



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA

03/31/2023

Website Version

(ALL ACCOUNT BALANCES ARE UNAUDITED)

Note: Missing bank statements for Stifel OP & RSV - Will reconcile accounts, once statements are received.



Paseo Master HOA
COMPARATIVE BALANCE SHEET
03/31/2023

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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	29,147.21	35,259.42	(6,112.21)
10014	Operating - Truist- ICS	116,873.14	467,242.84	(350,369.70)
	Total Main Operating Cash Account	146,020.35	502,502.26	(356,481.91)
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	290,864.70	113,011.90	177,852.80
10020	Operating-Centennial CD 8/11/23, 0.25%	0.00	201,869.14	(201,869.14)
10021	Operating-Stifel Investment 4.60%	802,347.13	800,074.16	2,272.97
10300	Petty Cash	1,580.00	1,580.00	0.00
	Total Other Operating Cash	1,094,791.83	1,116,535.20	(21,743.37)
	RESERVE CASH			
10050	Reserve - Truist Bank	19,214.23	132,191.21	(112,976.98)
10053	Reserve-Truist Bank- ICS	62,568.61	505,307.47	(442,738.86)
10060	Reserve-Stifel -4.56%	2,055,774.16	1,502,137.38	553,636.78
	Total Reserve Cash	2,137,557.00	2,139,636.06	(2,079.06)
	RECEIVABLES			
11000	Accounts Receivable	0.00	71,136.03	(71,136.03)
11170	Other Receivables	15,523.51	434.98	15,088.53
	Total Receivables	15,523.51	71,571.01	(56,047.50)
	Total Current Assets	3,393,892.69	3,830,244.53	(436,351.84)
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	17,404.87	8,988.94	8,415.93
13010	Prepaid Insurance	148,793.86	0.00	148,793.86
13017	Inventory-Beverage	19,298.32	20,464.75	(1,166.43)
13018	Inventory-Food	29,916.78	30,038.00	(121.22)
13019	Inventory - Retail Goods	3,712.45	5,830.61	(2,118.16)
13021	Accrued Interest Receivable Reserves	6,175.47	6,880.60	(705.13)
13022	Accrued Interest Receivable Operating	4,009.99	5,820.21	(1,810.22)
	Total Other Current Asset	229,311.74	78,023.11	151,288.63
	TOTAL ASSETS	3,623,204.43	3,908,267.64	(285,063.21)



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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	23,677.78	1,339.57	22,338.21
21020	Accrued Expenses	148,896.00	296,345.62	(147,449.62)
21041	Due to /(from) Related Parties	1,000.00	1,000.00	0.00
21070	Sales Tax Payable	14,438.91	12,320.59	2,118.32
21096	Deferred Revenue-Brick	6,051.23	6,051.23	0.00
21130	Deferred Maintenance	2,950.67	323,218.45	(320,267.78)
21131	Deferred Income (e-card)	3,677.22	3,690.47	(13.25)
21140	Prepaid Maintenance	65,892.00	0.00	65,892.00
Total Current Liabilities		266,583.81	643,965.93	(377,382.12)
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	12,215.68	9,213.87	3,001.81
Total Current Year Reserve Activity		12,215.68	9,213.87	3,001.81
Total Reserves		2,143,732.47	2,140,730.66	3,001.81
TOTAL LIABILITIES		2,410,316.28	2,784,696.59	(374,380.31)
FUND BALANCES				
FUND BALANCE				
	Current Income (Loss)	167,814.93	77,025.58	90,789.35
38500	Prior Year Adjustment	(8,527.68)	(7,055.43)	(1,472.25)
39000	Retained Earnings	1,053,600.90	1,053,600.90	0.00
Total Fund Balances		1,212,888.15	1,123,571.05	89,317.10
TOTAL LIABILITIES & FUND BALANCES		3,623,204.43	3,908,267.64	(285,063.21)



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INCOME & EXPENSES
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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
						Variance \$	
INCOME							
41105	Master Maintenance	323,218.45	323,219	(0.55)	969,655.34	969,657	3,878,624
41110	Reserves Income	0.00	0	0.00	103,000.00	103,000	412,000
41138.1	Resident Bar Sales	103,385.40	97,500	5,885.40	262,832.28	247,500	670,000
42080	Capital Contribution	27,500.00	0	27,500.00	64,000.00	0	0
42202.1	Resident Food Sales	116,502.55	97,500	19,002.55	282,672.77	257,500	705,000
42561	Operating Interest Income	1,027.09	371	656.09	8,046.89	1,113	4,453
42681.1	Retail/Logo Merch Gen	3,811.32	3,000	811.32	10,483.20	9,000	24,000
42683.1	Sales Tax Allowance	30.00	30	0.00	90.00	90	360
42724.1	Tennis Sales	0.00	0	0.00	2,170.07	0	6,000
42725.1	Spa Sales	475.59	383	92.59	475.59	1,149	4,600
TOTAL INCOME		575,950.40	522,003	53,947.40	1,703,426.14	1,589,009	5,705,037
EXPENSES							
ADMINISTRATIVE							
51010	Accounting Fees	1,312.50	1,313	0.50	3,937.50	3,939	15,750
51026	Annual Corp Report	0.00	0	0.00	0.00	0	62
51072	G&A - Cash (over) short	15.53	0	(15.53)	653.40	0	0
51076	Communication	91.21	167	75.79	273.63	501	2,000
51124	Holiday Decorations	0.00	0	0.00	0.00	0	6,000
51132	Insurance Appraisal	0.00	0	0.00	0.00	0	550
51150	Legal Fees - HOA Matters	(672.50)	400	1,072.50	1,327.50	1,200	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	76.00	90	360
51169	Office & Administrative	(56.63)	2,334	2,390.13	6,304.67	7,001	28,005
51170	Office Supplies	1,376.20	834	(542.20)	4,831.23	2,502	10,000
51171	Off Equip Leased	654.59	667	12.41	2,361.03	2,001	8,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	126	500
TOTAL ADMINISTRATIVE		2,720.90	5,787	3,065.60	19,764.96	17,360	76,027
UTILITIES							
60002	Cable	109,977.31	109,960	(17.31)	329,953.35	329,880	1,332,709
60011	Electricity	13,621.23	11,858	(1,763.23)	39,007.06	34,810	139,999
60018	Cable TV/Internet	0.00	350	350.00	605.83	1,050	4,200
60030.1	Telephone Service Contract	807.55	762	(45.55)	2,421.05	2,286	9,144
60035	Telephone-Elevators	59.90	50	(9.90)	179.68	150	600
60040	Waste	1,022.48	1,000	(22.48)	3,067.44	3,000	12,000
60050	Water & Sewer	6,354.08	6,926	571.92	21,280.96	20,428	68,004
TOTAL UTILITIES		131,842.55	130,906	(936.55)	396,515.37	391,604	1,566,656
CONTRACTS							
70090	Elevator Contract	223.35	200	(23.35)	659.42	600	2,400
70184	IT Services	405.00	1,333	928.00	6,615.00	3,999	16,000
70239	Property Management Contract	3,894.45	3,895	0.55	11,683.35	11,683	47,517
70239.1	Overhead Fee KWPM	500.00	500	0.00	1,500.00	1,500	6,000
TOTAL CONTRACT		5,022.80	5,928	905.20	20,457.77	17,782	71,917
INSURANCE							
72000	Insurance Expense	13,526.72	6,900	(6,626.72)	25,726.95	20,700	82,800
TOTAL INSURANCE		13,526.72	6,900	(6,626.72)	25,726.95	20,700	82,800
PARK EXPENSES							
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	0.00	750	3,000
TOTAL PARK EXPENSES		0.00	250	250.00	0.00	750	3,000
COST OF SALES							
80900	COGS-Food	46,415.82	42,900	(3,515.82)	118,386.56	113,300	310,200
80910	COGS-Bar	27,576.99	31,200	3,623.01	75,215.12	79,200	214,400
TOTAL COST OF SALES		73,992.81	74,100	107.19	193,601.68	192,500	524,600
CULINARY							
81510.004	Culinary-Equip Leased	924.61	1,000	75.39	3,573.82	3,000	12,000
81510.005	Culinary-Equipment R&M	1,396.55	1,500	103.45	2,354.73	4,500	18,000
81510.006	Culinary-Equip Purchases	0.00	400	400.00	83.08	1,200	4,800
81510.008	Culinary-Kitchen Linens	988.07	851	(137.07)	2,719.99	2,204	6,000
81510.009	Culinary-Licenses/Fees	0.00	167	167.00	0.00	501	2,000



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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
81510.010	Culinary-Spoilage	0.00	67	67.00	0.00	201	800
81510.011	Culinary-Supplies	(40.60)	1,985	2,025.60	86.17	5,142	14,000
81510.012	Culinary-Uniforms	67.40	851	783.60	202.73	2,204	6,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	454	454.00	0.00	1,175	3,200
81510.015	Culinary- Chem/ Cleaning	999.34	1,418	418.66	3,252.13	3,673	10,000
81510.016	Culinary- Cooking Fuels	905.15	2,836	1,930.85	3,652.49	7,345	20,000
TOTAL CULINARY EXPENSES		5,240.52	11,529	6,288.48	15,925.14	31,145	96,800
FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	1,114.24	425	(689.24)	1,538.12	1,102	3,000
81520.002	FOH-Credit Card Chg Exp	7,082.00	6,240	(842.00)	18,725.30	16,160	44,000
81520.003	FOH-Flowers&Decorations	532.89	333	(199.89)	1,895.96	1,083	10,000
81520.004	FOH-Linen	802.92	1,418	615.08	2,178.15	3,673	10,000
81520.005	FOH-Licenses & Fees	297.79	333	35.21	1,491.13	999	4,000
81520.006	FOH-Menu & Signage	0.00	50	50.00	0.00	150	600
81520.007	FOH-Music & Entertainment	10,370.00	6,250	(4,120.00)	27,045.00	24,250	70,000
81520.008	FOH-Supplies Paper/Plastic	8,879.31	6,807	(2,072.31)	22,624.80	17,629	48,000
81520.009	FOH-Uniforms	596.53	1,135	538.47	3,123.27	2,938	8,000
81520.010	FOH - POS System	832.60	739	(93.60)	2,485.58	2,217	8,868
TOTAL FOH EXPENSES		30,508.28	23,730	(6,778.28)	81,107.31	70,201	206,468
OTHER AMENITIES							
81000.001	Rec Center-Cafe	4,110.89	5,000	889.11	15,789.73	15,000	44,000
81000.002	Rec Center-Computer Lab	490.85	50	(440.85)	490.85	150	600
81000.004	Rec Center-Lifestyle Association	0.00	667	667.00	445.01	2,001	8,000
81000.005	Rec Center-Theater Supplies	122.81	67	(55.81)	371.23	201	800
TOTAL OTHER AMENITIES		4,724.55	5,784	1,059.45	17,096.82	17,352	53,400
FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	1,243.07	1,000	(243.07)	2,768.40	3,000	12,000
TOTAL FITNESS EXPENSES		1,243.07	1,000	(243.07)	2,768.40	3,000	12,000
TENNIS EXPENSES							
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	150	600
81530.004	Tennis Court-Tool & Maintenance	494.18	1,500	1,005.82	1,671.59	4,500	18,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	15,000.00	15,000	60,000
TOTAL TENNIS EXPENSES		5,494.18	6,550	1,055.82	16,671.59	19,650	78,600
POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	79.20	67	(12.20)	237.60	201	800
81540.005	Pool/Fountain-R&M	876.93	1,500	623.07	2,096.62	4,500	18,000
81540.006	Pool/Fountain- Contract	4,944.65	6,000	1,055.35	14,379.30	18,000	72,000
TOTAL POOL/FOUNTAIN EXPENSES		5,900.78	7,567	1,666.22	16,713.52	22,701	90,800
GROUNDS							
81550.001	Grounds-Lawn Contract	8,069.27	10,173	2,103.73	24,207.81	30,519	122,080
81550.002	Grounds-Landscape Replacement	1,032.25	667	(365.25)	1,132.25	2,001	8,000
81550.005	Grounds-Irrigation R&M	1,874.00	650	(1,224.00)	1,874.00	1,950	7,800
70215.6	Landscape Mulch	0.00	0	0.00	0.00	0	10,000
TOTAL GROUNDS		10,975.52	11,490	514.48	27,214.06	34,470	147,880
MAINTENANCE AND REPAIRS							
80025	Building Repairs	2,482.02	5,000	2,517.98	17,430.71	15,000	60,000
80090	Elevator Maintenance	75.00	133	58.00	150.00	399	1,600
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	0.00	300	1,200
80103	Fire Alarm Maintenance	0.00	267	267.00	373.88	801	3,200
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	99	400
80108.3	Fire Sprinkler Monitoring	0.00	33	33.00	766.80	99	400
80178	HVAC Maintenance	512.40	833	320.60	1,537.24	2,499	10,000
80182	Housekeeping Supplies	2,329.31	3,083	753.69	11,456.70	9,249	36,992
80190	Keyscan/Mag Locks	0.00	33	33.00	0.00	99	400
80237.1	Light Bulbs	0.00	17	17.00	0.00	51	200
80300	Pest Control	125.00	133	8.00	375.00	399	1,600
80359.1	Retail Items/Logos	2,118.16	3,000	881.84	6,495.64	9,000	20,000
80370	Signage	0.00	100	100.00	0.00	300	1,200



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INCOME & EXPENSES
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		----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	Annual Budget
TOTAL MAINTENANCE AND REPAIRS		7,641.89	12,765	5,123.11	38,585.97	38,295	(290.97)	137,192
83001	Capital Improvement Projects	5,325.00	0	(5,325.00)	7,330.32	0	(7,330.32)	0
TOTAL SPECIAL PROJECTS		5,325.00	0	(5,325.00)	7,330.32	0	(7,330.32)	0
PAYROLL EXPENSES								
89001	Payroll - F&B	100,292.45	108,674	8,381.55	309,150.66	301,573	(7,577.66)	1,116,637
89002	Member Services	10,433.60	11,793	1,359.40	29,657.78	34,680	5,022.22	121,354
89007	Payroll - Pool Monitor	9,412.99	12,357	2,944.01	35,185.10	37,061	1,875.90	150,641
89015	Payroll - Administrative	39,247.07	41,964	2,716.93	113,866.58	119,333	5,466.42	484,452
89100	Payroll - Maintenance	21,615.37	23,170	1,554.63	65,271.23	67,169	1,897.77	271,813
TOTAL PAYROLL EXPENSES		181,001.48	197,958	16,956.52	553,131.35	559,816	6,684.65	2,144,897
RESERVE / CONTINGENCY								
94050	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		485,161.05	502,244	17,082.45	1,535,611.21	1,540,326	4,714.29	5,705,037
Total Depreciation Expenses		0.00	0	0.00	0.00	0	0.00	0
Net Income (Loss)		90,789.35	19,760	71,029.85	167,814.93	48,684	119,131.43	0
Total Net Budget		90,789.35	19,760	71,029.85	167,814.93	48,684	119,131.43	0



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12 Month Income Statement
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Account	Description	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	TOTAL
INCOME														
41105	Master Maintenance	323,218.45	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	3,674,998.34
41110	Reserves Income	0.00	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	378,400.00
41138.1	Resident Bar Sales	103,385.40	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	642,324.71
42080	Capital Contribution	27,500.00	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	203,500.00
42202.1	Resident Food Sales	116,502.55	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	709,105.95
42561	Operating Interest Income	1,027.09	6,100.43	919.37	393.03	23.72	9.61	23.74	385.21	18.53	31.62	9.54	8.76	8,950.65
42681.1	Retail/Logo Merch Gen	3,811.32	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	23,812.45
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	0.00	1,325.00	845.07	751.17	1,502.35	446.01	0.00	0.00	0.00	0.00	0.00	0.00	4,869.60
42725.1	Spa Sales	475.59	0.00	0.00	93.90	798.12	845.07	281.69	281.69	281.69	469.48	281.69	469.48	4,278.40
TOTAL INCOME		575,950.40	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	5,650,600.10
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
51072	G&A - Cash (over) short	15.53	380.18	257.69	54.53	(179.27)	(4.04)	23.00	390.44	(54.10)	4.93	127.68	(50.47)	966.10
51076	Communication	91.21	91.21	91.21	249.60	157.68	158.94	159.02	159.08	159.08	157.68	157.68	157.68	1,790.07
51124	Holiday Decorations	0.00	0.00	0.00	(1,000.00)	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
51150	Legal Fees - HOA Matters	(672.50)	2,000.00	0.00	212.50	382.50	2,240.00	0.00	807.50	(30.00)	0.00	195.00	504.28	5,639.28
51159	Licenses & Permits-Elevators	0.00	0.00	76.00	273.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	429.00
51169	Office & Administrative	(56.63)	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	28,379.56
51170	Office Supplies	1,376.20	2,827.15	627.88	451.69	1,156.39	506.74	370.21	596.34	750.22	626.30	352.09	849.84	10,491.05
51171	Off Equip Leased	654.59	654.59	1,051.85	503.26	654.59	693.18	664.59	606.00	654.59	654.59	654.59	369.19	7,815.61
51236	Reserve Study	0.00	0.00	0.00	1,210.00	0.00	0.00	0.00	0.00	375.00	500.00	500.00	500.00	3,085.00
Total Administrative Expe		2,720.90	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	81,345.67
UTILITIES														
60002	Cable	109,977.31	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	1,294,221.21
60011	Electricity	13,621.23	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	141,220.86
60018	Cable TV/Internet	0.00	318.70	287.13	469.15	469.15	469.15	469.15	469.15	279.70	279.70	279.70	340.99	4,131.67
60030.1	Telephone Service Contract	807.55	807.55	805.95	730.89	730.89	730.89	736.39	736.17	724.73	724.73	724.73	724.73	8,985.20
60035	Telephone-Elevators	59.90	59.89	59.89	53.97	53.96	53.96	53.94	53.99	53.97	53.96	53.96	53.97	827.25
60040	Waste	1,022.48	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	10,331.91
60050	Water & Sewer	6,354.08	6,235.88	6,891.00	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	68,176.41
Total Utilities		131,842.55	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	1,527,894.51
CONTRACTS														
70090	Elevator Contract	223.35	223.35	212.72	212.72	212.72	337.72	212.72	212.72	212.72	212.72	212.72	212.72	2,698.90
70110	Rec Ctr-Fitness Ctr	1,243.07	800.99	724.34	972.57	965.12	632.67	434.04	420.92	45.08	571.22	619.40	813.55	8,242.97
70184	IT Services	405.00	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	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	3,894.45	3,709.37	3,709.37	3,709.37	3,709.37	45,993.08
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		6,265.87	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	83,909.10
INSURANCE														
72000	Insurance Expense	13,526.72	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	81,555.16
Total Insurance		13,526.72	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	81,555.16
MAINTENANCE AND REPAIRS														
80025	Building Repairs	2,482.02	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	77,116.98
80090	Elevator Maintenance	75.00	75.00	0.00	161.89	501.01	0.00	0.00	105.00	0.00	0.00	0.00	90.00	1,007.90
80100.1	Fire Extinguisher Equipment	0.00	0.00	0.00	0.00	546.35	0.00	0.00	0.00	0.00	0.00	0.00	822.18	1,368.53
80103	Fire Alarm Maintenance	0.00	373.88	0.00	427.05	0.00	903.61	0.00	210.50	0.00	1,294.77	0.00	0.00	3,209.81
80108.3	Fire Sprinkler Monitoring	0.00	0.00	766.80	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	1,341.90
80178	HVAC Maintenance	512.40	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	10,026.38
80180	Hurricane	0.00	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	38,757.71
80182	Housekeeping Supplies	2,329.31	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	33,923.89
80190	Keyscan/Mag Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.40	0.00	0.00	16.40
80237.1	Light Bulbs	0.00	0.00	0.00	0.00	0.00	0.00	36.18	0.00	0.00	0.00	17.03	0.00	53.21
80300	Pest Control	125.00	125.00	125.00	125.00	0.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,375.00
80359.1	Retail Items/Logos	2,118.16	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	19,136.27
80370	Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.00	0.00	1,275.00	70.16	2,620.16
80900	COGS-Food	46,415.82	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	329,381.55
80910	COGS-Bar	27,576.99	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	195,226.05
81000.001	Rec Center-Cafe	4,110.89	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	43,940.54
81000.002	Rec Center-Computer Lab	490.85	0.00	0.00	0.00	0.00	0.00	0.00	217.36	0.00	0.00	0.00	447.50	1,155.71
81000.004	Rec Center-Lifestyle Associati	0.00	445.01	0.00	239.98	0.00	0.00	2,276.80	0.00	0.00	0.00	0.00	31.78	2,993.57
81000.005	Rec Center-Theater Supplies	122.81	117.43	130.99	125.35	157.83	259.10	409.53	67.23	78.21	43.37	67.70	91.17	1,670.72
81500.001	Park Expenses - Equipment R&M	0.00	0.00	0.00	0.00	236.90	0.00	0.00	0.00	0.00	0.00	2,012.00	95.00	2,343.90
81510.004	Culinary-Equip Leased	924.61	1,510.98	1,138.23	967.83	916.36	900.16	900.16	1,493.45	1,858.14	3,103.67	1,845.42	1,575.68	17



Paseo Master HOA
12 Month Income Statement
03/31/2023

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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-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	TOTAL
81550.002	Grounds-Landscape Replacement	1,032.25	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	7,421.39
81550.004	Grounds-Irrigation Contract	0.00	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	8,313.10
81550.005	Grounds-Irrigation R&M	1,874.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,874.00
83001	Capital Projects	5,325.00	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	22,233.04
	<i>Total Maintenance and Rep</i>	<u>149,803.53</u>	<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>1,423,487.77</u>
	SALARIES													
89001	Payroll - F&B	100,292.45	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	1,032,377.63
89002	Member Services	10,433.60	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	107,172.96
89007	Payroll - Pool Monitor	9,412.99	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	138,343.83
89015	Payroll - Administrative	39,247.07	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	435,773.25
89100	Payroll - Maintenance	21,615.37	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	261,773.77
	<i>Total Salaries</i>	<u>181,001.48</u>	<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>1,975,441.44</u>
	<i>TOTAL EXPENSES</i>	<u>485,161.05</u>	<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>5,173,633.65</u>
	RESERVES													
94050	Reserves Funding	0.00	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	378,400.00
	<i>Total Reserves</i>	<u>0.00</u>	<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>378,400.00</u>
	<i>Net Income (Loss)</i>	<u>90,789.35</u>	<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>98,566.45</u>