



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA
06/30/2023

Website Report

(ALL ACCOUNT BALANCES ARE UNAUDITED)



Paseo Master HOA
COMPARATIVE BALANCE SHEET
06/30/2023

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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	118,877.09	22,616.51	96,260.58
10014	Operating - Truist- ICS	20,357.48	0.00	20,357.48
	Total Main Operating Cash Account	139,234.57	22,616.51	116,618.06
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	40,617.57	133,663.67	(93,046.10)
10021	Operating-Stifel Investment 4.60%	1,114,039.71	1,407,812.65	(293,772.94)
10300	Petty Cash	1,580.00	1,580.00	0.00
	Total Other Operating Cash	1,156,237.28	1,543,056.32	(386,819.04)
	RESERVE CASH			
10050	Reserve - Truist Bank	25,000.28	0.00	25,000.28
10053	Reserve-Truist Bank- ICS	2,369.68	95,512.64	(93,142.96)
10060	Reserve-Stifel -4.56%	2,069,127.22	2,062,699.36	6,427.86
	Total Reserve Cash	2,096,497.18	2,158,212.00	(61,714.82)
	RECEIVABLES			
11000	Accounts Receivable	45.00	45.00	0.00
11170	Other Receivables	7,559.27	2,830.30	4,728.97
	Total Receivables	7,604.27	2,875.30	4,728.97
	Total Current Assets	3,399,573.30	3,726,760.13	(327,186.83)
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	11,165.61	11,207.32	(41.71)
13010	Prepaid Insurance	108,213.72	121,740.44	(13,526.72)
13017	Inventory-Beverage	16,121.28	14,898.82	1,222.46
13018	Inventory-Food	33,749.65	30,295.69	3,453.96
13019	Inventory - Retail Goods	5,034.91	5,389.68	(354.77)
13021	Accrued Interest Receivable Reserves	20,524.99	19,194.71	1,330.28
13022	Accrued Interest Receivable Operating	8,006.31	9,842.67	(1,836.36)
	Total Other Current Asset	202,816.47	212,569.33	(9,752.86)
	TOTAL ASSETS	3,602,389.77	3,939,329.46	(336,939.69)



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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	9,923.56	510.72	9,412.84
21020	Accrued Expenses	140,911.29	108,291.52	32,619.77
21041	Due to /(from) Related Parties	1,000.00	1,025.00	(25.00)
21070	Sales Tax Payable	4,304.38	5,864.85	(1,560.47)
21096	Deferred Revenue-Brick	7,188.70	6,207.23	981.47
21130	Deferred Maintenance	0.00	323,218.45	(323,218.45)
21131	Deferred Income (e-card)	3,053.04	3,274.23	(221.19)
Total Current Liabilities		166,380.97	448,392.00	(282,011.03)
LONG TERM LIABILITIES				
Deferred Replacement Reserve				
32671	Street Paving	5,359.00	5,359.00	0.00
32740	Pooled Reserves	2,106,644.17	2,167,028.71	(60,384.54)
32781	Roof Reserve	5,019.00	5,019.00	0.00
Total Deferred Replacement Reserve		2,117,022.17	2,177,406.71	(60,384.54)
CURRENT YEAR RESERVE ACTIVITY				
32508	Reserve Income	117,494.62	57,110.08	60,384.54
32619	Reserve Expense	(157,639.69)	(89,450.00)	(68,189.69)
32570.1	Current Year Interest Earned	40,145.07	32,339.92	7,805.15
Total Current Year Reserve Activity		0.00	0.00	0.00
Total Reserves		2,117,022.17	2,177,406.71	(60,384.54)
TOTAL LIABILITIES		2,283,403.14	2,625,798.71	(342,395.57)
FUND BALANCES				
FUND BALANCE				
38500	Current Income (Loss)	275,872.33	270,416.45	5,455.88
39000	Prior Year Adjustment	(10,486.60)	(10,486.60)	0.00
39000	Retained Earnings	1,053,600.90	1,053,600.90	0.00
Total Fund Balances		1,318,986.63	1,313,530.75	5,455.88
TOTAL LIABILITIES & FUND BALANCES		3,602,389.77	3,939,329.46	(336,939.69)



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INCOME & EXPENSES
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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)	1,939,310.68	1,939,314	(3.32)	3,878,624
41110	Reserves Income	0.00	0	0.00	206,000.00	206,000	0.00	412,000
41138.1	Resident Bar Sales	30,618.91	27,500	3,118.91	425,511.86	410,000	15,511.86	670,000
42080	Capital Contribution	16,500.00	0	16,500.00	145,500.00	0	145,500.00	0
42202.1	Resident Food Sales	35,998.95	35,000	998.95	454,825.06	425,000	29,825.06	705,000
42520	Non-Sufficient Fee Income	0.00	0	0.00	25.00	0	25.00	0
42560	Catering Other Income	1,568.12	0	1,568.12	1,568.12	0	1,568.12	0
42561	Operating Interest Income	4,520.38	371	4,149.38	24,569.24	2,226	22,343.24	4,453
42681.1	Retail/Logo Merch Gen	197.00	1,000	(803.00)	10,240.78	14,000	(3,759.22)	24,000
42683	Rental Income	0.00	0	0.00	25.00	0	25.00	0
42683.1	Sales Tax Allowance	30.00	30	0.00	180.00	180	0.00	360
42724.1	Tennis Sales	50.00	0	50.00	2,220.07	0	2,220.07	6,000
42725.1	Spa Sales	600.00	383	217.00	1,638.98	2,298	(659.02)	4,600
TOTAL INCOME		413,301.81	387,503	25,798.81	3,211,614.79	2,999,018	212,596.79	5,705,037
EXPENSES								
ADMINISTRATIVE								
51010	Accounting Fees	1,312.50	1,313	0.50	7,875.00	7,878	3.00	15,750
51026	Annual Corp Report	0.00	0	0.00	61.25	62	0.75	62
51072	G&A - Cash (over) short	25.20	0	(25.20)	1,153.38	0	(1,153.38)	0
51076	Communication	91.21	167	75.79	547.26	1,002	454.74	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	585.00	400	(185.00)	2,452.50	2,400	(52.50)	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	76.00	180	104.00	360
51169	Office & Administrative	754.45	2,334	1,579.05	9,840.84	14,001	4,160.16	28,005
51170	Office Supplies	188.25	834	645.75	6,195.55	5,004	(1,191.55)	10,000
51171	Off Equip Leased	654.00	667	13.00	4,324.21	4,002	(322.21)	8,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	252	252.00	500
TOTAL ADMINISTRATIVE		3,610.61	5,787	2,175.89	32,525.99	34,781	2,255.01	76,027
UTILITIES								
60002	Cable	109,988.02	109,960	(28.02)	659,917.41	659,760	(157.41)	1,332,709
60011	Electricity	13,098.18	11,475	(1,623.18)	78,167.37	69,618	(8,549.37)	139,999
60018	Cable TV/Internet	512.72	350	(162.72)	1,107.84	2,100	992.16	4,200
60030.1	Telephone Service Contract	802.49	762	(40.49)	4,828.39	4,572	(256.39)	9,144
60035	Telephone-Elevators	59.90	50	(9.90)	359.36	300	(59.36)	600
60040	Waste	798.51	1,000	201.49	5,686.94	6,000	313.06	12,000
60050	Water & Sewer	4,303.29	4,000	(303.29)	37,167.86	38,104	936.14	68,004
TOTAL UTILITIES		129,563.11	127,597	(1,966.11)	787,235.17	780,454	(6,781.17)	1,566,656
CONTRACTS								
70090	Elevator Contract	223.35	200	(23.35)	1,329.47	1,200	(129.47)	2,400
70184	IT Services	810.00	1,333	523.00	8,235.00	7,998	(237.00)	16,000
70239	Property Management Contract	3,894.45	3,895	0.55	23,366.70	23,366	(0.70)	47,517
70239.1	Overhead Fee KWPM	500.00	500	0.00	3,000.00	3,000	0.00	6,000
TOTAL CONTRACT		5,427.80	5,928	500.20	35,931.17	35,564	(367.17)	71,917
INSURANCE								
72000	Insurance Expense	13,526.72	6,900	(6,626.72)	66,307.09	41,400	(24,907.09)	82,800
TOTAL INSURANCE		13,526.72	6,900	(6,626.72)	66,307.09	41,400	(24,907.09)	82,800
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	0.00	1,500	1,500.00	3,000
TOTAL PARK EXPENSES		0.00	250	250.00	0.00	1,500	1,500.00	3,000
COST OF SALES								
80900	COGS-Food	17,273.88	15,400	(1,873.88)	199,192.96	187,000	(12,192.96)	310,200
80910	COGS-Bar	9,113.03	8,800	(313.03)	120,169.09	131,200	11,030.91	214,400
TOTAL COST OF SALES		26,386.91	24,200	(2,186.91)	319,362.05	318,200	(1,162.05)	524,600
CULINARY								
81510.004	Culinary-Equip Leased	831.74	1,000	168.26	6,594.06	6,000	(594.06)	12,000
81510.005	Culinary-Equipment R&M	495.77	1,500	1,004.23	6,712.81	9,000	2,287.19	18,000



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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
81510.006	Culinary-Equip Purchases	231.37	400	168.63	314.45	2,400	4,800
81510.008	Culinary-Kitchen Linens	1,230.39	273	(957.39)	5,980.90	3,644	6,000
81510.009	Culinary-Licenses/Fees	0.00	167	167.00	0.00	1,002	2,000
81510.010	Culinary-Spoilage	0.00	67	67.00	0.00	402	800
81510.011	Culinary-Supplies	0.00	636	636.00	146.50	8,502	14,000
81510.012	Culinary-Uniforms	88.43	273	184.57	432.36	3,644	6,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	145	145.00	625.00	1,943	3,200
81510.015	Culinary- Chem/ Cleaning	475.25	455	(20.25)	6,996.41	6,073	10,000
81510.016	Culinary- Cooking Fuels	5,461.46	909	(4,552.46)	12,921.84	12,145	20,000
TOTAL CULINARY EXPENSES		8,814.41	5,825	(2,989.41)	40,724.33	54,755	96,800
FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	0.00	136	136.00	2,118.89	1,822	3,000
81520.002	FOH-Credit Card Chg Exp	2,248.21	2,000	(248.21)	29,945.02	26,720	44,000
81520.003	FOH-Flowers&Decorations	166.69	500	333.31	3,412.25	2,999	10,000
81520.004	FOH-Linen	813.87	455	(358.87)	4,812.21	6,073	10,000
81520.005	FOH-Licenses & Fees	1,439.35	333	(1,106.35)	3,600.98	1,998	4,000
81520.006	FOH-Menu & Signage	627.45	50	(577.45)	765.79	300	600
81520.007	FOH-Music & Entertainment	925.00	4,000	3,075.00	41,584.17	39,900	70,000
81520.008	FOH-Supplies Paper/Plastic	2,743.23	2,182	(561.23)	38,633.66	29,149	48,000
81520.009	FOH-Uniforms	258.59	364	105.41	4,801.94	4,858	8,000
81520.010	FOH - POS System	1,719.31	739	(980.31)	5,958.85	4,434	8,868
TOTAL FOH EXPENSES		10,941.70	10,759	(182.70)	135,633.76	118,253	206,468
OTHER AMENITIES							
81000.001	Rec Center-Cafe	2,761.19	2,000	(761.19)	24,159.61	24,500	44,000
81000.002	Rec Center-Computer Lab	500.85	50	(450.85)	991.70	300	600
81000.004	Rec Center-Lifestyle Association	294.83	667	372.17	2,515.40	4,002	8,000
81000.005	Rec Center-Theater Supplies	109.28	67	(42.28)	733.95	402	800
TOTAL OTHER AMENITIES		3,666.15	2,784	(882.15)	28,400.66	29,204	53,400
FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	1,049.21	1,000	(49.21)	4,936.42	6,000	12,000
TOTAL FITNESS EXPENSES		1,049.21	1,000	(49.21)	4,936.42	6,000	12,000
TENNIS EXPENSES							
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	300	600
81530.004	Tennis Court-Tool & Maintenance	298.20	1,500	1,201.80	3,879.48	9,000	18,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	30,000.00	30,000	60,000
TOTAL TENNIS EXPENSES		5,298.20	6,550	1,251.80	33,879.48	39,300	78,600
POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	79.15	67	(12.15)	475.15	402	800
81540.005	Pool/Fountain-R&M	2,295.35	1,500	(795.35)	6,939.14	9,000	18,000
81540.006	Pool/Fountain- Contract	4,944.65	6,000	1,055.35	29,213.25	36,000	72,000
TOTAL POOL/FOUNTAIN EXPENSES		7,319.15	7,567	247.85	36,627.54	45,402	90,800
GROUNDS							
81550.001	Grounds-Lawn Contract	8,069.27	10,173	2,103.73	48,415.62	61,038	122,080
81550.002	Grounds-Landscape Replacement	0.00	667	667.00	4,452.25	4,002	8,000
81550.005	Grounds-Irrigation R&M	0.00	650	650.00	2,968.80	3,900	7,800
81550.006	Grounds-Tree Trimming	5,938.00	0	(5,938.00)	5,938.00	0	0
70215.6	Landscape Mulch	0.00	0	0.00	3,037.50	2,500	10,000
TOTAL GROUNDS		14,007.27	11,490	(2,517.27)	64,812.17	71,440	147,880
MAINTENANCE AND REPAIRS							
80025	Building Repairs	9,650.80	5,000	(4,650.80)	37,648.35	30,000	60,000
80090	Elevator Maintenance	0.00	133	133.00	270.00	798	1,600
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	978.74	600	1,200
80103	Fire Alarm Maintenance	0.00	267	267.00	373.88	1,602	3,200
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	198	400
80108.3	Fire Sprinkler Monitoring	0.00	33	33.00	766.80	198	400
80178	HVAC Maintenance	0.00	833	833.00	2,909.24	4,998	10,000
80182	Housekeeping Supplies	1,467.04	3,083	1,615.96	20,498.46	18,498	36,992
80190	Keyscan/Mag Locks	0.00	33	33.00	0.00	198	400



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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
80237.1	Light Bulbs	0.00	17	17.00	50.57	102	200
80300	Pest Control	125.00	133	8.00	750.00	798	1,600
80359.1	Retail Items/Logos	354.77	1,000	645.23	8,365.34	14,000	20,000
80370	Signage	0.00	100	100.00	0.00	600	1,200
TOTAL MAINTENANCE AND REPAIRS		11,597.61	10,765	(832.61)	72,611.38	72,590	137,192
83001	Capital Improvement Projects	1,922.00	0	(1,922.00)	13,448.95	0	0
TOTAL SPECIAL PROJECTS		1,922.00	0	(1,922.00)	13,448.95	0	0
PAYROLL EXPENSES							
89001	Payroll - F&B	89,438.21	88,638	(800.21)	585,205.92	577,401	1,116,637
89002	Member Services	8,668.92	8,350	(318.92)	56,482.02	62,358	121,354
89007	Payroll - Pool Monitor	11,327.03	12,195	867.97	70,886.57	73,597	150,641
89015	Payroll - Administrative	33,216.47	41,345	8,128.53	214,698.44	239,378	484,452
89100	Payroll - Maintenance	22,064.45	23,120	1,055.55	130,033.35	133,848	271,813
TOTAL PAYROLL EXPENSES		164,715.08	173,648	8,932.92	1,057,306.30	1,086,582	2,144,897
RESERVE / CONTINGENCY							
94050	Reserves Funding	0.00	0	0.00	206,000.00	206,000	412,000
TOTAL RESERVE / CONTINGENCY		0.00	0	0.00	206,000.00	206,000	412,000
TOTAL EXPENSES		407,845.93	401,050	(6,796.43)	2,935,742.46	2,941,425	5,705,037
Total Depreciation Expenses		0.00	0	0.00	0.00	0	0
Net Income (Loss)		5,455.88	(13,547)	19,002.38	275,872.33	57,593	0
Total Net Budget		5,455.88	(13,547)	19,002.38	275,872.33	57,593	0



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12 Month Income Statement
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Account	Description	Jun-2023	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	TOTAL
INCOME														
41105	Master Maintenance	323,218.45	323,218.45	323,218.44	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	3,742,872.68
41110	Reserves Income	0.00	0.00	103,000.00	0.00	0.00	103,000.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	389,600.00
41138.1	Resident Bar Sales	30,618.91	44,713.71	87,346.96	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	659,773.48
42080	Capital Contribution	16,500.00	37,500.00	27,500.00	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	199,500.00
42202.1	Resident Food Sales	35,998.95	44,280.01	91,873.33	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	734,557.59
42520	Non-Sufficient Fee Income	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
42560	Catering Other Income	1,568.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,568.12
42561	Operating Interest Income	4,520.38	5,468.21	6,533.76	1,027.09	6,100.43	919.37	393.03	23.72	9.61	23.74	385.21	18.53	25,423.08
42681.1	Retail/Logo Merch Gen	197.00	944.50	1,383.92	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	18,539.05
42683	Rental Income	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
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	50.00	0.00	0.00	0.00	1,325.00	845.07	751.17	1,502.35	446.01	0.00	0.00	0.00	4,919.60
42725.1	Spa Sales	600.00	375.59	187.80	475.59	0.00	0.00	93.90	798.12	845.07	281.69	281.69	281.69	4,221.14
TOTAL INCOME		413,301.81	456,530.47	638,356.37	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	5,781,384.74
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	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
51072	G&A - Cash (over) short	25.20	150.03	324.75	15.53	380.18	257.69	54.53	(179.27)	(4.04)	23.00	390.44	(54.10)	1,383.94
51076	Communication	91.21	91.21	91.21	91.21	91.21	91.21	249.60	157.68	158.94	159.02	159.08	159.08	1,590.66
51124	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	(1,000.00)	8,000.00	0.00	0.00	0.00	0.00	7,000.00
51150	Legal Fees - HOA Matters	585.00	405.00	135.00	(672.50)	2,000.00	0.00	212.50	382.50	2,240.00	0.00	807.50	(30.00)	6,065.00
51159	Licenses & Permits-Elevators	0.00	0.00	0.00	0.00	0.00	76.00	273.00	80.00	0.00	0.00	0.00	0.00	429.00
51169	Office & Administrative	754.45	1,342.81	1,438.91	(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	26,192.33
51170	Office Supplies	188.25	911.08	264.99	1,376.20	2,827.15	627.88	451.69	1,156.39	506.74	370.21	596.34	750.22	10,027.14
51171	Off Equip Leased	654.00	654.59	654.59	654.59	654.59	1,051.85	503.26	654.59	693.18	664.59	606.00	654.59	8,100.42
51236	Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,210.00	0.00	0.00	0.00	0.00	375.00	1,585.00
Total Administrative Expe		3,610.61	4,928.47	4,221.95	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	78,184.74
UTILITIES														
60002	Cable	109,988.02	109,988.02	109,988.02	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	1,306,994.52
60011	Electricity	13,098.18	12,645.40	13,416.73	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	150,114.67
60018	Cable TV/Internet	512.72	0.00	(10.71)	0.00	318.70	287.13	469.15	469.15	469.15	469.15	469.15	279.70	3,733.29
60030.1	Telephone Service Contract	802.49	801.83	803.02	807.55	807.55	805.95	730.89	730.89	730.89	736.39	736.17	724.73	9,218.35
60035	Telephone-Elevators	59.90	59.89	59.89	59.90	59.89	59.89	53.97	53.96	53.96	53.94	53.99	53.97	845.04
60040	Waste	798.51	798.51	1,022.48	1,022.48	1,022.48	1,022.48	1,353.58	681.65	681.65	681.65	681.65	681.65	10,448.77
60050	Water & Sewer	4,303.29	5,586.99	5,996.62	6,354.08	6,235.88	8,691.00	5,214.35	6,031.42	5,071.09	3,578.60	5,674.01	6,328.04	66,365.37
Total Utilities		129,563.11	129,880.64	131,276.05	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	1,547,720.01
CONTRACTS														
70090	Elevator Contract	223.35	223.35	223.35	223.35	223.35	212.72	212.72	212.72	337.72	212.72	212.72	212.72	2,730.79
70110	Rec Ctr-Fitness Ctr	1,049.21	715.99	402.82	1,243.07	800.99	724.34	972.57	965.12	632.67	434.04	420.92	45.08	8,406.82
70184	IT Services	810.00	405.00	405.00	405.00	3,510.00	2,700.00	0.00	810.00	3,105.00	405.00	4,145.21	405.00	17,105.21
70215.6	Landscape Mulch	0.00	0.00	3,037.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,037.50
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	3,894.45	3,894.45	3,894.45	3,709.37	46,548.32
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		6,477.01	5,738.79	8,463.12	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	83,828.64
INSURANCE														
72000	Insurance Expense	13,526.72	13,201.67	13,851.75	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	103,680.95
Total Insurance		13,526.72	13,201.67	13,851.75	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	103,680.95
MAINTENANCE AND REPAIRS														
80025	Building Repairs	9,650.80	3,961.28	6,605.56	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	87,268.53
80090	Elevator Maintenance	0.00	0.00	120.00	75.00	75.00	0.00	161.89	501.01	0.00	0.00	105.00	0.00	1,037.90
80100.1	Fire Extinguisher Equipment	0.00	0.00	978.74	0.00	0.00	0.00	0.00	546.35	0.00	0.00	0.00	0.00	1,525.09
80103	Fire Alarm Maintenance	0.00	0.00	0.00	0.00	373.88	0.00	427.05	0.00	903.61	0.00	210.50	0.00	1,915.04
80108.3	Fire Sprinkler Monitoring	0.00	0.00	0.00	0.00	0.00	766.80	63.90	63.90	63.90	63.90	63.90	63.90	1,150.20
80178	HVAC Maintenance	0.00	1,372.00	0.00	512.40	512.42	512.42	1,159.42	512.42	3,992.50	613.00	0.00	0.00	9,699.00
80180	Hurricane	0.00	0.00	0.00	0.00	0.00	0.00	3,129.32	6,692.21	28,936.18	0.00	0.00	0.00	38,757.71
80182	Housekeeping Supplies	1,467.04	3,577.12	3,997.60	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	33,703.66
80237.1	Light Bulbs	0.00	50.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.18	0.00	0.00	86.75
80300	Pest Control	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,375.00
80359.1	Retail Items/Logos	354.77	785.26	729.67	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	17,315.27
80370	Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.00	1,275.00
80900	COGS-Food	17,273.88	20,996.74	42,535.78	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	339,854.52
80910	COGS-Bar	9,113.03	14,554.17	21,286.77	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	194,421.79
81000.001	Rec Center-Cafe	2,761.19	3,200.43	2,408.26	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	41,916.82
81000.002	Rec Center-Computer Lab	500.85	0.00	0.00	490.85	0.00	0.00	0.00	0.00	0.00	0.00	217.36	0.00	1,209.06
81000.004	Rec Center-Lifestyle Associati	294.83	781.22	994.34	0.00	445.01	0.00	239.98</						



Paseo Master HOA
12 Month Income Statement
06/30/2023

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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	Jun-2023	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	TOTAL
81530.008	Tennis Maintenance Contract	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
81540.004	Pool/Fountain-Licenses	79.15	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	950.35
81540.005	Pool/Fountain-R&M	2,295.35	1,764.16	783.01	876.93	876.73	342.96	1,313.73	6,581.88	8,918.80	0.00	20,791.13	15,221.80	59,766.48
81540.006	Pool/Fountain- Contract	4,944.65	4,944.65	4,944.65	4,944.65	4,944.65	4,490.00	3,724.65	3,724.65	3,724.65	3,724.65	3,724.65	3,724.65	51,561.15
81550.001	Grounds-Lawn Contract	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	8,069.27	8,836.82	9,369.82	8,901.09	8,901.09	8,995.73	8,995.73	102,415.90
81550.002	Grounds-Landscape Replacement	0.00	0.00	3,320.00	1,032.25	100.00	0.00	2,880.00	590.82	160.30	2,472.62	185.40	0.00	10,741.39
81550.004	Grounds-Irrigation Contract	0.00	0.00	0.00	0.00	0.00	0.00	1,157.90	751.90	751.90	1,205.90	1,437.90	751.90	6,057.40
81550.005	Grounds-Irrigation R&M	0.00	410.00	684.80	1,874.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,968.80
81550.006	Grounds-Tree Trimming	5,938.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,938.00
83001	Capital Projects	1,922.00	0.00	4,196.63	5,325.00	2,005.32	0.00	1,600.00	2,026.16	760.67	0.00	0.00	0.00	17,835.78
Total Maintenance and Rep		89,953.40	101,189.52	137,073.49	149,803.53	137,816.06	126,626.82	148,849.24	135,649.52	129,649.56	73,559.09	97,918.55	109,280.42	1,437,369.20
SALARIES														
89001	Payroll - F&B	89,438.21	86,033.78	100,583.27	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	1,057,477.99
89002	Member Services	8,668.92	7,443.06	10,712.26	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	109,028.06
89007	Payroll - Pool Monitor	11,327.03	11,729.96	12,644.48	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	139,473.85
89015	Payroll - Administrative	33,216.47	31,309.21	36,306.18	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	423,944.13
89100	Payroll - Maintenance	22,064.45	21,996.69	20,700.98	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	265,206.98
Total Salaries		164,715.08	158,512.70	180,947.17	181,001.48	182,784.62	189,345.25	173,492.03	181,554.64	136,482.68	144,297.06	152,362.05	149,636.25	1,995,131.01
TOTAL EXPENSES		407,845.93	413,451.79	475,833.53	485,161.05	477,418.50	470,031.66	473,467.96	472,636.28	417,139.13	355,184.19	399,567.83	398,176.70	5,245,914.55
RESERVES														
94050	Reserves Funding	0.00	0.00	103,000.00	0.00	0.00	103,000.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	389,600.00
Total Reserves		0.00	0.00	103,000.00	0.00	0.00	103,000.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	389,600.00
Net Income (Loss)		5,455.88	43,078.68	59,522.84	90,789.35	49,632.53	27,393.05	(27,887.73)	(38,995.86)	(23,830.53)	2,476.66	(35,036.74)	(6,727.94)	145,870.19