



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA

07/31/2023

Website Report

(ALL ACCOUNT BALANCES ARE UNAUDITED)



Paseo Master HOA
COMPARATIVE BALANCE SHEET
07/31/2023

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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	6,992.41	117,258.97	(110,266.56)
10014	Operating - Truist- ICS	74,216.81	20,357.48	53,859.33
10037	Due to RSV from OPR	(990.75)	0.00	(990.75)
	Total Main Operating Cash Account	80,218.47	137,616.45	(57,397.98)
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	104,605.03	40,617.57	63,987.46
10021	Operating-Stifel Investment 4.60%	1,717,379.57	1,114,039.71	603,339.86
10300	Petty Cash	1,580.00	1,580.00	0.00
	Total Other Operating Cash	1,823,564.60	1,156,237.28	667,327.32
	RESERVE CASH			
10050	Reserve - Truist Bank	14,161.92	25,000.28	(10,838.36)
10053	Reserve-Truist Bank- ICS	55,402.46	2,369.68	53,032.78
10060	Reserve-Stifel -4.56%	2,072,549.57	2,069,127.22	3,422.35
10074	Due from OPR to RSV	990.75	0.00	990.75
	Total Reserve Cash	2,143,104.70	2,096,497.18	46,607.52
	RECEIVABLES			
11000	Accounts Receivable	71,181.03	45.00	71,136.03
11170	Other Receivables	5,753.33	7,559.27	(1,805.94)
	Total Receivables	76,934.36	7,604.27	69,330.09
	Total Current Assets	4,123,822.13	3,397,955.18	725,866.95
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	16,777.77	11,165.61	5,612.16
13010	Prepaid Insurance	101,539.00	108,213.72	(6,674.72)
13017	Inventory-Beverage	14,119.03	16,121.28	(2,002.25)
13018	Inventory-Food	31,326.27	33,749.65	(2,423.38)
13019	Inventory - Retail Goods	3,387.14	5,034.91	(1,647.77)
13021	Accrued Interest Receivable Reserves	25,431.67	20,524.99	4,906.68
13022	Accrued Interest Receivable Operating	9,891.79	8,006.31	1,885.48
	Total Other Current Asset	202,472.67	202,816.47	(343.80)
	TOTAL ASSETS	4,326,294.80	3,600,771.65	725,523.15



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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	32,672.17	9,923.56	22,748.61
21020	Accrued Expenses	135,889.25	140,911.29	(5,022.04)
21041	Due to /(from) Related Parties	0.00	1,000.00	(1,000.00)
21070	Sales Tax Payable	4,913.18	4,304.38	608.80
21096	Deferred Revenue-Brick	7,188.70	7,188.70	0.00
21130	Deferred Maintenance	646,436.90	0.00	646,436.90
21131	Deferred Income (e-card)	2,544.18	3,053.04	(508.86)
25025	Deferred Revenue - Catering Events	200.00	0.00	200.00
Total Current Liabilities		829,844.38	166,380.97	663,463.41
LONG TERM LIABILITIES				
Deferred Replacement Reserve				
32671	Street Paving	5,359.00	5,359.00	0.00
32740	Pooled Reserves	2,158,158.37	2,106,644.17	51,514.20
32781	Roof Reserve	5,019.00	5,019.00	0.00
Total Deferred Replacement Reserve		2,168,536.37	2,117,022.17	51,514.20
CURRENT YEAR RESERVE ACTIVITY				
32508	Reserve Income	168,980.42	117,494.62	51,485.80
32619	Reserve Expense	(217,487.53)	(157,639.69)	(59,847.84)
32570.1	Current Year Interest Earned	48,507.11	40,145.07	8,362.04
Total Current Year Reserve Activity		0.00	0.00	0.00
Total Reserves		2,168,536.37	2,117,022.17	51,514.20
TOTAL LIABILITIES		2,998,380.75	2,283,403.14	714,977.61
FUND BALANCES				
FUND BALANCE				
38500	Current Income (Loss)	284,799.75	274,254.21	10,545.54
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		1,327,914.05	1,317,368.51	10,545.54
TOTAL LIABILITIES & FUND BALANCES		4,326,294.80	3,600,771.65	725,523.15



Paseo Master HOA
INCOME & EXPENSES
07/31/2023

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		Current Period			Year to Date			Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
INCOME								
41105	Master Maintenance	323,218.44	323,219	(0.56)	2,262,529.12	2,262,533	(3.88)	3,878,624
41110	Reserves Income	103,000.00	103,000	0.00	309,000.00	309,000	0.00	412,000
41138.1	Resident Bar Sales	36,044.92	42,500	(6,455.08)	461,556.78	452,500	9,056.78	670,000
42080	Capital Contribution	12,500.00	0	12,500.00	158,000.00	0	158,000.00	0
42202.1	Resident Food Sales	36,009.77	47,500	(11,490.23)	490,834.83	472,500	18,334.83	705,000
42520	Non-Sufficient Fee Income	0.00	0	0.00	25.00	0	25.00	0
42561	Operating Interest Income	5,746.36	371	5,375.36	30,315.60	2,597	27,718.60	4,453
42681.1	Retail/Logo Merch Gen	1,175.00	1,000	175.00	11,415.78	15,000	(3,584.22)	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	210.00	210	0.00	360
42724.1	Tennis Sales	0.00	0	0.00	2,220.07	0	2,220.07	6,000
42725.1	Spa Sales	234.74	383	(148.26)	1,823.72	2,681	(857.28)	4,600
TOTAL INCOME		517,959.23	518,003	(43.77)	3,727,955.90	3,517,021	210,934.90	5,705,037
EXPENSES								
ADMINISTRATIVE								
51010	Accounting Fees	1,312.50	1,313	0.50	9,187.50	9,191	3.50	15,750
51026	Annual Corp Report	0.00	0	0.00	61.25	62	0.75	62
51072	G&A - Cash (over) short	(18.08)	0	18.08	1,135.30	0	(1,135.30)	0
51076	Communication	91.21	167	75.79	638.47	1,169	530.53	2,000
51124	Holiday Decorations	0.00	0	0.00	0.00	0	0.00	6,000
51132	Insurance Appraisal	0.00	550	550.00	0.00	550	550.00	550
51150	Legal Fees - HOA Matters	0.00	400	400.00	2,452.50	2,800	347.50	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	76.00	210	134.00	360
51169	Office & Administrative	960.41	2,334	1,373.09	10,801.25	16,335	5,533.25	28,005
51170	Office Supplies	670.87	834	163.13	6,866.42	5,838	(1,028.42)	10,000
51171	Off Equip Leased	654.59	667	12.41	4,978.80	4,669	(309.80)	8,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	294	294.00	500
TOTAL ADMINISTRATIVE		3,671.50	6,337	2,665.00	36,197.49	41,118	4,920.01	76,027
UTILITIES								
60002	Cable	109,988.02	109,960	(28.02)	769,905.43	769,720	(185.43)	1,332,709
60011	Electricity	14,157.00	11,858	(2,299.00)	92,324.37	81,476	(10,848.37)	139,999
60018	Cable TV/Internet	0.00	350	350.00	1,107.84	2,450	1,342.16	4,200
60030.1	Telephone Service Contract	802.66	762	(40.66)	5,631.05	5,334	(297.05)	9,144
60035	Telephone-Elevators	59.89	50	(9.89)	419.25	350	(69.25)	600
60040	Waste	681.65	1,000	318.35	6,368.59	7,000	631.41	12,000
60050	Water & Sewer	3,890.11	4,100	209.89	41,057.97	42,204	1,146.03	68,004
TOTAL UTILITIES		129,579.33	128,080	(1,499.33)	916,814.50	908,534	(8,280.50)	1,566,656
CONTRACTS								
70090	Elevator Contract	223.35	200	(23.35)	1,552.82	1,400	(152.82)	2,400
70184	IT Services	1,538.93	1,333	(205.93)	9,773.93	9,331	(442.93)	16,000
70239	Property Management Contract	3,894.45	3,894	(0.45)	27,261.15	27,260	(1.15)	47,517
70239.1	Overhead Fee KWPM	500.00	500	0.00	3,500.00	3,500	0.00	6,000
TOTAL CONTRACT		6,156.73	5,927	(229.73)	42,087.90	41,491	(596.90)	71,917
INSURANCE								
72000	Insurance Expense	19,735.05	6,900	(12,835.05)	86,042.14	48,300	(37,742.14)	82,800
TOTAL INSURANCE		19,735.05	6,900	(12,835.05)	86,042.14	48,300	(37,742.14)	82,800
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	0.00	1,750	1,750.00	3,000
TOTAL PARK EXPENSES		0.00	250	250.00	0.00	1,750	1,750.00	3,000
COST OF SALES								
80900	COGS-Food	12,466.16	20,900	8,433.84	211,659.12	207,900	(3,759.12)	310,200
80910	COGS-Bar	8,820.54	13,600	4,779.46	128,989.63	144,800	15,810.37	214,400
TOTAL COST OF SALES		21,286.70	34,500	13,213.30	340,648.75	352,700	12,051.25	524,600
CULINARY								
81510.004	Culinary-Equip Leased	1,161.89	1,000	(161.89)	7,755.95	7,000	(755.95)	12,000
81510.005	Culinary-Equipment R&M	2,007.13	1,500	(507.13)	8,719.94	10,500	1,780.06	18,000
81510.006	Culinary-Equip Purchases	0.00	400	400.00	314.45	2,800	2,485.55	4,800



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		Current Period				Year to Date		Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
81510.008	Culinary-Kitchen Linens	729.10	393	(336.10)	6,710.00	4,037	(2,673.00)	6,000
81510.009	Culinary-Licenses/Fees	0.00	167	167.00	0.00	1,169	1,169.00	2,000
81510.010	Culinary-Spoilage	530.86	67	(463.86)	530.86	469	(61.86)	800
81510.011	Culinary-Supplies	0.00	916	916.00	146.50	9,418	9,271.50	14,000
81510.012	Culinary-Uniforms	91.78	393	301.22	524.14	4,037	3,512.86	6,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	209	209.00	625.00	2,152	1,527.00	3,200
81510.015	Culinary- Chem/ Cleaning	337.07	655	317.93	7,333.48	6,728	(605.48)	10,000
81510.016	Culinary- Cooking Fuels	(508.36)	1,309	1,817.36	12,413.48	13,454	1,040.52	20,000
TOTAL CULINARY EXPENSES		4,349.47	7,009	2,659.53	45,073.80	61,764	16,690.20	96,800
FRONT OF HOUSE(FOH) EXPENSES								
81520.001	FOH-China/Glass/Silver	0.00	196	196.00	2,118.89	2,018	(100.89)	3,000
81520.002	FOH-Credit Card Chg Exp	2,732.09	2,880	147.91	32,677.11	29,600	(3,077.11)	44,000
81520.003	FOH-Flowers&Decorations	819.07	500	(319.07)	4,231.32	3,499	(732.32)	10,000
81520.004	FOH-Linen	565.55	655	89.45	5,377.76	6,728	1,350.24	10,000
81520.005	FOH-Licenses & Fees	317.42	333	15.58	3,918.40	2,331	(1,587.40)	4,000
81520.006	FOH-Menu & Signage	266.68	50	(216.68)	1,032.47	350	(682.47)	600
81520.007	FOH-Music & Entertainment	5,630.60	4,000	(1,630.60)	47,214.77	43,900	(3,314.77)	70,000
81520.008	FOH-Supplies Paper/Plastic	4,353.26	3,142	(1,211.26)	42,986.92	32,291	(10,695.92)	48,000
81520.009	FOH-Uniforms	425.81	524	98.19	5,227.75	5,382	154.25	8,000
81520.010	FOH - POS System	3,431.96	739	(2,692.96)	9,390.81	5,173	(4,217.81)	8,868
TOTAL FOH EXPENSES		18,542.44	13,019	(5,523.44)	154,176.20	131,272	(22,904.20)	206,468
OTHER AMENITIES								
81000.001	Rec Center-Cafe	2,867.86	2,000	(867.86)	27,027.47	26,500	(527.47)	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	991.70	350	(641.70)	600
81000.004	Rec Center-Lifestyle Association	288.79	667	378.21	2,804.19	4,669	1,864.81	8,000
81000.005	Rec Center-Theather Supplies	143.63	67	(76.63)	877.58	469	(408.58)	800
TOTAL OTHER AMENITIES		3,300.28	2,784	(516.28)	31,700.94	31,988	287.06	53,400
FITNESS EXPENSES								
70110	Rec Ctr-Fitness Ctr	(225.48)	1,000	1,225.48	4,710.94	7,000	2,289.06	12,000
TOTAL FITNESS EXPENSES		(225.48)	1,000	1,225.48	4,710.94	7,000	2,289.06	12,000
TENNIS EXPENSES								
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	350	350.00	600
81530.004	Tennis Court-Tool & Maintenance	1,290.73	1,500	209.27	5,170.21	10,500	5,329.79	18,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	35,000.00	35,000	0.00	60,000
TOTAL TENNIS EXPENSES		6,290.73	6,550	259.27	40,170.21	45,850	5,679.79	78,600
POOL/FOUNTAIN EXPENSES								
81540.004	Pool/Fountain-Licenses	0.00	67	67.00	475.15	469	(6.15)	800
81540.005	Pool/Fountain-R&M	1,388.50	1,500	111.50	8,327.64	10,500	2,172.36	18,000
81540.006	Pool/Fountain- Contract	4,944.65	6,000	1,055.35	34,157.90	42,000	7,842.10	72,000
TOTAL POOL/FOUNTAIN EXPENSES		6,333.15	7,567	1,233.85	42,960.69	52,969	10,008.31	90,800
GROUNDS								
81550.001	Grounds-Lawn Contract	8,269.27	10,173	1,903.73	56,684.89	71,211	14,526.11	122,080
81550.002	Grounds-Landscape Replacement	2,340.00	667	(1,673.00)	6,792.25	4,669	(2,123.25)	8,000
81550.005	Grounds-Irrigation R&M	0.00	650	650.00	2,968.80	4,550	1,581.20	7,800
81550.006	Grounds-Tree Trimming	0.00	0	0.00	5,938.00	0	(5,938.00)	0
70215.6	Landscape Mulch	0.00	0	0.00	3,037.50	2,500	(537.50)	10,000
TOTAL GROUNDS		10,609.27	11,490	880.73	75,421.44	82,930	7,508.56	147,880
MAINTENANCE AND REPAIRS								
80025	Building Repairs	1,502.45	5,000	3,497.55	39,150.80	35,000	(4,150.80)	60,000
80090	Elevator Maintenance	0.00	133	133.00	270.00	931	661.00	1,600
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	978.74	700	(278.74)	1,200
80103	Fire Alarm Maintenance	472.31	267	(205.31)	846.19	1,869	1,022.81	3,200
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	231	231.00	400
80108.3	Fire Sprinkler Monitoring	0.00	33	33.00	766.80	231	(535.80)	400
80178	HVAC Maintenance	0.00	833	833.00	2,909.24	5,831	2,921.76	10,000
80182	Housekeeping Supplies	2,698.55	3,083	384.45	23,197.01	21,581	(1,616.01)	36,992
80190	Keyscan/Mag Locks	0.00	33	33.00	0.00	231	231.00	400
80237.1	Light Bulbs	0.00	17	17.00	50.57	119	68.43	200



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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
80300	Pest Control	125.00	133	8.00	875.00	931	1,600
80359.1	Retail Items/Logos	2,508.51	1,000	(1,508.51)	10,873.85	15,000	20,000
80370	Signage	0.00	100	100.00	0.00	700	1,200
TOTAL MAINTENANCE AND REPAIRS		7,306.82	10,765	3,458.18	79,918.20	83,355	137,192
83001	Capital Improvement Projects	7,120.78	0	(7,120.78)	20,569.73	0	0
TOTAL SPECIAL PROJECTS		7,120.78	0	(7,120.78)	20,569.73	0	0
PAYROLL EXPENSES							
89001	Payroll - F&B	84,460.52	80,966	(3,494.52)	669,666.44	658,367	1,116,637
89002	Member Services	9,229.11	8,876	(353.11)	65,711.13	71,234	121,354
89007	Payroll - Pool Monitor	8,388.47	13,193	4,804.53	79,275.04	86,790	150,641
89015	Payroll - Administrative	35,055.02	39,466	4,410.98	249,753.46	278,844	484,452
89100	Payroll - Maintenance	23,223.80	22,172	(1,051.80)	153,257.15	156,020	271,813
TOTAL PAYROLL EXPENSES		160,356.92	164,673	4,316.08	1,217,663.22	1,251,255	2,144,897
RESERVE / CONTINGENCY							
94050	Reserves Funding	103,000.00	103,000	0.00	309,000.00	309,000	412,000
TOTAL RESERVE / CONTINGENCY		103,000.00	103,000	0.00	309,000.00	309,000	412,000
TOTAL EXPENSES		507,413.69	509,851	2,436.81	3,443,156.15	3,451,276	5,705,037
Total Depreciation Expenses		0.00	0	0.00	0.00	0	0
Net Income (Loss)		10,545.54	8,153	2,393.04	284,799.75	65,746	0
Total Net Budget		10,545.54	8,153	2,393.04	284,799.75	65,746	0



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12 Month Income Statement
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Account	Description	Jul-2023	Jun-2023	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	TOTAL
INCOME														
41105	Master Maintenance	323,218.44	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	3,765,497.46
41110	Reserves Income	103,000.00	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	400,800.00
41138.1	Resident Bar Sales	36,044.92	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	657,079.26
42080	Capital Contribution	12,500.00	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	204,500.00
42202.1	Resident Food Sales	36,009.77	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	727,444.62
42520	Non-Sufficient Fee Income	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
42561	Operating Interest Income	5,746.36	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	31,150.91
42681.1	Retail/Logo Merch Gen	1,175.00	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)	18,551.05
42683	Rental Income	0.00	0.00	0.00	25.00	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	0.00	50.00	0.00	0.00	0.00	1,325.00	845.07	751.17	1,502.35	446.01	0.00	0.00	4,919.60
42725.1	Spa Sales	234.74	550.00	375.59	187.80	475.59	0.00	0.00	93.90	798.12	845.07	281.69	281.69	4,124.19
TOTAL INCOME		517,959.23	411,683.69	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	5,814,477.09
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	61.25	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	(18.08)	25.20	150.03	324.75	15.53	380.18	257.69	54.53	(179.27)	(4.04)	23.00	390.44	1,419.96
51076	Communication	91.21	91.21	91.21	91.21	91.21	91.21	91.21	249.60	157.68	158.94	159.02	159.08	1,522.79
51124	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,000.00)	8,000.00	0.00	0.00	0.00	7,000.00
51150	Legal Fees - HOA Matters	0.00	585.00	405.00	135.00	(672.50)	2,000.00	0.00	212.50	382.50	2,240.00	0.00	807.50	6,095.00
51159	Licenses & Permits-Elevators	0.00	0.00	0.00	0.00	0.00	0.00	76.00	273.00	80.00	0.00	0.00	0.00	429.00
51169	Office & Administrative	960.41	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	26,127.04
51170	Office Supplies	670.87	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	9,947.79
51171	Off Equip Leased	654.59	654.00	654.59	654.59	654.59	654.59	1,051.85	503.26	654.59	693.18	664.59	606.00	8,100.42
51236	Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,210.00	0.00	0.00	0.00	0.00	1,210.00
Total Administrative Expe		3,671.50	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	77,663.25
UTILITIES														
60002	Cable	109,988.02	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	1,311,252.29
60011	Electricity	14,157.00	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	151,326.59
60018	Cable TV/Internet	0.00	512.72	0.00	(10.71)	0.00	318.70	287.13	469.15	469.15	469.15	469.15	469.15	3,453.59
60030.1	Telephone Service Contract	802.66	802.49	801.83	803.02	807.55	807.55	805.95	730.89	730.89	730.89	736.39	736.17	9,296.28
60035	Telephone-Elevators	59.89	59.90	59.89	59.89	59.90	59.89	59.89	53.97	53.96	215.85	53.94	53.99	850.96
60040	Waste	681.65	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	10,448.77
60050	Water & Sewer	3,890.11	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	66,627.44
Total Utilities		129,579.33	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	1,553,255.92
CONTRACTS														
70090	Elevator Contract	223.35	223.35	223.35	223.35	223.35	223.35	212.72	212.72	212.72	337.72	212.72	212.72	2,741.42
70110	Rec Ctr-Fitness Ctr	(225.48)	1,049.21	715.99	402.82	1,243.07	800.99	724.34	972.57	965.12	632.67	434.04	420.92	8,136.26
70184	IT Services	1,538.93	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	18,239.14
70215.6	Landscape Mulch	0.00	0.00	0.00	3,037.50	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	3,894.45	46,733.40
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		5,931.25	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	84,887.72
INSURANCE														
72000	Insurance Expense	19,735.05	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	117,264.55
Total Insurance		19,735.05	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	117,264.55
MAINTENANCE AND REPAIRS														
80025	Building Repairs	1,502.45	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	77,614.14
80090	Elevator Maintenance	0.00	0.00	0.00	120.00	75.00	75.00	0.00	161.89	501.01	0.00	0.00	105.00	1,037.90
80100.1	Fire Extinguisher Equipment	0.00	0.00	0.00	978.74	0.00	0.00	0.00	0.00	546.35	0.00	0.00	0.00	1,525.09
80103	Fire Alarm Maintenance	472.31	0.00	0.00	0.00	0.00	373.88	0.00	427.05	0.00	903.61	0.00	210.50	2,387.35
80108.3	Fire Sprinkler Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	766.80	63.90	63.90	63.90	63.90	63.90	1,086.30
80178	HVAC Maintenance	0.00	0.00	1,372.00	0.00	512.40	512.42	512.42	1,159.42	512.42	3,992.50	613.00	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	38,757.71	
80182	Housekeeping Supplies	2,698.55	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	34,457.24
80237.1	Light Bulbs	0.00	0.00	50.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.18	0.00	86.75
80300	Pest Control	125.00	125.00	125.00	125.00	125.00	125.00	125.00	0.00	125.00	125.00	125.00	125.00	1,375.00
80359.1	Retail Items/Logos	2,508.51	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	17,761.68
80370	Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,275.00	1,275.00
80900	COGS-Food	12,466.16	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	330,870.13
80910	COGS-Bar	8,820.54	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	193,056.66
81000.001	Rec Center-Cafe	2,867.86	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	41,800.49
81000.002	Rec Center-Computer Lab	0.00	500.85	0.00	0.00	490.85	0.00	0.00	0.00	0.00	0.00	0.00	217.36	1,209.06
81000.004	Rec Center-Lifestyle Associati	288.79	294.83	781.22	994.34	0.00	445.01	0.00	239.98	0.00	0.00	2,276.80	0.00	5,320.97
81000.005	Rec Center-Theater Supplies	143.63	109.28	132.49	120.95	122.81	117.43							



Paseo Master HOA
12 Month Income Statement
07/31/2023

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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	Jul-2023	Jun-2023	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	TOTAL
81540.004	Pool/Fountain-Licenses	0.00	79.15	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	871.15
81540.005	Pool/Fountain-R&M	1,388.50	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	45,933.18
81540.006	Pool/Fountain- Contract	4,944.65	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	52,781.15
81550.001	Grounds-Lawn Contract	8,269.27	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	101,689.44
81550.002	Grounds-Landscape Replacement	2,340.00	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	13,081.39
81550.004	Grounds-Irrigation Contract	0.00	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	5,305.50
81550.005	Grounds-Irrigation R&M	0.00	0.00	410.00	684.80	1,874.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,968.80
81550.006	Grounds-Tree Trimming	0.00	5,938.00	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	7,120.78	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	24,956.56
	<i>Total Maintenance and Rep</i>	<u>85,139.64</u>	<u>89,953.40</u>	<u>101,189.52</u>	<u>137,073.49</u>	<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>1,413,228.42</u>
	SALARIES													
89001	Payroll - F&B	84,460.52	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	1,069,361.72
89002	Member Services	9,229.11	8,668.92	7,443.06	10,712.26	10,433.60	9,381.28	7,291.71	11,259.82	8,337.49	8,403.30	8,431.62	109,435.07	109,435.07
89007	Payroll - Pool Monitor	8,388.47	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	136,372.99
89015	Payroll - Administrative	35,055.02	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	423,885.92
89100	Payroll - Maintenance	23,223.80	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	266,795.98
	<i>Total Salaries</i>	<u>160,356.92</u>	<u>164,715.08</u>	<u>158,512.70</u>	<u>180,947.17</u>	<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>2,005,851.68</u>
	<i>TOTAL EXPENSES</i>	<u>404,413.69</u>	<u>407,845.93</u>	<u>413,451.79</u>	<u>475,833.53</u>	<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>5,252,151.54</u>
	RESERVES													
94050	Reserves Funding	103,000.00	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	400,800.00
	<i>Total Reserves</i>	<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>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>400,800.00</u>
	<i>Net Income (Loss)</i>	<u>10,545.54</u>	<u>3,837.76</u>	<u>43,078.68</u>	<u>59,522.84</u>	<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>161,525.55</u>