

CASITAS DEL MONTE
STATEMENT OF REVENUES & EXPENSES
January 31, 2024

		86.3%			89.5%			86.3%			89.5%				
% OCCUPANCY															
		Jan-24	ACPOR	%	Jan-24	BCPOR	%	Var	Jan-24	ACPOR	%	Jan-24	BCPOR	%	Var
		PTD			Budget				YTD			Budget			
Revenue															
4010	00	ROOM REVENUES	31,857		0	27,208	34.8%	4,649	31,857	38.0%	27,208	34.8%	4,649		
4017	00	HOA COMMISSION FOR RENTALS	42		0.1%	-	0.0%	42	42	0.1%	-	0.0%	42		
4025	00	BONUS TIME REVENUE	3,720		4.4%	700	0.9%	3,020	3,720	4.4%	700	0.9%	3,020		
4028	00	INTEREST INCOME-OPERATING	952		1.1%	-	0.0%	952	952	1.1%	-	0.0%	952		
4029	00	CC CONVENIENCE FEE	798		1.0%	-	0.0%	798	798	1.0%	-	0.0%	798		
4033	00	GUEST ACTIVITY REVENUE	-		0.0%	-	0.0%	-	-	0.0%	-	0.0%	-		
4038	00	MISCELLANEOUS INCOME	3		0.0%	1,300	1.7%	(1,297)	3	0.0%	1,300	1.7%	(1,297)		
4040	00	ASSESSMENT INCOME	52,505		62.7%	52,505	67.2%	(0)	52,505	62.7%	52,505	67.2%	(0)		
4041	00	BAD DEBT EXPENSE-ASSESSMENTS	(8,836)		-10.6%	(8,836)	-11.3%	(0)	(8,836)	-10.6%	(8,836)	-11.3%	(0)		
4041	01	BAD DEBT EXPENSE-HOA UNITS	-		0.0%	-	0.0%	-	-	0.0%	-	0.0%	-		
4042	00	DELINQUENT FEE INCOME	176		0.2%	750	1.0%	(574)	176	0.2%	750	1.0%	(574)		
4045	00	BAD DEBT RECOVERY	-		0.0%	-	0.0%	-	-	0.0%	-	0.0%	-		
4046	00	SALES PROCEEDS	-		0.0%	-	0.0%	-	-	0.0%	-	0.0%	-		
4090	00	PARKING FEE	2,525		3.0%	4,500	5.8%	(1,975)	2,525	3.0%	4,500	5.8%	(1,975)		
TOTAL REVENUE		83,741	100.0%	78,128	100.0%	5,614	83,741	100.0%	78,128	100.0%	5,614				
FRONT OFFICE EXPENSE															
5010	00	SALARIES & WAGES	5,689	10.63	6.8%	4,669	8.41	6.0%	5,689	10.63	6.8%	4,669	8.41	6.0%	(1,020)
5015	00..(P/R RELATED	1,087	2.03	1.3%	854	1.54	1.1%	1,087	2.03	1.3%	854	1.54	1.1%	(233)
5020	00	EMPLOYEE INCENTIVES	95	0.18	0.1%	-	-	0.0%	95	0.18	0.1%	-	-	0.0%	(95)
5025	00	FRONT OFFICE EXPENSE	279	0.52	0.3%	40	0.07	0.1%	279	0.52	0.3%	40	0.07	0.1%	(239)
5030	00	UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
5040	00	CASH OVER & SHORT	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
5042	00	FRONT DESK-BAD DEBT EXPENSE	171	0.32	0.2%	25	0.05	0.0%	171	0.32	0.2%	25	0.05	0.0%	(146)
5043	00	CREDIT CARD	261	0.49	0.3%	350	0.63	0.4%	261	0.49	0.3%	350	0.63	0.4%	89
5044	00	GUEST RELATIONS	88	0.16	0.1%	50	0.09	0.1%	88	0.16	0.1%	50	0.09	0.1%	(38)
5045	00	MISCELLANEOUS EXP	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
5049	00	BANK CHARGES/ANALYSIS FEES	174	0.33	0.2%	100	0.18	0.1%	174	0.33	0.2%	100	0.18	0.1%	(74)
TOTAL FRONT OFFICE EXPENSE		7,843	14.66	9.4%	6,089	10.97	7.8%	(1,755)	7,843	14.66	9.4%	6,089	10.97	7.8%	(1,755)
HOUSEKEEPING															
5110	00	SALARIES & WAGES	16,420	30.69	19.6%	9,941	17.91	12.7%	16,420	30.69	19.6%	9,941	17.91	12.7%	(6,480)
5112	00	SALARIES & WAGES - CONTRACT LABOR	-	-	0.0%	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
5115	00..(PAYROLL RELATED	4,182	7.82	5.0%	1,521	2.74	1.9%	4,182	7.82	5.0%	1,521	2.74	1.9%	(2,661)
5120	00	EMPLOYEE INCENTIVES	363	0.68	0.4%	85	0.15	0.1%	363	0.68	0.4%	85	0.15	0.1%	(278)
5125	00	LINEN REPLACEMENT	8,126	15.19	9.7%	-	-	0.0%	8,126	15.19	9.7%	-	-	0.0%	(8,126)
5130	00	LAUNDRY EXPENSE	3,759	7.03	4.5%	3,000	5.41	3.8%	3,759	7.03	4.5%	3,000	5.41	3.8%	(759)
5135	00	ROOM/GUEST SUPPLIES	2,575	4.81	3.1%	300	0.54	0.4%	2,575	4.81	3.1%	300	0.54	0.4%	(2,275)
5140	00	CLEANING SUPPLIES	926	1.73	1.1%	2,200	3.96	2.8%	926	1.73	1.1%	2,200	3.96	2.8%	1,274
5145	00	UNIFORMS & DRY CLEANING	80	0.15	0.1%	-	-	0.0%	80	0.15	0.1%	-	-	0.0%	(80)
5150	00	OFFICE EXPENSE	-	-	0.0%	100	0.18	0.1%	-	-	0.0%	100	0.18	0.1%	100
5155	00	GUEST AMENITIES	840	1.57	1.0%	704	1.27	0.9%	840	1.57	1.0%	704	1.27	0.9%	(136)
TOTAL HOUSEKEEPING		37,271	69.66	44.5%	17,850	32.16	22.8%	(19,420)	37,271	69.66	44.5%	17,850	32.16	22.8%	(19,420)
GUEST ACTIVITIES															
5262	00	GUEST ACTIVITIES	126	0.23	0.1%	175	0.32	0.2%	126	0.23	0.1%	175	0.32	0.2%	50
5272	00	OFFICE EXPENSE	-	-	0.0%	75	0.14	0.1%	-	-	0.0%	75	0.14	0.1%	75
5275	00	GAMES/EQUIPMENT	-	-	0.0%	45	0.08	0.1%	-	-	0.0%	45	0.08	0.1%	45
TOTAL GUEST ACTIVITIES		126	0.23	0.1%	295	0.53	0.4%	170	126	0.23	0.1%	295	0.53	0.4%	170

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% OCCUPANCY	86.3%			89.5%			86.3%			89.5%				
	Jan-24	ACPOR	%	Jan-24	BCPOR	%	Var	Jan-24	ACPOR	%	Jan-24	BCPOR	%	Var
	PTD			Budget				YTD			Budget			
ADMINISTRATION														
5310 00 SALARIES & WAGES	-	-	0.0%	4,467	8.05	5.7%	4,467	-	-	0.0%	4,467	8.05	5.7%	4,467
5312 00...(PAYROLL RELATED	-	-	0.0%	683	1.23	0.9%	683	-	-	0.0%	683	1.23	0.9%	683
5314 00 EMPLOYEE INCENTIVES	100	0.19	0.1%	250	0.45	0.3%	150	100	0.19	0.1%	250	0.45	0.3%	150
5316 00 TRAVEL/ANNUAL MEETING	196	0.37	0.2%	333	0.60	0.4%	137	196	0.37	0.2%	333	0.60	0.4%	137
5330 00 OFFICE EXPENSE	-	-	0.0%	110	0.20	0.1%	110	-	-	0.0%	110	0.20	0.1%	110
5335 00 COLLECTION EXPENSE	74	0.14	0.1%	-	-	0.0%	(74)	74	0.14	0.1%	-	-	0.0%	(74)
5337 00 ACCT/BOOKKEEPING FEES	1,860	3.48	2.2%	1,860	3.35	2.4%	-	1,860	3.48	2.2%	1,860	3.35	2.4%	-
5340 00 COMPUTER SERVICES	130	0.24	0.2%	375	0.68	0.5%	245	130	0.24	0.2%	375	0.68	0.5%	245
5346 00 PRINTING/POSTAGE	1,634	3.05	2.0%	250	0.45	0.3%	(1,384)	1,634	3.05	2.0%	250	0.45	0.3%	(1,384)
5347 00 NEWSLETTER/POSTAGE	384	0.72	0.5%	-	-	0.0%	(384)	384	0.72	0.5%	-	-	0.0%	(384)
5349 00 HUMAN RESOURCES	112	0.21	0.1%	-	-	0.0%	(112)	112	0.21	0.1%	-	-	0.0%	(112)
5350 00 MISCELLANEOUS	76	0.14	0.1%	-	-	0.0%	(76)	76	0.14	0.1%	-	-	0.0%	(76)
5358 00 SEMINARS & WORKSHOPS	20	0.04	0.0%	-	-	0.0%	(20)	20	0.04	0.0%	-	-	0.0%	(20)
5048 00 PAYROLL PROCESSING FEES	475	0.89	0.6%	-	-	0.0%	(475)	475	0.89	0.6%	-	-	0.0%	(475)
5338 00 HOA FILES/ACCOUNTING	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL ADMINISTRATION	5,061	9.46	6.0%	8,328	15.01	10.7%	3,267	5,061	9.46	6.0%	8,328	15.01	10.7%	3,267
SALES & ADVERTISING														
5425 00 ADVERTISING/PRINTING	892	1.67	1.1%	1,066	1.92	1.4%	174	892	1.67	1.1%	1,066	1.92	1.4%	174
5460 00 TRAVEL AGENT COMMISSIONS	9,890	18.49	11.8%	7,738	13.94	9.9%	(2,153)	9,890	18.49	11.8%	7,738	13.94	9.9%	(2,153)
TOTAL SALES & ADVERTISING	10,782	20.15	12.9%	8,803	15.86	11.3%	(1,979)	10,782	20.15	12.9%	8,803	15.86	11.3%	(1,979)
REPAIRS & MAINTENANCE														
5510 00 SALARIES & WAGES	4,667	8.72	5.6%	5,819	10.49	7.4%	1,153	4,667	8.72	5.6%	5,819	10.49	7.4%	1,153
5515 00...(PAYROLL RELATED	984	1.84	1.2%	1,065	1.92	1.4%	81	984	1.84	1.2%	1,065	1.92	1.4%	81
5520 00 EMPLOYEE INCENTIVES	47	0.09	0.1%	-	-	0.0%	(47)	47	0.09	0.1%	-	-	0.0%	(47)
5525 00 MECHANICAL REPAIRS	2,378	4.45	2.8%	150	0.27	0.2%	(2,228)	2,378	4.45	2.8%	150	0.27	0.2%	(2,228)
5527 00 ELECTRICAL	-	-	0.0%	600	1.08	0.8%	600	-	-	0.0%	600	1.08	0.8%	600
5530 00 GAMES/EQUIP	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5535 00 BUILDING	-	-	0.0%	200	0.36	0.3%	200	-	-	0.0%	200	0.36	0.3%	200
5555 00 PLUMBING	110	0.21	0.1%	100	0.18	0.1%	(10)	110	0.21	0.1%	100	0.18	0.1%	(10)
5560 00 FURNITURE & FIXTURES	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5570 00 ELEVATORS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5575 00 POOL/JACUZZI	1,622	3.03	1.9%	500	0.90	0.6%	(1,122)	1,622	3.03	1.9%	500	0.90	0.6%	(1,122)
5580 00 TRASH REMOVAL	926	1.73	1.1%	800	1.44	1.0%	(126)	926	1.73	1.1%	800	1.44	1.0%	(126)
5585 00 PEST CONTROL	-	-	0.0%	125	0.23	0.2%	125	-	-	0.0%	125	0.23	0.2%	125
5590 00 UNIFORMS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5594 00 SHOP SUPPLIES	11	0.02	0.0%	-	-	0.0%	(11)	11	0.02	0.0%	-	-	0.0%	(11)
5597 00 DUES/LICENSES	1,036	1.94	1.2%	-	-	0.0%	(1,036)	1,036	1.94	1.2%	-	-	0.0%	(1,036)
5598 00 TELEPHONE REPAIR	1,755	3.28	2.1%	50	0.09	0.1%	(1,705)	1,755	3.28	2.1%	50	0.09	0.1%	(1,705)
TOTAL REPAIRS & MAINTENANCE	13,535	25.30	16.2%	9,409	16.95	12.0%	(4,126)	13,535	25.30	16.2%	9,409	16.95	12.0%	(4,126)

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% OCCUPANCY	86.3%			89.5%				86.3%			89.5%			
	Jan-24 PTD	ACPOR	%	Jan-24 Budget	BCPOR	%	Var	Jan-24 YTD	ACPOR	%	Jan-24 Budget	BCPOR	%	Var
SAFETY & SECURITY		-			-				-			-		
8404 00 SECURITY	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5789 00 EQUIPMENT SAFETY	630	1.18	0.8%	-	-	0.0%	(630)	630	1.18	0.8%	-	-	0.0%	(630)
TOTAL SAFETY & SECURITY	630	1.18	0.8%	-	-	0.0%	(630)	630	1.18	0.8%	-	-	0.0%	(630)
LANDSCAPING		-			-				-			-		
5610 00 LANDSCAPE CONTRACTS	2,450	4.58	2.9%	2,554	4.60	3.3%	104	2,450	4.58	2.9%	2,554	4.60	3.3%	104
5630 00 LANDSCAPE SUPPLIES	-	-	0.0%	238	0.43	0.3%	238	-	-	0.0%	238	0.43	0.3%	238
TOTAL LANDSCAPING	2,450	4.58	2.9%	2,792	5.03	3.6%	342	2,450	4.58	2.9%	2,792	5.03	3.6%	342
TELEPHONE & UTILITIES														
5650 00 TELEPHONE	350	0.65	0.4%	249	0.45	0.3%	(101)	350	0.65	0.4%	249	0.45	0.3%	(101)
5710 00 TELEVISION	1,594	2.98	1.9%	1,750	3.15	2.2%	156	1,594	2.98	1.9%	1,750	3.15	2.2%	156
5715 00 WIRELESS INTERNET	350	0.65	0.4%	275	0.50	0.4%	(75)	350	0.65	0.4%	275	0.50	0.4%	(75)
5720 00 ELECTRICITY	2,868	5.36	3.4%	3,083	5.56	3.9%	215	2,868	5.36	3.4%	3,083	5.56	3.9%	215
5725 00 GAS	5,641	10.54	6.7%	2,300	4.14	2.9%	(3,341)	5,641	10.54	6.7%	2,300	4.14	2.9%	(3,341)
5730 00 WATER & SEWAGE	795	1.49	0.9%	1,100	1.98	1.4%	305	795	1.49	0.9%	1,100	1.98	1.4%	305
TOTAL TELEPHONE & UTILITIES	11,598	21.68	13.8%	8,757	15.78	11.2%	(2,841)	11,598	21.68	13.8%	8,757	15.78	11.2%	(2,841)
FIXED EXPENSES														
8401 00 MANAGEMENT FEES	9,298	17.38	11.1%	9,298	16.75	11.9%	-	9,298	17.38	11.1%	9,298	16.75	11.9%	-
8402 00 ASSESSMENT BILLING	538	1.01	0.6%	-	-	0.0%	(538)	538	1.01	0.6%	-	-	0.0%	(538)
8403 00 LEGAL/PROFESSIONAL	-	-	0.0%	271	0.49	0.3%	271	-	-	0.0%	271	0.49	0.3%	271
8411 00 CC FEES OPS ASSESSMENTS	1,116	2.09	1.3%	2,322	4.18	3.0%	1,207	1,116	2.09	1.3%	2,322	4.18	3.0%	1,207
8415 00 PROPERTY TAX	(126)	(0.24)	-0.2%	67	0.12	0.1%	193	(126)	(0.24)	-0.2%	67	0.12	0.1%	193
8416 00 INCOME TAX	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
8420 00 INSURANCE	6,434	12.03	7.7%	3,874	6.98	5.0%	(2,560)	6,434	12.03	7.7%	3,874	6.98	5.0%	(2,560)
8427 00 FORECLOSURE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL FIXED EXPENSES	17,260	32.26	20.6%	15,832	28.53	20.3%	(1,428)	17,260	32.26	20.6%	15,832	28.53	20.3%	(1,428)
TOTAL EXPENSES	106,555	199.17	127.2%	78,155	140.82	100.0%	(28,400)	106,555	199.17	127.2%	78,155	140.82	100.0%	(28,400)
NET INCOME FROM OPERATIONS	(22,814)		-27.2%	(28)		0.0%	(22,786)	(22,814)		-27.2%	(28)		0.0%	(22,786)

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	<u>PTD</u>			<u>Budget</u>				<u>YTD</u>			<u>Budget</u>			
RESERVE INCOME														
95900 000 RESERVES - INCOME	6,021		95.6%	6,021			-	6,021		95.6%	6,021			-
99705 000 RESERVES - INTEREST REVENUE	278		4.4%	-			278	278		4.4%	-			278
99710 000 RESERVES - BAD DEBT RECOVERY	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE INCOME	6,299		100.0%	6,021			278	6,299		100.0%	6,021			278
RESERVE EXPENSES														
95800 000 RESERVES - FF&E /CN EXPENSES	-		0.0%	-			-	-		0.0%	-			-
99600 000 RESERVES - BAD DEBT EXPENSE	-		0.0%	909			909	-		0.0%	909			909
99649 000 RESERVES - BANK FEES	28		0.5%	-			(28)	28		0.5%	-			(28)
99620 000 RESERVES - CC FEES	124		2.0%	-			(124)	124		2.0%	-			(124)
99625 000 RESERVES - LOAN INTEREST EXPENSE	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE FUND ACTIVITY	152		2.4%	909			757	152		2.4%	909			757
RESERVE FUND NET INCOME	6,146		97.6%	5,112			1,035	6,146		97.6%	5,112			1,035