



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA
11/30/2022

Website Report

(ALL ACCOUNT BALANCES ARE UNAUDITED)



Paseo Master HOA
COMPARATIVE BALANCE SHEET
11/30/2022

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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	134,309.94	73,985.38	60,324.56
10014	Operating - Truist- ICS	100,813.55	534,635.12	(433,821.57)
10036	Due from Reserve to Operating	5,786.00	0.00	5,786.00
	Total Main Operating Cash Account	240,909.49	608,620.50	(367,711.01)
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	636,962.90	531,942.76	105,020.14
10016	Operating-TIAA 1/9/22, 1.98%	200,191.65	200,191.65	0.00
10017	Operating - OZK Bank, 12/31/22, .051%	200,350.35	200,350.35	0.00
10020	Operating-Centennial CD 8/12/22, 0.25%	201,615.05	201,615.05	0.00
10300	Petty Cash	1,580.00	1,580.00	0.00
	Total Other Operating Cash	1,240,699.95	1,135,679.81	105,020.14
	RESERVE CASH			
10050	Reserve - Truist Bank	37,978.39	62,805.62	(24,827.23)
10051	Reserve-Valley Natl CD 6/22/22, 0.145%	100,120.02	100,120.02	0.00
10052	Reserve-City National 12/31/22, 0.1499%	200,400.66	200,400.66	0.00
10053	Reserve-Truist Bank- ICS	581,505.30	581,488.12	17.18
10054	Reserve-CIT Bank CD, 03/25/22, 0.30%	100,450.18	100,450.18	0.00
10055	RSV Alliance Bank CD, 6/28/22, 0.30%	250,625.37	250,625.37	0.00
10056	Iberia Bank CD, 6/03/22, 0.03%	250,500.18	250,500.18	0.00
10057	Reserve-Valley Nat. CD 9/4/22, 0.15%	150,132.25	150,132.25	0.00
10058	Reserve-CIT Bank, 03/5/22, 0.30%	150,377.32	150,377.32	0.00
10059	Reserve-Bank United, 3/14/23, 0.10%	250,187.07	250,187.07	0.00
10075	Due to OPR from RSV	(5,786.00)	0.00	(5,786.00)
	Total Reserve Cash	2,066,490.74	2,097,086.79	(30,596.05)
	RECEIVABLES			
11000	Accounts Receivable	55,488.00	55,488.00	0.00
11170	Other Receivables	9,571.08	9,169.28	401.80
	Total Receivables	65,059.08	64,657.28	401.80
	Total Current Assets	3,613,159.26	3,906,044.38	(292,885.12)
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	17,044.06	23,709.27	(6,665.21)
13010	Prepaid Insurance	18,300.35	24,400.47	(6,100.12)
13017	Inventory-Beverage	21,319.07	15,249.52	6,069.55
13018	Inventory-Food	24,453.33	22,834.78	1,618.55
13019	Inventory - Retail Goods	3,996.06	5,623.00	(1,626.94)
	Total Other Current Asset	85,112.87	91,817.04	(6,704.17)
	TOTAL ASSETS	3,698,272.13	3,997,861.42	(299,589.29)



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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21020	Accrued Expenses	231,581.64	165,745.44	65,836.20
21041	Due to /(from) Related Parties	2,553.44	316.40	2,237.04
21070	Sales Tax Payable	8,347.82	5,249.74	3,098.08
21096	Deferred Revenue-Brick	5,129.53	5,129.53	0.00
21130	Deferred Maintenance	300,593.67	601,187.34	(300,593.67)
21131	Deferred Income (e-card)	2,086.66	1,749.19	337.47
25025	Deferred Revenue - Catering Events	0.00	912.50	(912.50)
	Total Current Liabilities	550,292.76	780,290.14	(229,997.38)
LONG TERM LIABILITIES				
Deferred Replacement Reserve				
32671	Street Paving	5,359.00	5,359.00	0.00
32740	Pooled Reserves	2,056,112.74	2,086,708.79	(30,596.05)
32781	Roof Reserve	5,019.00	5,019.00	0.00
	Total Deferred Replacement Reserve	2,066,490.74	2,097,086.79	(30,596.05)
CURRENT YEAR RESERVE ACTIVITY				
32508	Reserve Income	42,641.93	12,045.88	30,596.05
32619	Reserve Expense	(42,808.72)	(12,195.00)	(30,613.72)
32570.1	Current Year Interest Earned	166.79	149.12	17.67
	Total Current Year Reserve Activity	0.00	0.00	0.00
	Total Reserves	2,066,490.74	2,097,086.79	(30,596.05)
	TOTAL LIABILITIES	2,616,783.50	2,877,376.93	(260,593.43)
FUND BALANCES				
FUND BALANCE				
	Current Income (Loss)	77,277.19	116,273.05	(38,995.86)
39000	Retained Earnings	1,004,211.44	1,004,211.44	0.00
	Total Fund Balances	1,081,488.63	1,120,484.49	(38,995.86)
	TOTAL LIABILITIES & FUND BALANCES	3,698,272.13	3,997,861.42	(299,589.29)



Paseo Master HOA
INCOME & EXPENSES
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		Current Period			Year to Date			Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
INCOME								
41105	Master Maintenance	300,593.67	300,594	(0.33)	3,306,530.33	3,306,534	(3.67)	3,607,128
41110	Reserves Income	0.00	0	0.00	367,200.00	367,200	0.00	367,200
41138	Catering Bar Sales	0.00	200	(200.00)	0.00	2,200	(2,200.00)	2,400
41138.1	Resident Bar Sales	56,774.35	41,500	15,274.35	553,746.31	488,250	65,496.31	597,575
42080	Capital Contribution	6,000.00	0	6,000.00	196,500.00	0	196,500.00	0
42202	Catering Food Sales	0.00	3,000	(3,000.00)	0.00	33,000	(33,000.00)	36,000
42202.1	Resident Food Sales	63,090.21	42,000	21,090.21	592,999.49	473,250	119,749.49	597,575
42560	Catering Other Income	0.00	400	(400.00)	0.00	4,400	(4,400.00)	4,800
42561	Operating Interest Income	23.72	20	3.72	564.48	220	344.48	214
42681.1	Retail/Logo Merch Gen	4,828.00	3,000	1,828.00	24,145.60	21,000	3,145.60	24,000
42683.1	Sales Tax Allowance	30.00	30	0.00	330.00	330	0.00	360
42724.1	Tennis Sales	1,502.35	250	1,252.35	1,948.36	7,700	(5,751.64)	8,000
42725.1	Spa Sales	798.12	300	498.12	5,234.73	3,300	1,934.73	3,600
TOTAL INCOME		433,640.42	391,294	42,346.42	5,049,199.30	4,707,384	341,815.30	5,248,852
EXPENSES								
ADMINISTRATIVE								
51010	Accounting Fees	1,312.50	1,313	0.50	14,437.50	14,443	5.50	15,750
51026	Annual Corp Report	0.00	0	0.00	61.25	62	0.75	62
51072	G&A - Cash (over) short	(179.27)	0	179.27	854.30	0	(854.30)	0
51076	Communication	157.68	167	9.32	1,739.42	1,837	97.58	2,000
51124	Holiday Decorations	8,000.00	8,000	0.00	8,000.00	8,000	0.00	8,000
51132	Insurance Appraisal	0.00	0	0.00	0.00	550	550.00	550
51150	Legal Fees - HOA Matters	382.50	400	17.50	4,566.78	4,400	(166.78)	4,800
51159	Licenses & Permits-Elevators	80.00	30	(50.00)	80.00	330	250.00	360
51169	Office & Administrative	1,860.48	1,667	(193.48)	27,162.56	18,337	(8,825.56)	20,000
51170	Office Supplies	1,156.39	1,000	(156.39)	8,295.32	11,000	2,704.68	12,000
51171	Off Equip Leased	654.59	667	12.41	7,200.49	7,337	136.51	8,000
51236	Reserve Study	0.00	0	0.00	4,750.00	6,000	1,250.00	6,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	462	462.00	500
TOTAL ADMINISTRATIVE		13,424.87	13,286	(138.87)	77,147.62	72,758	(4,389.62)	78,022
UTILITIES								
60002	Cable	109,962.12	109,947	(15.12)	1,171,496.49	1,172,746	1,249.51	1,282,693
60011	Electricity	11,595.65	10,041	(1,554.65)	122,612.75	112,126	(10,486.75)	122,500
60018	Cable TV/Internet	469.15	350	(119.15)	4,018.37	3,850	(168.37)	4,200
60030.1	Telephone Service Contract	730.89	762	31.11	8,014.05	8,382	367.95	9,144
60035	Telephone-Elevators	53.96	50	(3.96)	755.48	550	(205.48)	600
60040	Waste	681.65	1,000	318.35	8,978.33	11,000	2,021.67	12,000
60050	Water & Sewer	6,031.42	5,700	(331.42)	66,172.20	52,131	(14,041.20)	58,001
TOTAL UTILITIES		129,524.84	127,850	(1,674.84)	1,382,047.67	1,360,785	(21,262.67)	1,489,138
CONTRACTS								
70090	Elevator Contract	212.72	200	(12.72)	2,454.79	2,200	(254.79)	2,400
70184	IT Services	810.00	1,000	190.00	18,274.15	11,000	(7,274.15)	12,000
70239	Property Management Contract	3,894.45	3,771	(123.45)	41,543.39	41,481	(62.39)	45,250
70239.1	Overhead Fee KWPM	500.00	500	0.00	5,500.00	5,500	0.00	6,000
TOTAL CONTRACT		5,417.17	5,471	53.83	67,772.33	60,181	(7,591.33)	65,650
INSURANCE								
72000	Insurance Expense	6,100.12	6,000	(100.12)	66,121.98	66,000	(121.98)	72,000
TOTAL INSURANCE		6,100.12	6,000	(100.12)	66,121.98	66,000	(121.98)	72,000
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	236.90	125	(111.90)	3,393.10	1,375	(2,018.10)	1,500
TOTAL PARK EXPENSES		236.90	125	(111.90)	3,393.10	1,375	(2,018.10)	1,500
COST OF SALES								
80900	COGS-Food	37,576.16	18,900	(18,676.16)	278,477.47	212,625	(65,852.47)	266,102
80910	COGS-Bar	15,623.20	13,344	(2,279.20)	174,198.84	156,944	(17,254.84)	191,992
TOTAL COST OF SALES		53,199.36	32,244	(20,955.36)	452,676.31	369,569	(83,107.31)	458,094
CULINARY								
81510.004	Culinary-Equip Leased	916.36	833	(83.36)	16,813.99	9,163	(7,650.99)	10,000



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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
						Variance \$	
81510.005	Culinary-Equipment R&M	2,342.03	667	(1,675.03)	15,967.28	7,337	8,000
81510.006	Culinary-Equip Purchases	268.15	300	31.85	2,283.69	3,300	3,600
81510.008	Culinary-Kitchen Linens	1,349.26	422	(927.26)	7,548.49	4,848	6,000
81510.009	Culinary-Licenses/Fees	0.00	167	167.00	217.45	1,837	2,000
81510.010	Culinary-Spoilage	0.00	67	67.00	2,001.88	737	800
81510.011	Culinary-Supplies	2,461.23	843	(1,618.23)	15,067.80	9,695	12,000
81510.012	Culinary-Uniforms	297.16	422	124.84	3,255.64	4,848	6,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	225	225.00	1,311.92	2,584	3,200
81510.015	Culinary- Chem/ Cleaning	186.41	703	516.59	7,973.85	8,081	10,000
81510.016	Culinary- Cooking Fuels	2,573.64	843	(1,730.64)	19,600.30	9,695	12,000
TOTAL CULINARY EXPENSES		10,394.24	5,492	(4,902.24)	92,042.29	62,125	73,600
FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	0.00	633	633.00	1,898.71	7,271	9,000
81520.002	FOH-Credit Card Chg Exp	4,193.71	2,249	(1,944.71)	40,153.92	25,857	32,000
81520.003	FOH-Flowers&Decorations	619.68	833	213.32	5,649.76	5,832	10,000
81520.004	FOH-Linen	1,018.39	843	(175.39)	7,967.31	9,695	12,000
81520.005	FOH-Licenses & Fees	379.33	500	120.67	4,401.92	5,500	6,000
81520.006	FOH-Menu & Signage	0.00	100	100.00	69.16	1,100	1,200
81520.007	FOH-Music & Entertainment	4,581.25	5,350	768.75	63,145.54	55,000	65,000
81520.008	FOH-Supplies Paper/Plastic	6,060.31	2,952	(3,108.31)	43,626.66	33,937	42,000
81520.009	FOH-Uniforms	558.62	281	(277.62)	5,726.52	3,232	4,000
81520.010	FOH - POS System	4,504.70	833	(3,671.70)	15,024.70	9,163	10,000
TOTAL FOH EXPENSES		21,915.99	14,574	(7,341.99)	187,664.20	156,587	191,200
OTHER AMENITIES							
81000.001	Rec Center-Cafe	3,766.66	2,500	(1,266.66)	39,608.51	25,500	28,000
81000.002	Rec Center-Computer Lab	0.00	17	17.00	1,122.11	187	200
81000.004	Rec Center-Lifestyle Association	0.00	500	500.00	8,135.61	5,500	6,000
81000.005	Rec Center-Theather Supplies	157.83	200	42.17	1,453.15	2,200	2,400
TOTAL OTHER AMENITIES		3,924.49	3,217	(707.49)	50,319.38	33,387	36,600
FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	965.12	1,000	34.88	6,870.18	11,000	12,000
TOTAL FITNESS EXPENSES		965.12	1,000	34.88	6,870.18	11,000	12,000
TENNIS EXPENSES							
81530.002	Tennis Court-Clay	0.00	200	200.00	0.00	2,200	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	550	600
81530.004	Tennis Court-Tool & Maintenace	914.54	1,000	85.46	13,607.51	11,000	12,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	54,680.00	55,000	60,000
TOTAL TENNIS EXPENSES		5,914.54	6,250	335.46	68,287.51	68,750	75,000
POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	79.20	100	20.80	808.64	1,100	1,200
81540.005	Pool/Fountain-R&M	6,581.88	1,500	(5,081.88)	70,541.93	16,500	18,000
81540.006	Pool/Fountain- Contract	3,724.65	4,043	318.35	38,968.25	44,473	48,510
TOTAL POOL/FOUNTAIN EXPENSES		10,385.73	5,643	(4,742.73)	110,318.82	62,073	67,710
GROUNDS							
81550.001	Grounds-Lawn Contract	9,369.82	9,464	94.18	97,718.29	104,104	113,565
81550.002	Grounds-Landscape Replacement	590.82	1,000	409.18	4,809.14	11,000	12,000
81550.004	Grounds-Irrigation Contract	751.90	650	(101.90)	9,660.90	7,150	7,800
TOTAL GROUNDS		10,712.54	11,114	401.46	112,188.33	122,254	133,365
MAINTENANCE AND REPAIRS							
80025	Building Repairs	3,773.41	4,583	809.59	57,553.90	50,413	55,000
80090	Elevator Maintenance	501.01	83	(418.01)	708.58	913	1,000
80100.1	Fire Extinguisher Equipment	546.35	83	(463.35)	1,368.53	913	1,000
80103	Fire Alarm Maintenance	0.00	267	267.00	3,030.88	2,937	3,200
80108.1	Fire Sprinkler Inspection	0.00	100	100.00	46.90	1,100	1,200
80108.2	Fire Sprinkler Repair	0.00	67	67.00	0.00	737	800
80108.3	Fire Sprinkler Monitoring	63.90	67	3.10	702.90	737	800
80177.5	Tiki Heater - Propane	0.00	100	100.00	0.00	650	600
80178	HVAC Maintenance	1,159.42	500	(659.42)	9,394.98	5,500	6,000



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		Current Period				Year to Date		Annual
		Actual	Budget	Variance \$	Actual	Budget	Variance \$	Budget
80180	Hurricane	6,692.21	0	(6,692.21)	35,628.39	0	(35,628.39)	0
80182	Housekeeping Supplies	2,367.86	2,500	132.14	27,459.55	27,500	40.45	30,000
80190	Keyscan/Mag Locks	0.00	50	50.00	16.40	550	533.60	600
80237.1	Light Bulbs	0.00	17	17.00	122.06	187	64.94	200
80300	Pest Control	0.00	167	167.00	1,250.00	1,837	587.00	2,000
80359.1	Retail Items/Logos	1,835.41	3,000	1,164.59	18,747.90	21,000	2,252.10	20,000
80370	Signage	0.00	67	67.00	3,108.03	737	(2,371.03)	800
TOTAL MAINTENANCE AND REPAIRS		16,939.57	11,651	(5,288.57)	159,139.00	115,711	(43,428.00)	123,200
83001	Capital Improvement Projects	2,026.16	0	(2,026.16)	21,687.87	0	(21,687.87)	0
TOTAL SPECIAL PROJECTS		2,026.16	0	(2,026.16)	21,687.87	0	(21,687.87)	0
PAYROLL EXPENSES								
89001	Payroll - F&B	83,887.15	88,365	4,477.85	899,650.12	922,020	22,369.88	1,016,463
89002	Member Services	11,259.82	11,929	669.18	96,660.93	107,794	11,133.07	119,848
89007	Payroll - Pool Monitor	11,719.36	11,944	224.64	127,600.95	129,363	1,762.05	141,402
89015	Payroll - Administrative	50,904.07	40,002	(10,902.07)	390,056.24	424,913	34,856.76	464,915
89100	Payroll - Maintenance	23,784.24	22,895	(889.24)	233,077.28	238,583	5,505.72	261,946
TOTAL PAYROLL EXPENSES		181,554.64	175,135	(6,419.64)	1,747,045.52	1,822,673	75,627.48	2,004,574
RESERVE / CONTINGENCY								
94050	Reserves Funding	0.00	0	0.00	367,200.00	367,200	0.00	367,200
TOTAL RESERVE / CONTINGENCY		0.00	0	0.00	367,200.00	367,200	0.00	367,200
TOTAL EXPENSES		472,636.28	419,052	(53,584.28)	4,971,922.11	4,752,428	(219,494.11)	5,248,853
Total Depreciation Expenses		0.00	0	0.00	0.00	0	0.00	0
Net Income (Loss)		(38,995.86)	(27,758)	(11,237.86)	77,277.19	(45,044)	122,321.19	(1)
Total Net Budget		(38,995.86)	(27,758)	(11,237.86)	77,277.19	(45,044)	122,321.19	(1)



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INCOME								
41105	Master Maintenance	300,593.67	300,594	(0.33)	3,306,530.33	3,306,534	(3.67)	3,607,128
41110	Reserves Income	0.00	0	0.00	367,200.00	367,200	0.00	367,200
42080	Capital Contribution	6,000.00	0	6,000.00	196,500.00	0	196,500.00	0
42561	Operating Interest Income	23.72	20	3.72	564.48	220	344.48	214
42681.1	Retail/Logo Merch Gen	4,828.00	3,000	1,828.00	24,145.60	21,000	3,145.60	24,000
42724.1	Tennis Sales	1,502.35	250	1,252.35	1,948.36	7,700	(5,751.64)	8,000
42725.1	Spa Sales	798.12	300	498.12	5,234.73	3,300	1,934.73	3,600
TOTAL INCOME		313,745.86	304,164	9,581.86	3,902,123.50	3,705,954	196,169.50	4,010,142
EXPENSES								
ADMINISTRATIVE								
51010	Accounting Fees	1,312.50	1,313	0.50	14,437.50	14,443	5.50	15,750
51026	Annual Corp Report	0.00	0	0.00	61.25	62	0.75	62
51076	Communication	157.68	167	9.32	1,739.42	1,837	97.58	2,000
51124	Holiday Decorations	8,000.00	8,000	0.00	8,000.00	8,000	0.00	8,000
51132	Insurance Appraisal	0.00	0	0.00	0.00	550	550.00	550
51150	Legal Fees - HOA Matters	382.50	400	17.50	4,566.78	4,400	(166.78)	4,800
51159	Licenses & Permits-Elevators	80.00	30	(50.00)	80.00	330	250.00	360
51169	Office & Administrative	930.24	834	(96.74)	13,212.22	9,169	(4,043.72)	10,000
51170	Office Supplies	578.19	500	(78.19)	4,093.65	5,500	1,406.35	6,000
51171	Off Equip Leased	654.59	667	12.41	7,200.49	7,337	136.51	8,000
51236	Reserve Study	0.00	0	0.00	4,750.00	6,000	1,250.00	6,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	462	462.00	500
TOTAL ADMINISTRATIVE		12,095.70	11,953	(143.20)	58,141.31	58,090	(51.81)	62,022
UTILITIES								
60002	Cable	109,962.12	109,947	(15.12)	1,171,496.49	1,172,746	1,249.51	1,282,693
60011	Electricity	5,797.82	5,021	(777.32)	61,306.35	56,063	(5,243.35)	61,250
60018	Cable TV/Internet	469.15	350	(119.15)	4,018.37	3,850	(168.37)	4,200
60030.1	Telephone Service Contract	730.89	762	31.11	8,014.05	8,382	367.95	9,144
60035	Telephone-Elevators	53.96	50	(3.96)	755.48	550	(205.48)	600
60040	Waste	170.41	250	79.59	2,244.57	2,750	505.43	3,000
60050	Water & Sewer	3,015.71	2,850	(165.71)	34,208.57	26,066	(8,142.57)	29,001
TOTAL UTILITIES		120,200.06	119,230	(970.56)	1,282,043.88	1,270,407	(11,636.88)	1,389,888
CONTRACTS								
70090	Elevator Contract	212.72	200	(12.72)	2,454.79	2,200	(254.79)	2,400
70184	IT Services	810.00	1,000	190.00	18,274.15	11,000	(7,274.15)	12,000
70239	Property Management Contract	3,894.45	3,771	(123.45)	41,543.39	41,481	(62.39)	45,250
70239.1	Overhead Fee KWPM	500.00	500	0.00	5,500.00	5,500	0.00	6,000
TOTAL CONTRACT		5,417.17	5,471	53.83	67,772.33	60,181	(7,591.33)	65,650
INSURANCE								
72000	Insurance Expense	5,840.12	5,740	(100.12)	63,261.98	63,140	(121.98)	68,880
TOTAL INSURANCE		5,840.12	5,740	(100.12)	63,261.98	63,140	(121.98)	68,880
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	236.90	125	(111.90)	3,393.10	1,375	(2,018.10)	1,500
TOTAL PARK EXPENSES		236.90	125	(111.90)	3,393.10	1,375	(2,018.10)	1,500
OTHER AMENITIES								
81000.001	Rec Center-Cafe	3,766.66	2,500	(1,266.66)	39,608.51	25,500	(14,108.51)	28,000
81000.002	Rec Center-Computer Lab	0.00	17	17.00	1,122.11	187	(935.11)	200
81000.004	Rec Center-Lifestyle Association	0.00	500	500.00	8,135.61	5,500	(2,635.61)	6,000
81000.005	Rec Center-Theather Supplies	157.83	200	42.17	1,453.15	2,200	746.85	2,400
TOTAL OTHER AMENITIES		3,924.49	3,217	(707.49)	50,319.38	33,387	(16,932.38)	36,600
FITNESS EXPENSES								
70110	Rec Ctr-Fitness Ctr	965.12	1,000	34.88	6,870.18	11,000	4,129.82	12,000
TOTAL FITNESS EXPENSES		965.12	1,000	34.88	6,870.18	11,000	4,129.82	12,000



659 Paseo Master HOA
INCOME & EXPENSES
11/30/2022

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c/o KWPMC
8200 NW 33rd Street, Suite 300
Miami FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Miami FL 33122

		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Variance \$	Budget
TENNIS EXPENSES							
81530.002	Tennis Court-Clay	0.00	200	200.00	0.00	2,200	2,400
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	550	600
81530.004	Tennis Court-Tool & Maintenance	914.54	1,000	85.46	13,607.51	(2,607.51)	12,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	54,680.00	320.00	60,000
TOTAL TENNIS EXPENSES		5,914.54	6,250	335.46	68,287.51	462.49	75,000
POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	79.20	100	20.80	808.64	291.36	1,200
81540.005	Pool/Fountain-R&M	6,581.88	1,500	(5,081.88)	70,541.93	(54,041.93)	18,000
81540.006	Pool/Fountain- Contract	3,724.65	4,043	318.35	38,968.25	5,504.75	48,510
TOTAL POOL/FOUNTAIN EXPENSES		10,385.73	5,643	(4,742.73)	110,318.82	(48,245.82)	67,710
GROUNDS							
81550.001	Grounds-Lawn Contract	9,369.82	9,464	94.18	97,718.29	6,385.71	113,565
81550.002	Grounds-Landscape Replacement	590.82	1,000	409.18	4,809.14	6,190.86	12,000
81550.004	Grounds-Irrigation Contract	751.90	650	(101.90)	9,660.90	(2,510.90)	7,800
TOTAL GROUNDS		10,712.54	11,114	401.46	112,188.33	10,065.67	133,365
MAINTENANCE AND REPAIRS							
80025	Building Repairs	3,773.41	4,583	809.59	57,553.90	(7,140.90)	55,000
80090	Elevator Maintenance	501.01	83	(418.01)	708.58	204.42	1,000
80100.1	Fire Extinguisher Equipment	546.35	83	(463.35)	1,368.53	(455.53)	1,000
80103	Fire Alarm Maintenance	0.00	267	267.00	3,030.88	(93.88)	3,200
80108.1	Fire Sprinkler Inspection	0.00	100	100.00	46.90	1,053.10	1,200
80108.2	Fire Sprinkler Repair	0.00	67	67.00	0.00	737	800
80108.3	Fire Sprinkler Monitoring	63.90	67	3.10	702.90	34.10	800
80177.5	Tiki Heater - Propane	0.00	100	100.00	0.00	650	600
80178	HVAC Maintenance	1,159.42	500	(659.42)	9,394.98	(3,894.98)	6,000
80180	Hurricane	6,692.21	0	(6,692.21)	35,628.39	(35,628.39)	0
80182	Housekeeping Supplies	2,367.86	2,500	132.14	27,459.55	40.45	30,000
80190	Keyscan/Mag Locks	0.00	50	50.00	16.40	533.60	600
80237.1	Light Bulbs	0.00	17	17.00	122.06	64.94	200
80300	Pest Control	0.00	167	167.00	1,250.00	1,837	2,000
80359.1	Retail Items/Logos	1,835.41	3,000	1,164.59	18,747.90	2,252.10	20,000
80370	Signage	0.00	67	67.00	3,108.03	(2,371.03)	800
TOTAL MAINTENANCE AND REPAIRS		16,939.57	11,651	(5,288.57)	159,139.00	(43,428.00)	123,200
Capital Improvement Projects							
83001	Capital Projects	2,026.16	0	(2,026.16)	21,687.87	(21,687.87)	0
TOTAL SPECIAL PROJECTS		2,026.16	0	(2,026.16)	21,687.87	(21,687.87)	0
PAYROLL EXPENSES							
89002	Member Services	11,259.82	11,929	669.18	96,660.93	11,133.07	119,848
89007	Payroll - Pool Monitor	11,719.36	11,944	224.64	127,600.95	1,762.05	141,402
89015	Payroll - Administrative	50,904.07	40,002	(10,902.07)	390,056.24	34,856.76	464,915
89100	Payroll - Maintenance	23,784.24	22,895	(889.24)	233,077.28	5,505.72	261,946
TOTAL PAYROLL EXPENSES		97,667.49	86,770	(10,897.49)	847,395.40	53,257.60	988,111
RESERVE / CONTINGENCY							
94050	Reserves Funding	0.00	0	0.00	367,200.00	0.00	367,200
TOTAL RESERVE / CONTINGENCY		0.00	0	0.00	367,200.00	0.00	367,200
TOTAL EXPENSES		292,325.59	268,163	(24,162.59)	3,218,019.09	(83,798.59)	3,391,126
Total Depreciation Expenses		0.00	0	0.00	0.00	0.00	0
Net Income (Loss)		21,420.27	36,001	(14,580.73)	684,104.41	112,370.91	619,016



659 Paseo Master HOA
INCOME & EXPENSES
11/30/2022

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c/o KWPMC
8200 NW 33rd Street, Suite 300
Miami FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Miami FL 33122

	----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	Annual Budget
Total Net Budget	21,420.27	36,001	(14,580.73)	684,104.41	571,734	112,370.91	619,016



659A Paseo Master HOA
INCOME & EXPENSES
11/30/2022

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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

	Actual	%	Current Period Budget	Variance \$	Actual	%	Year to Date Budget	Variance \$	Annual Budget
SALES									
42202 Catering Food Sales	0.00	0.00 %	3,000	(3,000.00)	0.00	0.00 %	33,000	(33,000.00)	36,000
42202.1 Resident Food Sales	63,090.21	52.62 %	42,000	21,090.21	592,999.49	51.70 %	473,250	119,749.49	597,575
41138 Catering Bar Sales	0.00	0.00 %	200	(200.00)	0.00	0.00 %	2,200	(2,200.00)	2,400
41138.1 Resident Bar Sales	56,774.35	47.35 %	41,500	15,274.35	553,746.31	48.27 %	488,250	65,496.31	597,575
42560 Catering Other Income	0.00	0.00 %	400	(400.00)	0.00	0.00 %	4,400	(4,400.00)	4,800
42683.1 Sales Tax Allowance	30.00	0.03 %	30	0.00	330.00	0.03 %	330	0.00	360
TOTAL SALES	119,894.56	100.00 %	87,130	32,764.56	1,147,075.80	100.00 %	1,001,430	145,645.80	1,238,710
COST OF SALES									
80900 COGS-Food	37,576.16	59.56 %	18,900	(18,676.16)	278,477.47	46.96 %	212,625	(65,852.47)	266,102
80910 COGS-Bar	15,623.20	27.52 %	13,344	(2,279.20)	174,198.84	31.46 %	156,944	(17,254.84)	191,992
TOTAL COST OF SALES	53,199.36	44.37 %	32,244	(20,955.36)	452,676.31	39.46 %	369,569	(83,107.31)	458,094
LABOR									
89001 Payroll - F&B	83,887.15	69.97 %	88,365	4,477.85	899,650.12	78.43 %	922,020	22,369.88	1,016,463
TOTAL LABOR	83,887.15	69.97 %	88,365	4,477.85	899,650.12	78.43 %	922,020	22,369.88	1,016,463
PRIME COST	(137,086.51)	(114.34)%	(120,609)	(16,477.51)	(1,352,326.43)	(117.89)%	(1,291,589)	(60,737.43)	(1,474,557)
OTHER CONTROLLABLE EXPENSES									
51072 G&A - Cash (over) short	(179.27)	0.15 %	0	179.27	854.30	0.07 %	0	(854.30)	0
51169 Office & Administrative	930.24	0.78 %	834	(96.74)	13,950.34	1.22 %	9,169	(4,781.84)	10,000
51170 Office Supplies	578.20	0.48 %	500	(78.20)	4,201.67	0.37 %	5,500	1,298.33	6,000
60011 Electricity	5,797.83	4.84 %	5,021	(777.33)	61,306.40	5.34 %	56,063	(5,243.40)	61,250
60040 Waste	511.24	0.43 %	750	238.76	6,733.76	0.59 %	8,250	1,516.24	9,000
60050 Water & Sewer	3,015.71	2.52 %	2,850	(165.71)	31,963.63	2.79 %	26,065	(5,898.63)	29,000
72000 Insurance Expense	260.00	0.22 %	260	0.00	2,860.00	0.25 %	2,860	0.00	3,120
81510.005 Culinary-Equipment R&M	2,342.03	1.95 %	667	(1,675.03)	15,967.28	1.39 %	7,337	(8,630.28)	8,000
81510.006 Culinary-Equip Purchases	268.15	0.22 %	300	31.85	2,283.69	0.20 %	3,300	1,016.31	3,600
81510.008 Culinary-Kitchen Linens	1,349.26	1.13 %	422	(927.26)	7,548.49	0.66 %	4,848	(2,700.49)	6,000
81510.009 Culinary-Licenses/Fees	0.00	0.00 %	167	167.00	217.45	0.02 %	1,837	1,619.55	2,000
81510.010 Culinary-Spoilage	0.00	0.00 %	67	67.00	2,001.88	0.17 %	737	(1,264.88)	800
81510.011 Culinary-Supplies	2,461.23	2.05 %	843	(1,618.23)	15,067.80	1.31 %	9,695	(5,372.80)	12,000
81510.012 Culinary-Uniforms	297.16	0.25 %	422	124.84	3,255.64	0.28 %	4,848	1,592.36	6,000
81510.013 Culinary-Waste Removal/Grease Trap	0.00	0.00 %	225	225.00	1,311.92	0.11 %	2,584	1,272.08	3,200
81510.015 Culinary- Chem/ Cleaning	186.41	0.16 %	703	516.59	7,973.85	0.70 %	8,081	107.15	10,000
81510.016 Culinary- Cooking Fuels	2,573.64	2.15 %	843	(1,730.64)	19,600.30	1.71 %	9,695	(9,905.30)	12,000
81520.001 FOH-China/Glass/Silver	0.00	0.00 %	633	633.00	1,898.71	0.17 %	7,271	5,372.29	9,000
81520.002 FOH-Credit Card Chg Exp	4,193.71	3.50 %	2,249	(1,944.71)	40,153.92	3.50 %	25,857	(14,296.92)	32,000
81520.003 FOH-Flowers&Decorations	619.68	0.52 %	833	213.32	5,649.76	0.49 %	5,832	182.24	10,000
81520.004 FOH-Linen	1,018.39	0.85 %	843	(175.39)	7,967.31	0.69 %	9,695	1,727.69	12,000
81520.005 FOH-Licenses & Fees	379.33	0.32 %	500	120.67	4,401.92	0.38 %	5,500	1,098.08	6,000
81520.006 FOH-Menu & Signage	0.00	0.00 %	100	100.00	69.16	0.01 %	1,100	1,030.84	1,200
81520.007 FOH-Music & Entertainment	4,581.25	3.82 %	5,350	768.75	63,145.54	5.50 %	55,000	(8,145.54)	65,000
81520.008 FOH-Supplies Paper/Plastic	6,060.31	5.05 %	2,952	(3,108.31)	43,626.66	3.80 %	33,937	(9,689.66)	42,000
81520.009 FOH-Uniforms	558.62	0.47 %	281	(277.62)	5,726.52	0.50 %	3,232	(2,494.52)	4,000
81520.010 FOH - POS System	4,504.70	3.76 %	833	(3,671.70)	15,024.70	1.31 %	9,163	(5,861.70)	10,000
TOTAL OTHER CONTROLLABLE EXPENSES	42,307.82	35.29 %	29,447	(12,860.82)	384,762.60	33.54 %	317,456	(67,307.10)	373,170
CONTROLLABLE INCOME(Loss)	(59,499.77)	(49.63)%	(62,926)	3,426.23	(590,013.23)	(51.44)%	(607,615)	17,601.27	(609,017)
NON-CONTROLLABLE EXPENSES									
81510.004 Culinary-Equip Leased	916.36	0.76 %	833	(83.36)	16,813.99	1.47 %	9,163	(7,650.99)	10,000
TOTAL NON-CONTROLLABLE EXPENSES	916.36	0.76 %	833	(83.36)	16,813.99	1.47 %	9,163	(7,650.99)	10,000
RESTAURANT OPERATING INCOME (LOSS)	(60,416.13)	(50.39)%	(63,759)	3,342.87	(606,827.22)	(52.90)%	(616,778)	9,950.28	(619,017)



Paseo Master HOA 12 Month Income Statement 11/30/2022

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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	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	TOTAL
	INCOME													
41105	Master Maintenance	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	300,594.00	300,593.00	294,700.00	3,601,230.33
41110	Reserves Income	0.00	91,800.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	367,200.00
41138.1	Resident Bar Sales	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	88,821.47	53,934.70	65,356.11	619,102.42
42080	Capital Contribution	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	22,500.00	19,500.00	16,500.00	213,000.00
42202	Catering Food Sales	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,714.00	19,714.00
42202.1	Resident Food Sales	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	88,391.31	53,256.35	59,131.16	652,130.65
42561	Operating Interest Income	23.72	9.61	23.74	385.21	18.53	31.62	9.54	8.76	37.41	8.11	8.23	911.11	1,475.59
42681.1	Retail/Logo Merch Gen	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	6,821.50	2,952.77	2,466.13	26,611.73
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	1,502.35	446.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	704.23	2,652.59
42725.1	Spa Sales	798.12	845.07	281.69	281.69	281.69	469.48	281.69	469.48	563.38	469.48	492.96	187.79	5,422.52
	TOTAL INCOME	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	507,635.87	522,568.01	459,700.53	5,508,899.83
	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	1,250.00	15,687.50
51026	Annual Corp Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25	0.00	0.00	0.00	61.25
51072	G&A - Cash (over) short	(179.27)	(4.04)	23.00	390.44	(54.10)	4.93	127.68	(50.47)	220.14	281.22	94.77	193.19	1,047.49
51076	Communication	157.68	158.94	159.02	159.08	159.08	157.68	157.68	157.68	157.91	157.91	156.76	157.41	1,896.83
51124	Holiday Decorations	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
51150	Legal Fees - HOA Matters	382.50	2,240.00	0.00	807.50	(30.00)	0.00	195.00	504.28	42.50	250.00	175.00	549.15	5,115.93
51159	Licenses & Permits-Elevators	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
51169	Office & Administrative	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	2,306.32	4,078.78	1,112.02	28,274.58
51170	Office Supplies	1,156.39	506.74	370.21	596.34	750.22	626.30	352.09	849.84	1,152.39	1,617.14	317.66	472.64	8,767.96
51171	Off Equip Leased	654.59	693.18	664.59	606.00	654.59	654.59	654.59	369.19	939.99	654.59	654.59	977.38	8,177.87
51236	Reserve Study	0.00	0.00	0.00	0.00	375.00	500.00	500.00	500.00	500.00	1,875.00	500.00	0.00	4,750.00
	Total Administrative Expe	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	8,454.68	7,290.06	4,711.79	81,859.41
	UTILITIES													
60002	Cable	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	105,730.25	105,730.25	105,730.25	1,277,226.74
60011	Electricity	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	11,830.54	12,795.92	11,266.41	133,879.16
60018	Cable TV/Internet	469.15	469.15	469.15	469.15	279.70	279.70	340.99	340.99	340.99	340.99	279.70	469.15	4,487.52
60030.1	Telephone-Service Contract	730.89	730.89	736.39	736.17	724.73	724.73	724.73	724.73	726.93	726.93	731.11	8,745.16	
60035	Telephone-Elevators	53.96	215.85	53.94	53.99	53.97	53.96	53.96	53.97	53.96	53.96	53.96	53.97	809.45
60040	Waste	681.65	681.65	681.65	681.65	681.65	681.65	798.51	1,022.48	1,022.48	1,022.48	1,022.48	1,022.48	10,000.81
60050	Water & Sewer	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	8,043.61	6,671.85	6,651.38	72,823.58
	Total Utilities	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	127,748.76	127,281.09	125,924.75	1,507,972.42
	CONTRACTS													
70090	Elevator Contract	212.72	337.72	212.72	212.72	212.72	212.72	212.72	212.72	212.72	212.72	202.59	202.59	2,657.38
70110	Rec Ctr-Fitness Ctr	965.12	632.67	434.04	420.92	45.08	571.22	619.40	813.55	486.04	1,265.75	616.39	104.25	6,974.43
70184	IT Services	810.00	3,105.00	405.00	4,145.21	405.00	4,678.94	405.00	405.00	405.00	405.00	3,105.00	405.00	18,679.15
70239	Property Management Contract	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	3,709.37	3,709.37	3,709.37	45,252.76
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	6,382.29	8,469.84	5,446.21	9,173.30	4,872.17	9,672.25	5,446.49	5,640.64	5,313.13	6,092.84	8,133.35	4,921.21	79,563.72
	INSURANCE													
72000	Insurance Expense	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	5,430.79	5,430.80	5,430.79	71,552.77
	Total Insurance	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	5,430.79	5,430.80	5,430.79	71,552.77
	MAINTENANCE AND REPAIRS													
80025	Building Repairs	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	2,602.11	7,675.41	14,975.91	72,529.81
80090	Elevator Maintenance	501.01	0.00	0.00	105.00	0.00	0.00	0.00	90.00	0.00	0.00	12.57	0.00	708.58
80100.1	Fire Extinguisher Equipment	546.35	0.00	0.00	0.00	0.00	0.00	0.00	822.18	0.00	0.00	0.00	0.00	1,368.53
80103	Fire Alarm Maintenance	0.00	903.61	0.00	210.50	0.00	1,294.77	0.00	0.00	0.00	239.41	382.59	63.90	3,094.78
80108.1	Fire Sprinkler Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.90	46.93	93.83
80108.3	Fire Sprinkler Monitoring	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	63.90	0.00	702.90
80178	HVAC Maintenance	1,159.42	512.42	3,992.50	613.00	0.00	1,028.00	159.00	512.38	512.42	512.42	393.42	2,559.42	11,954.40
80180	Hurricane	6,692.21	28,936.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,628.39
80182	Housekeeping Supplies	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	3,189.38	2,484.45	3,144.57	30,604.12
80190	Keypad/Mag Locks	0.00	0.00	0.00	0.00	0.00	16.40	0.00	0.00	0.00	0.00	0.00	0.00	16.40
80237.1	Light Bulbs	0.00	0.00	36.18	0.00	0.00	0.00	17.03	0.00	0.00	0.00	68.85	0.00	122.06
80300	Pest Control	0.00	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	1,835.41	1,950.78	566.26	1,240.19	2,062.10	469.20	(						



Paseo Master HOA
12 Month Income Statement
11/30/2022

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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	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	TOTAL
81540.005	Pool/Fountain-R&M	6,581.88	8,918.80	0.00	20,791.13	15,221.80	1,525.64	5,092.78	3,315.22	2,822.52	4,581.62	1,690.54	6,410.44	76,952.37
81540.006	Pool/Fountain- Contract	3,724.65	3,724.65	3,724.65	3,724.65	3,724.65	3,270.00	3,995.00	3,270.00	3,270.00	3,270.00	3,270.00	3,270.00	42,238.25
81550.001	Grounds-Lawn Contract	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	8,711.82	8,711.82	7,190.58	104,908.87
81550.002	Grounds-Landscape Replacement	590.82	160.30	2,472.62	185.40	0.00	0.00	(2,012.00)	2,012.00	200.00	1,200.00	0.00	525.00	5,334.14
81550.003	Grounds-Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,592.50	4,592.50
81550.004	Grounds-Irrigation Contract	751.90	751.90	1,205.90	1,437.90	751.90	751.90	751.90	751.90	751.90	1,001.90	751.90	0.00	9,660.90
81550.005	Grounds-Irrigation R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,053.00	1,053.00
81550.006	Grounds-Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,135.00	2,135.00
83001	Capital Projects	2,026.16	760.67	0.00	0.00	0.00	7,650.00	2,865.89	0.00	0.00	8,385.15	0.00	22,791.27	44,479.14
	<i>Total Maintenance and Rep</i>	<i>135,649.52</i>	<i>129,649.56</i>	<i>73,559.09</i>	<i>97,918.55</i>	<i>109,280.42</i>	<i>86,160.97</i>	<i>89,602.50</i>	<i>138,571.51</i>	<i>141,370.58</i>	<i>146,716.92</i>	<i>109,237.19</i>	<i>168,855.73</i>	<i>1,426,572.54</i>
	SALARIES													
89001	Payroll - F&B	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	87,745.76	83,132.78	97,610.14	997,260.26
89002	Member Services	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	8,931.49	9,651.75	11,301.21	107,962.14
89007	Payroll - Pool Monitor	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	11,518.30	11,661.60	13,095.86	140,696.81
89015	Payroll - Administrative	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	35,931.99	31,809.28	40,280.73	430,336.97
89100	Payroll - Maintenance	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	18,760.46	20,711.90	23,422.08	256,499.36
	<i>Total Salaries</i>	<i>181,554.64</i>	<i>136,482.68</i>	<i>144,297.06</i>	<i>152,362.05</i>	<i>149,636.25</i>	<i>152,744.51</i>	<i>155,863.43</i>	<i>175,877.44</i>	<i>178,372.15</i>	<i>162,888.00</i>	<i>156,967.31</i>	<i>185,710.02</i>	<i>1,932,755.54</i>
	<i>TOTAL EXPENSES</i>	<i>472,636.28</i>	<i>417,139.13</i>	<i>355,184.19</i>	<i>399,567.83</i>	<i>398,176.70</i>	<i>382,859.26</i>	<i>384,713.08</i>	<i>457,278.01</i>	<i>465,495.84</i>	<i>457,331.99</i>	<i>414,339.80</i>	<i>495,554.29</i>	<i>5,100,276.40</i>
	RESERVES													
94050	Reserves Funding	0.00	91,800.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	0.00	91,800.00	0.00	367,200.00
	<i>Total Reserves</i>	<i>0.00</i>	<i>91,800.00</i>	<i>0.00</i>	<i>0.00</i>	<i>91,800.00</i>	<i>0.00</i>	<i>0.00</i>	<i>91,800.00</i>	<i>0.00</i>	<i>0.00</i>	<i>91,800.00</i>	<i>0.00</i>	<i>367,200.00</i>
	Net Income (Loss)	(38,995.86)	(23,830.53)	2,476.66	(35,036.74)	(6,727.94)	(8,824.14)	46,078.13	23,499.67	51,905.85	50,303.88	16,428.21	(35,853.76)	41,423.43