



KW PROPERTY MANAGEMENT & CONSULTING

Paseo Master HOA
05/31/2023

Website Report

(ALL ACCOUNT BALANCES ARE UNAUDITED)



Paseo Master HOA
COMPARATIVE BALANCE SHEET
05/31/2023

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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	22,616.51	98,058.59	(75,442.08)
10014	Operating - Truist- ICS	0.00	156,714.66	(156,714.66)
	Total Main Operating Cash Account	22,616.51	254,773.25	(232,156.74)
	OTHER OPERATING CASH			
10012	Operating -Truist Purchasing Account	133,663.67	218,417.26	(84,753.59)
10021	Operating-Stifel Investment 4.60%	1,407,812.65	1,404,355.65	3,457.00
10300	Petty Cash	1,580.00	1,580.00	0.00
	Total Other Operating Cash	1,543,056.32	1,624,352.91	(81,296.59)
	RESERVE CASH			
10050	Reserve - Truist Bank	0.00	59,314.49	(59,314.49)
10053	Reserve-Truist Bank- ICS	95,512.64	115,649.33	(20,136.69)
10060	Reserve-Stifel -4.56%	2,062,699.36	2,059,415.79	3,283.57
	Total Reserve Cash	2,158,212.00	2,234,379.61	(76,167.61)
	RECEIVABLES			
11000	Accounts Receivable	45.00	45.00	0.00
11170	Other Receivables	2,830.30	33,333.34	(30,503.04)
	Total Receivables	2,875.30	33,378.34	(30,503.04)
	Total Current Assets	3,726,760.13	4,146,884.11	(420,123.98)
	OTHER CURRENT ASSETS			
13000	Prepaid Expenses	11,207.32	6,583.65	4,623.67
13010	Prepaid Insurance	121,740.44	136,892.35	(15,151.91)
13017	Inventory-Beverage	14,898.82	18,035.86	(3,137.04)
13018	Inventory-Food	30,295.69	30,415.81	(120.12)
13019	Inventory - Retail Goods	5,389.68	6,174.94	(785.26)
13021	Accrued Interest Receivable Reserves	19,194.71	14,377.05	4,817.66
13022	Accrued Interest Receivable Operating	9,842.67	8,033.64	1,809.03
	Total Other Current Asset	212,569.33	220,513.30	(7,943.97)
	TOTAL ASSETS	3,939,329.46	4,367,397.41	(428,067.95)



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		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	510.72	604.22	(93.50)
21020	Accrued Expenses	108,291.52	179,337.52	(71,046.00)
21041	Due to /(from) Related Parties	1,025.00	1,000.00	25.00
21070	Sales Tax Payable	5,864.85	11,626.84	(5,761.99)
21096	Deferred Revenue-Brick	6,207.23	6,207.23	0.00
21130	Deferred Maintenance	323,218.45	646,436.90	(323,218.45)
21131	Deferred Income (e-card)	3,274.23	2,975.97	298.26
	Total Current Liabilities	448,392.00	848,188.68	(399,796.68)
LONG TERM LIABILITIES				
Deferred Replacement Reserve				
32671	Street Paving	5,359.00	5,359.00	0.00
32740	Pooled Reserves	2,167,028.71	2,224,138.79	(57,110.08)
32781	Roof Reserve	5,019.00	5,019.00	0.00
	Total Deferred Replacement Reserve	2,177,406.71	2,234,516.79	(57,110.08)
CURRENT YEAR RESERVE ACTIVITY				
32508	Reserve Income	57,110.08	0.00	57,110.08
32619	Reserve Expense	(89,450.00)	(9,900.00)	(79,550.00)
32570.1	Current Year Interest Earned	32,339.92	24,139.87	8,200.05
	Total Current Year Reserve Activity	0.00	14,239.87	(14,239.87)
	Total Reserves	2,177,406.71	2,248,756.66	(71,349.95)
	TOTAL LIABILITIES	2,625,798.71	3,096,945.34	(471,146.63)
FUND BALANCES				
FUND BALANCE				
	Current Income (Loss)	270,416.45	227,337.77	43,078.68
38500	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	1,313,530.75	1,270,452.07	43,078.68
	TOTAL LIABILITIES & FUND BALANCES	3,939,329.46	4,367,397.41	(428,067.95)



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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)	1,616,092.23	1,616,095	(2.77)	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	44,713.71	52,500	(7,786.29)	394,892.95	382,500	12,392.95	670,000
42080	Capital Contribution	37,500.00	0	37,500.00	129,000.00	0	129,000.00	0
42202.1	Resident Food Sales	44,280.01	50,000	(5,719.99)	418,826.11	390,000	28,826.11	705,000
42520	Non-Sufficient Fee Income	0.00	0	0.00	25.00	0	25.00	0
42561	Operating Interest Income	5,468.21	371	5,097.21	20,048.86	1,855	18,193.86	4,453
42681.1	Retail/Logo Merch Gen	944.50	2,000	(1,055.50)	10,043.78	13,000	(2,956.22)	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	150.00	150	0.00	360
42724.1	Tennis Sales	0.00	0	0.00	2,170.07	0	2,170.07	6,000
42725.1	Spa Sales	375.59	383	(7.41)	1,038.98	1,915	(876.02)	4,600
TOTAL INCOME		456,530.47	428,503	28,027.47	2,798,312.98	2,611,515	186,797.98	5,705,037
EXPENSES								
ADMINISTRATIVE								
51010	Accounting Fees	1,312.50	1,313	0.50	6,562.50	6,565	2.50	15,750
51026	Annual Corp Report	61.25	0	(61.25)	61.25	62	0.75	62
51072	G&A - Cash (over) short	150.03	0	(150.03)	1,128.18	0	(1,128.18)	0
51076	Communication	91.21	167	75.79	456.05	835	378.95	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	405.00	400	(5.00)	1,867.50	2,000	132.50	4,800
51159	Licenses & Permits-Elevators	0.00	30	30.00	76.00	150	74.00	360
51169	Office & Administrative	1,342.81	2,334	990.69	9,086.39	11,668	2,581.11	28,005
51170	Office Supplies	911.08	834	(77.08)	6,007.30	4,170	(1,837.30)	10,000
51171	Off Equip Leased	654.59	667	12.41	3,670.21	3,335	(335.21)	8,000
51260	Web Hosting & Internet	0.00	42	42.00	0.00	210	210.00	500
TOTAL ADMINISTRATIVE		4,928.47	5,787	858.03	28,915.38	28,995	79.12	76,027
UTILITIES								
60002	Cable	109,988.02	109,960	(28.02)	549,929.39	549,800	(129.39)	1,332,709
60011	Electricity	12,645.40	11,858	(787.40)	65,069.19	58,143	(6,926.19)	139,999
60018	Cable TV/Internet	0.00	350	350.00	595.12	1,750	1,154.88	4,200
60030.1	Telephone Service Contract	801.83	762	(39.83)	4,025.90	3,810	(215.90)	9,144
60035	Telephone-Elevators	59.89	50	(9.89)	299.46	250	(49.46)	600
60040	Waste	798.51	1,000	201.49	4,888.43	5,000	111.57	12,000
60050	Water & Sewer	5,586.99	6,926	1,339.01	32,864.57	34,104	1,239.43	68,004
TOTAL UTILITIES		129,880.64	130,906	1,025.36	657,672.06	652,857	(4,815.06)	1,566,656
CONTRACTS								
70090	Elevator Contract	223.35	200	(23.35)	1,106.12	1,000	(106.12)	2,400
70184	IT Services	405.00	1,333	928.00	7,425.00	6,665	(760.00)	16,000
70239	Property Management Contract	3,894.45	3,894	(0.45)	19,472.25	19,471	(1.25)	47,517
70239.1	Overhead Fee KWPM	500.00	500	0.00	2,500.00	2,500	0.00	6,000
TOTAL CONTRACT		5,022.80	5,927	904.20	30,503.37	29,636	(867.37)	71,917
INSURANCE								
72000	Insurance Expense	13,201.67	6,900	(6,301.67)	52,780.37	34,500	(18,280.37)	82,800
TOTAL INSURANCE		13,201.67	6,900	(6,301.67)	52,780.37	34,500	(18,280.37)	82,800
PARK EXPENSES								
81500.001	Park Expenses - Equipment R&M	0.00	250	250.00	0.00	1,250	1,250.00	3,000
TOTAL PARK EXPENSES		0.00	250	250.00	0.00	1,250	1,250.00	3,000
COST OF SALES								
80900	COGS-Food	20,996.74	22,000	1,003.26	181,919.08	171,600	(10,319.08)	310,200
80910	COGS-Bar	14,554.17	16,800	2,245.83	111,056.06	122,400	11,343.94	214,400
TOTAL COST OF SALES		35,550.91	38,800	3,249.09	292,975.14	294,000	1,024.86	524,600
CULINARY								
81510.004	Culinary-Equip Leased	1,050.89	1,000	(50.89)	5,762.32	5,000	(762.32)	12,000
81510.005	Culinary-Equipment R&M	2,950.12	1,500	(1,450.12)	6,217.04	7,500	1,282.96	18,000
81510.006	Culinary-Equip Purchases	0.00	400	400.00	83.08	2,000	1,916.92	4,800



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		----- Current Period	-----	-----	Year to Date	-----	Annual
		Actual	Budget	Variance \$	Actual	Budget	Budget
81510.008	Culinary-Kitchen Linens	906.41	447	(459.41)	4,750.51	3,371	6,000
81510.009	Culinary-Licenses/Fees	0.00	167	167.00	0.00	835	2,000
81510.010	Culinary-Spoilage	0.00	67	67.00	0.00	335	800
81510.011	Culinary-Supplies	0.00	1,044	1,044.00	146.50	7,866	14,000
81510.012	Culinary-Uniforms	70.60	447	376.40	343.93	3,371	6,000
81510.013	Culinary-Waste Removal/Grease Trap	0.00	239	239.00	625.00	1,798	3,200
81510.015	Culinary- Chem/ Cleaning	1,067.86	745	(322.86)	6,521.16	5,618	10,000
81510.016	Culinary- Cooking Fuels	1,827.24	1,491	(336.24)	7,460.38	11,236	20,000
TOTAL CULINARY EXPENSES		7,873.12	7,547	(326.12)	31,909.92	48,930	96,800
FRONT OF HOUSE(FOH) EXPENSES							
81520.001	FOH-China/Glass/Silver	272.34	224	(48.34)	2,118.89	1,686	3,000
81520.002	FOH-Credit Card Chg Exp	3,566.29	3,280	(286.29)	27,696.81	24,720	44,000
81520.003	FOH-Flowers&Decorations	1,349.60	583	(766.60)	3,245.56	2,499	10,000
81520.004	FOH-Linen	942.20	745	(197.20)	3,998.34	5,618	10,000
81520.005	FOH-Licenses & Fees	372.83	333	(39.83)	2,161.63	1,665	4,000
81520.006	FOH-Menu & Signage	138.34	50	(88.34)	138.34	250	600
81520.007	FOH-Music & Entertainment	7,009.00	3,900	(3,109.00)	40,659.17	35,900	70,000
81520.008	FOH-Supplies Paper/Plastic	5,491.08	3,578	(1,913.08)	35,890.43	26,967	48,000
81520.009	FOH-Uniforms	1,420.08	596	(824.08)	4,543.35	4,494	8,000
81520.010	FOH - POS System	1,740.57	739	(1,001.57)	4,239.54	3,695	8,868
TOTAL FOH EXPENSES		22,302.33	14,028	(8,274.33)	124,692.06	107,494	206,468
OTHER AMENITIES							
81000.001	Rec Center-Cafe	3,200.43	2,500	(700.43)	21,398.42	22,500	44,000
81000.002	Rec Center-Computer Lab	0.00	50	50.00	490.85	250	600
81000.004	Rec Center-Lifestyle Association	781.22	667	(114.22)	2,220.57	3,335	8,000
81000.005	Rec Center-Theather Supplies	132.49	67	(65.49)	624.67	335	800
TOTAL OTHER AMENITIES		4,114.14	3,284	(830.14)	24,734.51	26,420	53,400
FITNESS EXPENSES							
70110	Rec Ctr-Fitness Ctr	715.99	1,000	284.01	3,887.21	5,000	12,000
TOTAL FITNESS EXPENSES		715.99	1,000	284.01	3,887.21	5,000	12,000
TENNIS EXPENSES							
81530.003	Tennis Court-Golf Cart	0.00	50	50.00	0.00	250	600
81530.004	Tennis Court-Tool & Maintenance	1,210.51	1,500	289.49	3,581.28	7,500	18,000
81530.008	Tennis Maintenance Contract	5,000.00	5,000	0.00	25,000.00	25,000	60,000
TOTAL TENNIS EXPENSES		6,210.51	6,550	339.49	28,581.28	32,750	78,600
POOL/FOUNTAIN EXPENSES							
81540.004	Pool/Fountain-Licenses	79.20	67	(12.20)	396.00	335	800
81540.005	Pool/Fountain-R&M	1,764.16	1,500	(264.16)	4,643.79	7,500	18,000
81540.006	Pool/Fountain- Contract	4,944.65	6,000	1,055.35	24,268.60	30,000	72,000
TOTAL POOL/FOUNTAIN EXPENSES		6,788.01	7,567	778.99	29,308.39	37,835	90,800
GROUNDS							
81550.001	Grounds-Lawn Contract	8,069.27	10,173	2,103.73	40,346.35	50,865	122,080
81550.002	Grounds-Landscape Replacement	0.00	667	667.00	4,452.25	3,335	8,000
81550.005	Grounds-Irrigation R&M	410.00	650	240.00	2,968.80	3,250	7,800
70215.6	Landscape Mulch	0.00	0	0.00	3,037.50	2,500	10,000
TOTAL GROUNDS		8,479.27	11,490	3,010.73	50,804.90	59,950	147,880
MAINTENANCE AND REPAIRS							
80025	Building Repairs	3,961.28	5,000	1,038.72	27,997.55	25,000	60,000
80090	Elevator Maintenance	0.00	133	133.00	270.00	665	1,600
80100.1	Fire Extinguisher Equipment	0.00	100	100.00	978.74	500	1,200
80103	Fire Alarm Maintenance	0.00	267	267.00	373.88	1,335	3,200
80108.1	Fire Sprinkler Inspection	0.00	33	33.00	0.00	165	400
80108.3	Fire Sprinkler Monitoring	0.00	33	33.00	766.80	165	400
80178	HVAC Maintenance	1,372.00	833	(539.00)	2,909.24	4,165	10,000
80182	Housekeeping Supplies	3,577.12	3,083	(494.12)	19,031.42	15,415	36,992
80190	Keyscan/Mag Locks	0.00	33	33.00	0.00	165	400
80237.1	Light Bulbs	50.57	17	(33.57)	50.57	85	200
80300	Pest Control	125.00	133	8.00	625.00	665	1,600



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		----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	Annual Budget
80359.1	Retail Items/Logos	785.26	2,000	1,214.74	8,010.57	13,000	4,989.43	20,000
80370	Signage	0.00	100	100.00	0.00	500	500.00	1,200
	TOTAL MAINTENANCE AND REPAIRS	9,871.23	11,765	1,893.77	61,013.77	61,825	811.23	137,192
83001	Capital Improvement Projects	0.00	0	0.00	11,526.95	0	(11,526.95)	0
	TOTAL SPECIAL PROJECTS	0.00	0	0.00	11,526.95	0	(11,526.95)	0
	PAYROLL EXPENSES							
89001	Payroll - F&B	86,033.78	88,097	2,063.22	495,767.71	488,763	(7,004.71)	1,116,637
89002	Member Services	7,443.06	8,518	1,074.94	47,813.10	54,008	6,194.90	121,354
89007	Payroll - Pool Monitor	11,729.96	12,353	623.04	59,559.54	61,402	1,842.46	150,641
89015	Payroll - Administrative	31,309.21	42,210	10,900.79	181,481.97	198,033	16,551.03	484,452
89100	Payroll - Maintenance	21,996.69	23,015	1,018.31	107,968.90	110,728	2,759.10	271,813
	TOTAL PAYROLL EXPENSES	158,512.70	174,193	15,680.30	892,591.22	912,934	20,342.78	2,144,897
94050	RESERVE / CONTINGENCY							
	Reserves Funding	0.00	0	0.00	206,000.00	206,000	0.00	412,000
	TOTAL RESERVE / CONTINGENCY	0.00	0	0.00	206,000.00	206,000	0.00	412,000
	TOTAL EXPENSES	413,451.79	425,994	12,541.71	2,527,896.53	2,540,376	12,478.97	5,705,037
	Total Depreciation Expenses	0.00	0	0.00	0.00	0	0.00	0
	Net Income (Loss)	43,078.68	2,510	40,569.18	270,416.45	71,140	199,276.95	0
	Total Net Budget	43,078.68	2,510	40,569.18	270,416.45	71,140	199,276.95	0



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12 Month Income Statement
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Account	Description	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	TOTAL
INCOME														
41105	Master Maintenance	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	300,594.00	3,720,248.23
41110	Reserves Income	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	0.00	389,600.00
41138.1	Resident Bar Sales	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	23,775.96	652,930.53
42080	Capital Contribution	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	18,000.00	201,000.00
42202.1	Resident Food Sales	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	30,019.06	728,577.70
42520	Non-Sufficient Fee Income	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
42561	Operating Interest Income	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	31.62	20,934.32
42681.1	Retail/Logo Merch Gen	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	1,115.00	19,457.05
42683	Rental Income	0.00	25.00	0.00	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	0.00	0.00	0.00	1,325.00	845.07	751.17	1,502.35	446.01	0.00	0.00	0.00	0.00	4,869.60
42725.1	Spa Sales	375.59	187.80	475.59	0.00	0.00	93.90	798.12	845.07	281.69	281.69	281.69	469.48	4,090.62
TOTAL INCOME		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	374,035.12	5,742,118.05
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	61.25	0.00	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	150.03	324.75	15.53	380.18	257.69	54.53	(179.27)	(4.04)	23.00	390.44	(54.10)	4.93	1,363.67
51076	Communication	91.21	91.21	91.21	91.21	91.21	249.60	157.68	158.94	159.02	159.08	159.08	157.68	1,657.13
51124	Holiday Decorations	0.00	0.00	0.00	0.00	0.00	(1,000.00)	8,000.00	0.00	0.00	0.00	0.00	0.00	7,000.00
51150	Legal Fees - HOA Matters	405.00	135.00	(672.50)	2,000.00	0.00	212.50	382.50	2,240.00	0.00	807.50	(30.00)	0.00	5,480.00
51159	Licenses & Permits-Elevators	0.00	0.00	0.00	0.00	76.00	273.00	80.00	0.00	0.00	0.00	0.00	0.00	429.00
51169	Office & Administrative	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	2,539.25	27,977.13
51170	Office Supplies	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	626.30	10,465.19
51171	Off Equip Leased	654.59	654.59	654.59	654.59	1,051.85	503.26	654.59	693.18	664.59	606.00	654.59	654.59	8,101.01
51236	Reserve Study	0.00	0.00	0.00	0.00	0.00	1,210.00	0.00	0.00	0.00	0.00	375.00	500.00	2,085.00
Total Administrative Expe		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	5,795.25	80,369.38
UTILITIES														
60002	Cable	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	105,730.25	1,302,736.75
60011	Electricity	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	10,641.56	147,658.05
60018	Cable TV/Internet	0.00	(10.71)	0.00	318.70	287.13	469.15	469.15	469.15	469.15	469.15	279.70	279.70	3,500.27
60030.1	Telephone Service Contract	801.83	803.02	807.55	807.55	805.95	730.89	730.89	730.89	736.39	736.17	724.73	724.73	9,140.59
60035	Telephone-Elevators	59.89	59.89	59.90	59.89	59.89	53.97	53.96	215.85	53.94	53.99	53.97	53.96	839.10
60040	Waste	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	681.65	10,331.91
60050	Water & Sewer	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	3,628.04	4,222.98	66,285.06
Total Utilities		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	122,334.83	1,540,491.73
CONTRACTS														
70090	Elevator Contract	223.35	223.35	223.35	223.35	212.72	212.72	212.72	337.72	212.72	212.72	212.72	212.72	2,720.16
70110	Rec Ctr-Fitness Ctr	715.99	402.82	1,243.07	800.99	724.34	972.57	965.12	632.67	434.04	420.92	45.08	571.22	7,928.83
70184	IT Services	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	4,678.94	20,974.15
70215.6	Landscape Mulch	0.00	3,037.50	0.00	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	3,709.37	3,709.37	46,363.24
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		5,738.79	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	9,672.25	87,023.88
INSURANCE														
72000	Insurance Expense	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	6,151.45	96,305.68
Total Insurance		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	6,151.45	96,305.68
MAINTENANCE AND REPAIRS														
80025	Building Repairs	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	6,951.05	84,568.78
80090	Elevator Maintenance	0.00	120.00	75.00	75.00	0.00	161.89	501.01	0.00	0.00	105.00	0.00	0.00	1,037.90
80100.1	Fire Extinguisher Equipment	0.00	978.74	0.00	0.00	0.00	0.00	546.35	0.00	0.00	0.00	0.00	0.00	1,525.09
80103	Fire Alarm Maintenance	0.00	0.00	0.00	373.88	0.00	427.05	0.00	903.61	0.00	210.50	0.00	1,294.77	3,209.81
80108.3	Fire Sprinkler Monitoring	0.00	0.00	0.00	0.00	766.80	63.90	63.90	63.90	63.90	63.90	63.90	63.90	1,214.10
80178	HVAC Maintenance	1,372.00	0.00	512.40	512.42	512.42	1,159.42	512.42	3,992.50	613.00	0.00	1,028.00	10,727.00	0.00
80180	Hurricane	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	0.00	38,757.71
80182	Housekeeping Supplies	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	3,949.66	36,186.28
80190	Keyscan/Mag Locks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.40	16.40
80237.1	Light Bulbs	50.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.18	0.00	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	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	469.20	17,429.70
80370	Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.00	0.00	1,275.00
80900	COGS-Food	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	16,244.82	338,825.46
80910	COGS-Bar	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	6,832.86	192,141.62
81000.001	Rec Center-Cafe	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	3,394.98	42,550.61
81000.002	Rec Center-Computer Lab	0.00	0.00	490.85	0.00	0.00	0.00	0.00	0.00	0.00	217.36	0.00	0.00	708.21
81000.004	Rec Center-Lifestyle Associati	781.22	994.34	0.00	445.01	0.00	239.98	0.0						



Paseo Master HOA
12 Month Income Statement
05/31/2023

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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	May-2023	Apr-2023	Mar-2023	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-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	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	79.20	0.00	871.20
81540.005	Pool/Fountain-R&M	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	1,525.64	58,996.77
81540.006	Pool/Fountain- Contract	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	3,270.00	49,886.50
81550.001	Grounds-Lawn Contract	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	8,995.73	103,342.36
81550.002	Grounds-Landscape Replacement	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	0.00	10,741.39
81550.004	Grounds-Irrigation Contract	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	751.90	6,809.30
81550.005	Grounds-Irrigation R&M	410.00	684.80	1,874.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,968.80
83001	Capital Projects	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	7,650.00	23,563.78
	<i>Total Maintenance and Rep</i>	<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>109,280.42</u>	<u>86,160.97</u>	<u>1,433,576.77</u>
	SALARIES													
89001	Payroll - F&B	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	74,657.69	1,042,697.47
89002	Member Services	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	8,431.01	108,790.15
89007	Payroll - Pool Monitor	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	12,766.38	140,913.20
89015	Payroll - Administrative	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	36,557.26	427,284.92
89100	Payroll - Maintenance	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	20,332.17	263,474.70
	<i>Total Salaries</i>	<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>149,636.25</u>	<u>152,744.51</u>	<u>1,983,160.44</u>
	<i>TOTAL EXPENSES</i>	<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>398,176.70</u>	<u>382,859.26</u>	<u>5,220,927.88</u>
	RESERVES													
94050	Reserves Funding	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	0.00	389,600.00
	<i>Total Reserves</i>	<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>91,800.00</u>	<u>0.00</u>	<u>389,600.00</u>
	<i>Net Income (Loss)</i>	<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>(6,727.94)</u>	<u>(8,824.14)</u>	<u>131,590.17</u>