Payable	12,320.59	9,544.66	2,775.93
21096	Deferred Revenue-Brick	6,051.23	5,129.53	921.70
21130	Deferred Maintenance	323,218.45	646,436.90	(323,218.45)
21131	Deferred Income (e-card)	3,690.47	2,989.51	700.96
	Total Current Liabilities	643,965.93	1,026,749.88	(382,783.95)
LONG TERM LIABILITIES				
Deferred Replacement Reserve				
32671	Street Paving	5,359.00	5,359.00	0.00
32740	Pooled Reserves	2,121,138.79	2,121,138.79	0.00
32781	Roof Reserve	5,019.00	5,019.00	0.00
	Total Deferred Replacement Reserve	2,131,516.79	2,131,516.79	0.00
CURRENT YEAR RESERVE ACTIVITY				
32570.1	Current Year Interest Earned	9,213.87	765.83	8,448.04
	Total Current Year Reserve Activity	9,213.87	765.83	8,448.04
	Total Reserves	2,140,730.66	2,132,282.62	8,448.04
TOTAL LIABILITIES				
		2,784,696.59	3,159,032.50	(374,335.91)
FUND BALANCES				
FUND BALANCE				
	Current Income (Loss)	77,025.58	27,393.05	49,632.53
38500	Prior Year Adjustment	(7,055.43)	(500.00)	(6,555.43)
39000	Retained Earnings	1,053,600.90	1,053,600.90	0.00
	Total Fund Balances	1,123,571.05	1,080,493.95	43,077.10
TOTAL LIABILITIES & FUND BALANCES				
		3,908,267.64	4,239,526.45	(331,258.81)



Paseo Master HOA
INCOME & EXPENSES
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03/17/2023 3:39 PM Page: 1

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		Current Period				Year to Date		Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
INCOME								
41105	Master Maintenance	323,218.45	323,219	(0.55)	646,436.89	646,438	(1.11)	3,878,624
41110	Reserves Income	0.00	0	0.00	103,000.00	103,000	0.00	412,000
41138.1	Resident Bar Sales	92,621.73	92,500	121.73	159,446.88	150,000	9,446.88	670,000
42080	Capital Contribution	10,000.00	0	10,000.00	36,500.00	0	36,500.00	0
42202.1	Resident Food Sales	89,275.54	97,500	(8,224.46)	166,170.22	160,000	6,170.22	705,000
42561	Operating Interest Income	6,100.43	371	5,729.43	7,019.80	742	6,277.80	4,453
42681.1	Retail/Logo Merch Gen	4,479.88	3,000	1,479.88	6,671.88	6,000	671.88	24,000
42683.1	Sales Tax Allowance	30.00	30	0.00	60.00	60	0.00	360
42724.1	Tennis Sales	1,325.00	0	1,325.00	2,170.07	0	2,170.07	6,000
42725.1	Spa Sales	0.00	383	(383.00)	0.00	766	(766.00)	4,600
TOTAL INCOME		527,051.03	517,003	10,048.03	1,127,475.74	1,067,006	60,469.74	5,705,037
EXPENSES								
ADMINISTRATIVE								
51010	Accounting Fees	1,312.50	1,313	0.50	2,625.00	2,626	1.00	15,750
51026	Annual Corp Report	0.00	0	0.00	0.00	0	0.00	62
51072	G&A - Cash (over) short	380.18	0	(380.18)	637.87	0	(637.87)	0
51076	Communication	91.21	167	75.79	182.42	334	151.58	2,000
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	6,000
51132	Insurance Appraisal	0.00	0	0.00	0.00	0	0.00	550
51150	Legal Fees - HOA Matters	2,000.00	400	(1,600.00)	2,000.00	800	(1,200.00)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	76.00	60	(16.00)	360
51169	Office & Administrative	4,052.51	2,334	(1,719.01)	6,361.30	4,667	(1,694.30)	28,005
51170	Office Supplies	2,827.15	834	(1,993.15)	3,455.03	1,668	(1,787.03)	10,000
51171	Off Equip Leased	654.59	667	12.41	1,706.44	1,334	(372.44)	8,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	84	84.00	500
TOTAL ADMINISTRATIVE		11,318.14	5,787	(5,531.64)	17,044.06	11,573	(5,471.06)	76,027
UTILITIES								
60002	Cable	109,988.02	109,960	(28.02)	219,976.04	219,920	(56.04)	1,332,709
60011	Electricity	12,038.26	11,094	(944.26)	25,385.83	22,952	(2,433.83)	139,999
60018	Cable TV/Internet	318.70	350	31.30	605.83	700	94.17	4,200
60030.1	Telephone Service Contract	807.55	762	(45.55)	1,613.50	1,524	(89.50)	9,144
60035	Telephone-Elevators	59.89	50	(9.89)	119.78	100	(19.78)	600
60040	Waste	1,022.48	1,000	(22.48)	2,044.96	2,000	(44.96)	12,000
60050	Water & Sewer	6,235.88	6,576	340.12	14,926.88	13,502	(1,424.88)	68,004
TOTAL UTILITIES		130,470.78	129,792	(678.78)	264,672.82	260,698	(3,974.82)	1,566,656
CONTRACTS								
70090	Elevator Contract	223.35	200	(23.35)	436.07	400	(36.07)	2,400
70184	IT Services	3,510.00	1,333	(2,177.00)	6,210.00	2,666	(3,544.00)	16,000
70239	Property Management Contract	3,894.45	3,960	65.55	7,788.90	7,920	131.10	47,517
70239.1	Overhead Fee KWPM	500.00	500	0.00	1,000.00	1,000	0.00	6,000
TOTAL CONTRACT		8,127.80	5,993	(2,134.80)	15,434.97	11,986	(3,448.97)	71,917
INSURANCE								
72000	Insurance Expense	6,100.11	6,900	799.89	12,200.23	13,800	1,599.77	82,800
TOTAL INSURANCE		6,100.11	6,900	799.89	12,200.23	13,800	1,599.77	82,800
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	0.00	500	500.00	3,000
TOTAL PARK EXPENSES		0.00	250	250.00	0.00	500	500.00	3,000
COST OF SALES								
80900	COGS-Food	38,431.68	42,900	4,468.32	71,970.74	70,400	(1,570.74)	310,200
80910	COGS-Bar	28,143.62	29,600	1,456.38	47,638.13	48,000	361.87	214,400
TOTAL COST OF SALES		66,575.30	72,500	5,924.70	119,608.87	118,400	(1,208.87)	524,600
CULINARY								
81510.004	Culinary-Equip Leased	1,510.98	1,000	(510.98)	2,649.21	2,000	(649.21)	12,000
81510.005	Culinary-Equipment R&M	754.17	1,500	745.83	958.18	3,000	2,041.82	18,000
81510.006	Culinary-Equip Purchases	0.00	400	400.00	83.08	800	716.92	4,800
81510.008	Culinary-Kitchen Linens	918.51	829	(89.51)	1,731.92	1,353	(378.92)	6,000
81510.009	Culinary-Licenses/Fees	0.00	167	167.00	0.00	334	334.00	2,000



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03/17/2023 3:39 PM Page: 2

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		Current Period			Year to Date		Annual
		Actual	Budget	Variance \$	Actual	Variance \$	Budget
81510.010	Culinary-Spoilage	0.00	67	67.00	0.00	134	800
81510.011	Culinary-Supplies	(379.11)	1,935	2,314.11	126.77	3,157	14,000
81510.012	Culinary-Uniforms	66.54	829	762.46	135.33	1,353	6,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	442	442.00	0.00	721	3,200
81510.015	Culinary- Chem/ Cleaning	1,057.62	1,382	324.38	2,252.79	2,255	10,000
81510.016	Culinary- Cooking Fuels	1,075.15	2,764	1,688.85	2,747.34	4,509	20,000
TOTAL CULINARY EXPENSES		5,003.86	11,315	6,311.14	10,684.62	19,616	96,800
FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	0.00	415	415.00	423.88	677	3,000
81520.002	FOH-Credit Card Chg Exp	6,145.10	6,080	(65.10)	11,643.30	9,920	44,000
81520.003	FOH-Flowers&Decorations	1,363.07	333	(1,030.07)	1,363.07	750	10,000
81520.004	FOH-Linen	704.95	1,382	677.05	1,375.23	2,255	10,000
81520.005	FOH-Licenses & Fees	297.83	333	35.17	1,193.34	666	4,000
81520.006	FOH-Menu & Signage	0.00	50	50.00	0.00	100	600
81520.007	FOH-Music & Entertainment	7,875.00	9,000	1,125.00	16,675.00	18,000	70,000
81520.008	FOH-Supplies Paper/Plastic	9,033.55	6,633	(2,400.55)	13,745.49	10,822	48,000
81520.009	FOH-Uniforms	337.18	1,105	767.82	2,526.74	1,803	8,000
81520.010	FOH - POS System	849.16	739	(110.16)	1,652.98	1,478	8,868
TOTAL FOH EXPENSES		26,605.84	26,070	(535.84)	50,599.03	46,471	206,468
OTHER AMENITIES							
81000.001	Rec Center-Cafe	6,283.95	5,000	(1,283.95)	11,678.84	10,000	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	0.00	100	600
81000.004	Rec Center-Lifestyle Association	445.01	667	221.99	445.01	1,334	8,000
81000.005	Rec Center-Theather Supplies	117.43	67	(50.43)	248.42	134	800
TOTAL OTHER AMENITIES		6,846.39	5,784	(1,062.39)	12,372.27	11,568	53,400
FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	800.99	1,000	199.01	1,525.33	2,000	12,000
TOTAL FITNESS EXPENSES		800.99	1,000	199.01	1,525.33	2,000	12,000
TENNIS EXPENSES							
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	100	600
81530.004	Tennis Court-Tool & Maintenace	603.95	1,500	896.05	1,177.41	3,000	18,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	10,000.00	10,000	60,000
TOTAL TENNIS EXPENSES		5,603.95	6,550	946.05	11,177.41	13,100	78,600
POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	79.20	67	(12.20)	158.40	134	800
81540.005	Pool/Fountain-R&M	876.73	1,500	623.27	1,219.69	3,000	18,000
81540.006	Pool/Fountain- Contract	4,944.65	6,000	1,055.35	9,434.65	12,000	72,000
TOTAL POOL/FOUNTAIN EXPENSES		5,900.58	7,567	1,666.42	10,812.74	15,134	90,800
GROUNDS							
81550.001	Grounds-Lawn Contract	8,069.27	10,173	2,103.73	16,138.54	20,346	122,080
81550.002	Grounds-Landscape Replacement	100.00	667	567.00	100.00	1,334	8,000
81550.005	Grounds-Irrigation R&M	0.00	650	650.00	0.00	1,300	7,800
70215.6	Landscape Mulch	0.00	0	0.00	0.00	0	10,000
TOTAL GROUNDS		8,169.27	11,490	3,320.73	16,238.54	22,980	147,880
MAINTENANCE AND REPAIRS							
80025	Building Repairs	3,264.42	5,000	1,735.58	14,948.69	10,000	60,000
80090	Elevator Maintenance	75.00	133	58.00	75.00	266	1,600
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	200	1,200
80103	Fire Alarm Maintenance	373.88	267	(106.88)	373.88	534	3,200
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	66	400
80108.3	Fire Sprinkler Monitoring	0.00	33	33.00	766.80	66	400
80178	HVAC Maintenance	512.42	833	320.58	1,024.84	1,666	10,000
80182	Housekeeping Supplies	3,992.85	3,083	(909.85)	9,127.39	6,166	36,992
80190	Keyscan/Mag Locks	0.00	33	33.00	0.00	66	400
80237.1	Light Bulbs	0.00	17	17.00	0.00	34	200
80300	Pest Control	125.00	133	8.00	250.00	266	1,600
80359.1	Retail Items/Logos	2,761.98	3,000	238.02	4,377.48	6,000	20,000
80370	Signage	0.00	100	100.00	0.00	200	1,200



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02/28/2023

03/17/2023 3:39 PM Page: 3

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	----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	Annual Budget
TOTAL MAINTENANCE AND REPAIRS	11,105.55	12,765	1,659.45	30,944.08	25,530	(5,414.08)	137,192
83001 Capital Improvement Projects							
Capital Projects	2,005.32	0	(2,005.32)	2,005.32	0	(2,005.32)	0
TOTAL SPECIAL PROJECTS	2,005.32	0	(2,005.32)	2,005.32	0	(2,005.32)	0
89001 PAYROLL EXPENSES							
Payroll - F&B	103,331.00	97,172	(6,159.00)	208,858.21	192,899	(15,959.21)	1,116,637
89002 Member Services	9,842.90	10,983	1,140.10	19,224.18	22,887	3,662.82	121,354
89007 Payroll - Pool Monitor	13,302.97	11,585	(1,717.97)	25,772.11	24,704	(1,068.11)	150,641
89015 Payroll - Administrative	35,927.84	36,737	809.16	74,619.51	77,369	2,749.49	484,452
89100 Payroll - Maintenance	20,379.91	20,778	398.09	43,655.86	43,999	343.14	271,813
TOTAL PAYROLL EXPENSES	182,784.62	177,255	(5,529.62)	372,129.87	361,858	(10,271.87)	2,144,897
94050 RESERVE / CONTINGENCY							
Reserves Funding	0.00	0	0.00	103,000.00	103,000	0.00	412,000
TOTAL RESERVE / CONTINGENCY	0.00	0	0.00	103,000.00	103,000	0.00	412,000
TOTAL EXPENSES	477,418.50	481,018	3,599.00	1,050,450.16	1,038,214	(12,236.16)	5,705,037
Total Depreciation Expenses	0.00	0	0.00	0.00	0	0.00	0
Net Income (Loss)	49,632.53	35,986	13,647.03	77,025.58	28,792	48,233.58	0
Total Net Budget	49,632.53	35,986	13,647.03	77,025.58	28,792	48,233.58	0



Paseo Master HOA 12 Month Income Statement 02/28/2023

03/17/2023 3:39 PM Page: 1

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Account	Description	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	TOTAL
INCOME														
41105	Master Maintenance	323,218.45	323,218.44	300,593.67	300,593.67	300,593.66	300,593.67	300,593.67	300,593.66	300,594.00	300,594.00	300,593.00	300,594.00	3,652,373.89
41110	Reserves Income	0.00	103,000.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	378,400.00
41138.1	Resident Bar Sales	92,621.73	66,825.15	60,579.47	56,774.35	37,943.16	25,794.75	14,430.75	38,739.14	23,775.96	46,193.20	75,261.65	92,077.18	631,016.49
42080	Capital Contribution	10,000.00	26,500.00	12,000.00	6,000.00	12,000.00	6,000.00	10,500.00	7,500.00	18,000.00	39,000.00	28,500.00	27,000.00	203,000.00
42202.1	Resident Food Sales	89,275.54	76,894.68	68,588.49	63,090.21	40,286.59	23,759.50	40,885.00	43,122.74	30,019.06	42,998.72	73,682.87	93,507.14	686,110.54
42561	Operating Interest Income	6,100.43	919.37	393.03	23.72	9.61	23.74	385.21	18.53	31.62	9.54	8.76	37.41	7,960.97
42681.1	Retail/Logo Merch Gen	4,479.88	2,192.00	2,550.50	4,828.00	1,154.50	1,177.50	(2,575.23)	1,163.00	1,115.00	1,684.06	2,231.92	3,592.58	23,593.71
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
42724.1	Tennis Sales	1,325.00	845.07	751.17	1,502.35	446.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,869.60
42725.1	Spa Sales	0.00	0.00	93.90	798.12	845.07	281.69	281.69	281.69	469.48	281.69	469.48	563.38	4,366.19
TOTAL INCOME		527,051.03	600,424.71	445,580.23	433,640.42	485,108.60	357,660.85	364,531.09	483,248.76	374,035.12	430,791.21	572,577.68	517,401.69	5,592,051.39
EXPENSES														
ADMINISTRATIVE EXPENSES														
51010	Accounting Fees	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	15,750.00
51026	Annual Corp Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25	61.25
51072	G&A - Cash (over) short	380.18	257.69	54.53	(179.27)	(4.04)	23.00	390.44	(54.10)	4.93	127.68	(50.47)	220.14	1,170.71
51076	Communication	91.21	91.21	249.60	157.68	158.94	159.02	159.08	159.08	157.68	157.68	157.68	157.91	1,856.77
51124	Holiday Decorations	0.00	0.00	(1,000.00)	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
51150	Legal Fees - HOA Matters	2,000.00	0.00	212.50	382.50	2,240.00	0.00	807.50	(30.00)	0.00	195.00	504.28	42.50	6,354.28
51159	Licenses & Permits-Elevators	0.00	76.00	273.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	429.00
51169	Office & Administrative	4,052.51	2,308.79	4,749.46	1,860.48	2,985.58	979.58	4,750.69	1,025.70	2,539.25	1,639.78	1,544.37	3,452.03	31,888.22
51170	Office Supplies	2,827.15	627.88	451.69	1,156.39	506.74	370.21	596.34	750.22	626.30	352.09	849.84	1,152.39	10,267.24
51171	Off Equip Leased	654.59	1,051.85	503.26	654.59	693.18	664.59	606.00	654.59	654.59	654.59	369.19	939.99	8,101.01
51236	Reserve Study	0.00	0.00	1,210.00	0.00	0.00	0.00	0.00	375.00	500.00	500.00	500.00	500.00	3,585.00
Total Administrative Expe		11,318.14	5,725.92	8,016.54	13,424.87	7,892.90	3,508.90	8,622.55	4,192.99	5,795.25	4,939.32	5,187.39	7,838.71	86,463.48
UTILITIES														
60002	Cable	109,988.02	109,988.02	109,962.12	109,962.12	109,962.12	105,730.25	105,730.25	105,730.25	105,730.25	105,730.25	105,730.25	105,730.25	1,289,974.15
60011	Electricity	12,038.26	13,347.57	13,027.08	11,595.65	11,413.28	10,971.50	11,994.71	12,945.08	10,641.56	9,782.61	9,842.33	8,799.57	136,399.20
60018	Cable TV/Internet	318.70	287.13	469.15	469.15	469.15	469.15	469.15	279.70	279.70	340.99	340.99	340.99	4,472.66
60030.1	Telephone Service Contract	807.55	805.95	730.89	730.89	730.89	736.39	736.17	724.73	724.73	724.73	724.73	726.93	8,904.58
60035	Telephone-Elevators	59.89	59.89	53.97	53.96	215.85	53.94	53.99	53.97	53.96	53.96	53.97	53.96	821.31
60040	Waste	1,022.48	1,022.48	1,353.58	681.65	681.65	681.65	681.65	681.65	681.65	798.51	1,022.48	1,022.48	10,331.91
60050	Water & Sewer	6,235.88	8,691.00	5,214.35	6,031.42	5,071.09	3,578.60	5,674.01	3,628.04	4,222.98	5,340.13	8,134.83	9,775.64	71,597.97
Total Utilities		130,470.78	134,202.04	130,811.14	129,524.84	128,544.03	122,221.48	125,339.93	124,043.42	122,334.83	122,709.89	125,849.58	126,449.82	1,522,501.78
CONTRACTS														
70090	Elevator Contract	223.35	212.72	212.72	212.72	337.72	212.72	212.72	212.72	212.72	212.72	212.72	212.72	2,688.27
70110	Rec Ctr-Fitness Ctr	800.99	724.34	972.57	965.12	632.67	434.04	420.92	45.08	571.22	619.40	813.55	486.04	7,485.94
70184	IT Services	3,510.00	2,700.00	0.00	810.00	3,105.00	405.00	4,145.21	405.00	4,678.94	405.00	405.00	405.00	20,974.15
70239	Property Management Contract	3,894.45	3,894.45	3,894.45	3,894.45	3,894.45	3,894.45	3,894.45	3,709.37	3,709.37	3,709.37	3,709.37	3,709.37	45,808.00
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		8,928.79	8,031.51	5,579.74	6,382.29	8,469.84	5,446.21	9,173.30	4,872.17	9,672.25	5,446.49	5,640.64	5,313.13	82,956.36
INSURANCE														
72000	Insurance Expense	6,100.11	6,100.12	6,719.27	6,100.12	6,100.12	6,151.45	6,151.45	6,151.45	6,151.45	6,151.45	6,151.45	6,151.45	74,179.89
Total Insurance		6,100.11	6,100.12	6,719.27	6,100.12	6,100.12	6,151.45	6,151.45	6,151.45	6,151.45	6,151.45	6,151.45	6,151.45	74,179.89
MAINTENANCE AND REPAIRS														
80025	Building Repairs	3,264.42	11,684.27	14,817.74	3,773.41	10,333.50	4,865.04	4,673.65	11,156.84	6,951.05	107.25	3,007.79	2,407.85	77,042.81
80090	Elevator Maintenance	75.00	0.00	161.89	501.01	0.00	0.00	105.00	0.00	0.00	0.00	90.00	0.00	932.90
80100.1	Fire Extinguisher Equipment	0.00	0.00	0.00	546.35	0.00	0.00	0.00	0.00	0.00	0.00	822.18	0.00	1,368.53
80103	Fire Alarm Maintenance	373.88	0.00	427.05	0.00	903.61	0.00	210.50	0.00	1,294.77	0.00	0.00	0.00	3,209.81
80108.3	Fire Sprinkler Monitoring	0.00	766.80	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	1,405.80
80178	HVAC Maintenance	512.42	512.42	512.42	1,159.42	512.42	3,992.50	613.00	0.00	1,028.00	159.00	512.38	512.42	10,026.40
80180	Hurricane	0.00	0.00	3,129.32	6,692.21	28,936.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,757.71
80182	Housekeeping Supplies	3,992.85	5,134.54	4,134.54	2,367.86	2,098.94	2,106.50	552.39	1,944.97	3,949.66	2,845.78	2,466.55	3,453.07	35,047.65
80190	Keyscan/Mag Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.40	0.00	0.00	0.00	16.40
80237.1	Light Bulbs	0.00	0.00	0.00	0.00	0.00	36.18	0.00	0.00	0.00	17.03	0.00	0.00	53.21
80300	Pest Control	125.00	125.00	125.00	0.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,375.00
80359.1	Retail Items/Logos	2,761.98	1,615.50	1,295.19	1,835.41	1,950.78	566.26	1,240.19	2,062.10	469.20	(1,020.86)	4,242.36	1,008.91	18,027.02
80370	Signage	0.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.00	0.00	1,275.00	70.16	447.30	3,067.46
80900	COGS-Food	38,431.68	33,539.06	32,185.08	37,576.16	20,812.62	9,934.12	18,703.03	21,450.55	16,244.82	21,645.69	32,442.92	37,859.34	320,825.07
80910	COGS-Bar	28,143.62	19,494.51	20,767.04	15,623.20	12,403.00	7,148.19	8,125.60	10,185.67	6,832.86	14,766.11	24,159.26	29,127.22	196,776.28
81000.001	Rec Center-Cafe	6,283.95	5,394.89	5,661.35	3,766.66	2,367.91	2,780.83	196.27	2,984.19	3,394.98	2,036.53	4,962.09	7,577.94	47,407.59
81000.002	Rec Center-Computer Lab	0.00	0.00	0.00	0.00	0.00	0.00	217.36	0.00	0.00	0.00	447.50	0.00	664.86
81000.004	Rec Center-Lifestyle Associati	445.01	0.00	239.98	0.00	0.00	2,276.80	0.00	0.00	0.00	0.00	31.78	1,874.03	4,867.60
81000.005	Rec Center-Theater Supplies	117.43	130.99	125.35	157.83	259.10	409.53	67.23	78.21	43.37	67.70	91.17	72.52	1,620.43
81500.001	Park Expenses - Equipment R&M	0.00	0.00	0.00	236.90	0.00	0.00	0.00	0.00	0.00	2,012.00	95.00	102.80	2,446.70
81510.004	Culinary-Equip Leased	1,510.98	1,138.23											



Paseo Master HOA
12 Month Income Statement
02/28/2023

03/17/2023 3:39 PM Page: 2

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	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	TOTAL
81550.001	Grounds-Lawn Contract	8,069.27	8,069.27	8,836.82	9,369.82	8,901.09	8,901.09	8,995.73	8,995.73	8,995.73	8,711.82	8,711.82	8,711.82	105,270.01
81550.002	Grounds-Landscape Replacement	100.00	0.00	2,880.00	590.82	160.30	2,472.62	185.40	0.00	0.00	(2,012.00)	2,012.00	200.00	6,589.14
81550.004	Grounds-Irrigation Contract	0.00	0.00	1,157.90	751.90	751.90	1,205.90	1,437.90	751.90	751.90	751.90	751.90	751.90	9,065.00
83001	Capital Projects	2,005.32	0.00	1,600.00	2,026.16	760.67	0.00	0.00	0.00	7,650.00	2,865.89	0.00	0.00	16,908.04
	<i>Total Maintenance and Rep</i>	<u>137,816.06</u>	<u>126,626.82</u>	<u>148,849.24</u>	<u>135,649.52</u>	<u>129,649.56</u>	<u>73,559.09</u>	<u>97,918.55</u>	<u>109,280.42</u>	<u>86,160.97</u>	<u>89,602.50</u>	<u>138,571.51</u>	<u>141,370.58</u>	<u>1,415,054.82</u>
	SALARIES													
89001	Payroll - F&B	103,331.00	105,527.21	92,851.92	83,887.15	75,341.59	70,838.57	76,776.05	72,576.79	74,657.69	77,861.91	98,435.30	98,396.53	1,030,481.71
89002	Member Services	9,842.90	9,381.28	7,291.71	11,259.82	8,337.49	8,403.30	8,431.62	8,822.10	8,431.01	8,556.74	7,981.39	7,854.22	104,593.58
89007	Payroll - Pool Monitor	13,302.97	12,469.14	10,137.80	11,719.36	12,607.88	11,876.92	10,755.99	11,489.33	12,766.38	9,822.84	11,982.23	11,400.12	140,330.96
89015	Payroll - Administrative	35,927.84	38,691.67	38,617.96	50,904.07	17,506.67	32,215.42	34,888.34	35,113.23	36,557.26	38,722.52	37,381.20	39,026.26	435,552.44
89100	Payroll - Maintenance	20,379.91	23,275.95	24,592.64	23,784.24	22,689.05	20,962.85	21,510.05	21,634.80	20,332.17	20,899.42	20,097.32	21,695.02	261,853.42
	<i>Total Salaries</i>	<u>182,784.62</u>	<u>189,345.25</u>	<u>173,492.03</u>	<u>181,554.64</u>	<u>136,482.68</u>	<u>144,297.06</u>	<u>152,362.05</u>	<u>149,636.25</u>	<u>152,744.51</u>	<u>155,863.43</u>	<u>175,877.44</u>	<u>178,372.15</u>	<u>1,972,812.11</u>
	TOTAL EXPENSES	<u>477,418.50</u>	<u>470,031.66</u>	<u>473,467.96</u>	<u>472,636.28</u>	<u>417,139.13</u>	<u>355,184.19</u>	<u>399,567.83</u>	<u>398,176.70</u>	<u>382,859.26</u>	<u>384,713.08</u>	<u>457,278.01</u>	<u>465,495.84</u>	<u>5,153,968.44</u>
	RESERVES													
94050	Reserves Funding	0.00	103,000.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	378,400.00
	<i>Total Reserves</i>	<u>0.00</u>	<u>103,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>91,800.00</u>	<u>0.00</u>	<u>0.00</u>	<u>91,800.00</u>	<u>0.00</u>	<u>0.00</u>	<u>91,800.00</u>	<u>0.00</u>	<u>378,400.00</u>
	Net Income (Loss)	<u>49,632.53</u>	<u>27,393.05</u>	<u>(27,887.73)</u>	<u>(38,995.86)</u>	<u>(23,830.53)</u>	<u>2,476.66</u>	<u>(35,036.74)</u>	<u>(6,727.94)</u>	<u>(8,824.14)</u>	<u>46,078.13</u>	<u>23,499.67</u>	<u>51,905.85</u>	<u>59,682.95</u>