

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

			93.4%				92.7%				88.9%				89.5%	
% OCCUPANCY																
			Mar-24			Mar-24			Mar-24			Mar-24				
			PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var
Revenue																
4010	00	ROOM REVENUES	14,744		0	34,040		39.5%	(19,296)	64,833		28.9%	94,578		38.1%	(29,745)
4017	00	HOA COMMISSION FOR RENTALS	415		0.6%	-		0.0%	415	534		0.2%	-		0.0%	534
4025	00	BONUS TIME REVENUE	907		1.3%	2,100		2.4%	(1,193)	7,172		3.2%	3,500		1.4%	3,672
4028	00	INTEREST INCOME-OPERATING	955		1.4%	-		0.0%	955	3,052		1.4%	-		0.0%	3,052
4029	00	CC CONVENIENCE FEE	210		0.3%	-		0.0%	210	1,410		0.6%	-		0.0%	1,410
4033	00	GUEST ACTIVITY REVENUE	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4038	00	MISCELLANEOUS INCOME	888		1.3%	600		0.7%	288	940		0.4%	2,500		1.0%	(1,560)
4040	00	ASSESSMENT INCOME	52,505		76.9%	52,505		61.0%	(0)	157,515		70.3%	157,516		63.5%	(1)
4041	00	BAD DEBT EXPENSE-ASSESSMENTS	(8,836)		-12.9%	(8,836)		-10.3%	(0)	(26,508)		-11.8%	(26,507)		-10.7%	(1)
4041	01	BAD DEBT EXPENSE-HOA UNITS	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4042	00	DELINQUENT FEE INCOME	1,178		1.7%	750		0.9%	428	3,152		1.4%	2,250		0.9%	902
4045	00	BAD DEBT RECOVERY	3,210		4.7%	-		0.0%	3,210	7,285		3.2%	-		0.0%	7,285
4046	00	SALES PROCEEDS	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4090	00	PARKING FEE	2,075		3.0%	4,950		5.7%	(2,875)	4,800		2.1%	14,243		5.7%	(9,443)
TOTAL REVENUE			68,253		100.0%	86,110		100.0%	(17,857)	224,185		100.0%	248,079		100.0%	(23,894)
FRONT OFFICE EXPENSE																
5010	00	SALARIES & WAGES	5,342	9.23	7.8%	4,591	7.98	5.3%	(751)	15,980	9.88	7.1%	13,929	8.56	5.6%	(2,051)
5015	00	P/R RELATED	915	1.58	1.3%	840	1.46	1.0%	(75)	2,987	1.85	1.3%	2,549	1.57	1.0%	(438)
5020	00	EMPLOYEE INCENTIVES	26	0.04	0.0%	-	-	0.0%	(26)	222	0.14	0.1%	-	-	0.0%	(222)
5025	00	FRONT OFFICE EXPENSE	368	0.64	0.5%	40	0.07	0.0%	(328)	808	0.50	0.4%	420	0.26	0.2%	(388)
5030	00	UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	595	0.37	0.3%	-	-	0.0%	(595)
5035	00	COMPUTER EXPENSE	243	0.42	0.4%	-	-	0.0%	(243)	243	0.15	0.1%	75	0.05	0.0%	(168)
5040	00	CASH OVER & SHORT	0	0.00	0.0%	-	-	0.0%	(0)	14	0.01	0.0%	-	-	0.0%	(14)
5042	00	FRONT DESK-BAD DEBT EXPENSE	-	-	0.0%	25	0.04	0.0%	25	171	0.11	0.1%	75	0.05	0.0%	(96)
5043	00	CREDIT CARD	375	0.65	0.5%	877	1.53	1.0%	503	1,483	0.92	0.7%	1,960	1.20	0.8%	477
5044	00	GUEST RELATIONS	75	0.13	0.1%	50	0.09	0.1%	(25)	347	0.21	0.2%	150	0.09	0.1%	(197)
5047	00	GUEST RELOCATION	395	0.68	0.6%	-	-	0.0%	(395)	395	0.24	0.2%	-	-	0.0%	(395)
5045	00	MISCELLANEOUS EXP	-	-	0.0%	-	-	0.0%	-	-		0.0%	-	-	0.0%	-
5049	00	BANK CHARGES/ANALYSIS FEES	172	0.30	0.3%	100	0.17	0.1%	(72)	509	0.31	0.2%	300	0.18	0.1%	(209)
TOTAL FRONT OFFICE EXPENSE			7,910	13.66	11.6%	6,523	11.34	7.6%	(1,387)	23,754	14.68	10.6%	19,458	11.95	7.8%	(4,296)

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% OCCUPANCY	93.4%			92.7%			88.9%			89.5%				
	Mar-24			Mar-24			Mar-24			Mar-24				
	PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var
HOUSEKEEPING														
5110 00 SALARIES & WAGES	15,054	26.00	22.1%	10,023	17.43	11.6%	(5,031)	48,607	30.04	21.7%	29,480	18.11	11.9%	(19,127)
5112 00 SALARIES & WAGES - CONTRACT LABOR	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5115 00 PAYROLL RELATED	4,070	7.03	6.0%	1,533	2.67	1.8%	(2,537)	12,780	7.90	5.7%	4,511	2.77	1.8%	(8,270)
5120 00 EMPLOYEE INCENTIVES	155	0.27	0.2%	85	0.15	0.1%	(70)	911	0.56	0.4%	255	0.16	0.1%	(656)
5125 00 LINEN REPLACEMENT	5,440	9.40	8.0%	200	0.35	0.2%	(5,240)	13,566	8.38	6.1%	200	0.12	0.1%	(13,366)
5130 00 LAUNDRY EXPENSE	4,713	8.14	6.9%	3,000	5.22	3.5%	(1,713)	10,805	6.68	4.8%	9,000	5.53	3.6%	(1,805)
5135 00 ROOM/GUEST SUPPLIES	823	1.42	1.2%	100	0.17	0.1%	(723)	5,521	3.41	2.5%	500	0.31	0.2%	(5,021)
5140 00 CLEANING SUPPLIES	1,269	2.19	1.9%	2,200	3.83	2.6%	931	2,668	1.65	1.2%	6,600	4.05	2.7%	3,932
5145 00 UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	1,445	0.89	0.6%	-	-	0.0%	(1,445)
5150 00 OFFICE EXPENSE	5	0.01	0.0%	75	0.13	0.1%	70	5	0.00	0.0%	250	0.15	0.1%	245
5155 00 GUEST AMENITIES	-	-	0.0%	300	0.52	0.3%	300	840	0.52	0.4%	1,304	0.80	0.5%	464
TOTAL HOUSEKEEPING	31,530	54.46	46.2%	17,516	30.46	20.3%	(14,014)	97,150	60.04	43.3%	52,100	32.00	21.0%	(45,050)
GUEST ACTIVITIES														
5262 00 GUEST ACTIVITIES	81	0.14	0.1%	175	0.30	0.2%	94	331	0.20	0.1%	525	0.32	0.2%	194
5272 00 OFFICE EXPENSE	-	-	0.0%	75	0.13	0.1%	75	-	-	0.0%	225	0.14	0.1%	225
5275 00 GAMES/EQUIPMENT	-	-	0.0%	45	0.08	0.1%	45	-	-	0.0%	135	0.08	0.1%	135
TOTAL GUEST ACTIVITIES	81	0.14	0.1%	295	0.51	0.3%	214	331	0.20	0.1%	885	0.54	0.4%	554
ADMINISTRATION														
5310 00 SALARIES & WAGES	4,895	8.45	7.2%	4,467	7.77	5.2%	(429)	9,790	6.05	4.4%	13,400	8.23	5.4%	3,610
5312 00 PAYROLL RELATED	881	1.52	1.3%	683	1.19	0.8%	(198)	1,762	1.09	0.8%	2,050	1.26	0.8%	288
5314 00 EMPLOYEE INCENTIVES	100	0.17	0.1%	-	-	0.0%	(100)	300	0.19	0.1%	250	0.15	0.1%	(50)
5316 00 TRAVEL/ANNUAL MEETING	2,505	4.33	3.7%	333	0.58	0.4%	(2,172)	3,149	1.95	1.4%	1,749	1.07	0.7%	(1,400)
5330 00 OFFICE EXPENSE	-	-	0.0%	85	0.15	0.1%	85	210	0.13	0.1%	280	0.17	0.1%	70
5335 00 COLLECTION EXPENSE	22	0.04	0.0%	-	-	0.0%	(22)	96	0.06	0.0%	-	-	0.0%	(96)
5337 00 ACCT/BOOKKEEPING FEES	2,019	3.49	3.0%	2,019	3.51	2.3%	-	5,715	3.53	2.5%	5,853	3.60	2.4%	138
5340 00 COMPUTER SERVICES	369	0.64	0.5%	375	0.65	0.4%	6	709	0.44	0.3%	1,125	0.69	0.5%	416
5346 00 PRINTING/POSTAGE	1,491	2.57	2.2%	250	0.43	0.3%	(1,241)	3,269	2.02	1.5%	750	0.46	0.3%	(2,519)
5347 00 NEWSLETTER/POSTAGE	-	-	0.0%	-	-	0.0%	-	1,084	0.67	0.5%	-	-	0.0%	(1,084)
5349 00 HUMAN RESOURCES	172	0.30	0.3%	-	-	0.0%	(172)	1,356	0.84	0.6%	-	-	0.0%	(1,356)
5350 00 MISCELLANEOUS	-	-	0.0%	-	-	0.0%	-	76	0.05	0.0%	-	-	0.0%	(76)
5358 00 SEMINARS & WORKSHOPS	816	1.41	1.2%	-	-	0.0%	(816)	1,094	0.68	0.5%	-	-	0.0%	(1,094)
5048 00 PAYROLL PROCESSING FEES	796	1.38	1.2%	-	-	0.0%	(796)	1,864	1.15	0.8%	-	-	0.0%	(1,864)
TOTAL ADMINISTRATION	14,066	24.29	20.6%	8,212	14.28	9.5%	(5,854)	30,474	18.83	13.6%	25,457	15.64	10.3%	(5,017)

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	Mar-24			Mar-24			Mar-24			Mar-24				
	PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var
SALES & ADVERTISING														
5425 00 ADVERTISING/PRINTING	892	1.54	1.3%	1,066	1.85	1.2%	174	2,676	1.65	1.2%	3,197	1.96	1.3%	521
5460 00 TRAVEL AGENT COMMISSIONS	4,940	8.53	7.2%	9,514	16.55	11.0%	4,574	19,960	12.34	8.9%	26,581	16.33	10.7%	6,621
TOTAL SALES & ADVERTISING	5,832	10.07	8.5%	10,580	18.40	12.3%	4,747	22,636	13.99	10.1%	29,778	18.29	12.0%	7,142
REPAIRS & MAINTENANCE														
5510 00 SALARIES & WAGES	4,627	7.99	6.8%	4,591	7.98	5.3%	(36)	15,099	9.33	6.7%	15,105	9.28	6.1%	6
5515 00..(PAYROLL RELATED	775	1.34	1.1%	840	1.46	1.0%	65	2,724	1.68	1.2%	2,764	1.70	1.1%	41
5520 00 EMPLOYEE INCENTIVES	39	0.07	0.1%	-	-	0.0%	(39)	143	0.09	0.1%	-	-	0.0%	(143)
5525 00 MECHANICAL REPAIRS	581	1.00	0.9%	-	-	0.0%	(581)	5,856	3.62	2.6%	150	0.09	0.1%	(5,706)
5527 00 ELECTRICAL	79	0.14	0.1%	-	-	0.0%	(79)	287	0.18	0.1%	600	0.37	0.2%	313
5530 00 GAMES/EQUIP	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5535 00 BUILDING	231	0.40	0.3%	200	0.35	0.2%	(31)	413	0.26	0.2%	600	0.37	0.2%	187
5550 00 PAINTING/DECORATING	68	0.12	0.1%	-	-	0.0%	(68)	319	0.20	0.1%	-	-	0.0%	(319)
5555 00 PLUMBING	174	0.30	0.3%	80	0.14	0.1%	(94)	611	0.38	0.3%	260	0.16	0.1%	(351)
5560 00 FURNITURE & FIXTURES	523	0.90	0.8%	-	-	0.0%	(523)	780	0.48	0.3%	-	-	0.0%	(780)
5570 00 ELEVATORS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5575 00 POOL/JACUZZI	1,600	2.76	2.3%	500	0.87	0.6%	(1,100)	8,782	5.43	3.9%	1,500	0.92	0.6%	(7,282)
5580 00 TRASH REMOVAL	1,276	2.20	1.9%	800	1.39	0.9%	(476)	3,127	1.93	1.4%	2,400	1.47	1.0%	(727)
5585 00 PEST CONTROL	87	0.15	0.1%	125	0.22	0.1%	38	111	0.07	0.0%	375	0.23	0.2%	264
5590 00 UNIFORMS	-	-	0.0%	-	-	0.0%	-	210	0.13	0.1%	-	-	0.0%	(210)
5594 00 SHOP SUPPLIES	63	0.11	0.1%	-	-	0.0%	(63)	347	0.21	0.2%	-	-	0.0%	(347)
5597 00 DUES/LICENSES	-	-	0.0%	-	-	0.0%	-	1,036	0.64	0.5%	800	0.49	0.3%	(236)
5598 00 TELEPHONE REPAIR	250	0.43	0.4%	-	-	0.0%	(250)	2,160	1.34	1.0%	50	0.03	0.0%	(2,110)
TOTAL REPAIRS & MAINTENANCE	10,373	17.92	15.2%	7,136	12.41	8.3%	(3,236)	42,005	25.96	18.7%	24,604	15.11	9.9%	(17,401)

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SAFETY & SECURITY														
8404 00 SECURITY	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5789 00 EQUIPMENT SAFETY	10	0.02	0.0%	-	-	0.0%	(10)	2,354	1.46	1.1%	-	-	0.0%	(2,354)
TOTAL SAFETY & SECURITY	10	0.02	0.0%	-	-	0.0%	(10)	2,354	1.46	1.1%	-	-	0.0%	(2,354)
LANDSCAPING														
5610 00 LANDSCAPE CONTRACTS	2,450	4.23	3.6%	2,554	4.44	3.0%	104	7,350	4.54	3.3%	7,663	4.71	3.1%	313
5630 00 LANDSCAPE SUPPLIES	20	0.03	0.0%	238	0.41	0.3%	218	20	0.01	0.0%	713	0.44	0.3%	693
TOTAL LANDSCAPING	2,470	4.27	3.6%	2,792	4.86	3.2%	322	7,370	4.56	3.3%	8,375	5.14	3.4%	1,005
TELEPHONE & UTILITIES														
5650 00 TELEPHONE	259	0.45	0.4%	249	0.43	0.3%	(10)	499	0.31	0.2%	747	0.46	0.3%	248
5710 00 TELEVISION	1,668	2.88	2.4%	1,750	3.04	2.0%	82	4,866	3.01	2.2%	5,250	3.22	2.1%	384
5715 00 WIRELESS INTERNET	80	0.14	0.1%	275	0.48	0.3%	195	174	0.11	0.1%	825	0.51	0.3%	651
5720 00 ELECTRICITY	3,087	5.33	4.5%	3,083	5.36	3.6%	(3)	9,034	5.58	4.0%	9,250	5.68	3.7%	216
5725 00 GAS	856	1.48	1.3%	1,375	2.39	1.6%	519	9,417	5.82	4.2%	5,975	3.67	2.4%	(3,442)
5730 00 WATER & SEWAGE	858	1.48	1.3%	1,600	2.78	1.9%	742	2,460	1.52	1.1%	4,000	2.46	1.6%	1,540
TOTAL TELEPHONE & UTILITIES	6,808	11.76	10.0%	8,332	14.49	9.7%	1,525	26,450	16.35	11.8%	26,047	16.00	10.5%	(403)
FIXED EXPENSES														
8401 00 MANAGEMENT FEES	10,097	17.44	14.8%	10,097	17.56	11.7%	-	28,575	17.66	12.7%	29,265	17.98	11.8%	690
8402 00 ASSESSMENT BILLING	538	0.93	0.8%	-	-	0.0%	(538)	1,615	1.00	0.7%	-	-	0.0%	(1,615)
8403 00 LEGAL/PROFESSIONAL	-	-	0.0%	271	0.47	0.3%	271	-	-	0.0%	812	0.50	0.3%	812
8411 00 CC FEES OPS ASSESSMENTS	617	1.06	0.9%	387	0.67	0.4%	(230)	2,720	1.68	1.2%	4,697	2.89	1.9%	1,978
8415 00 PROPERTY TAX	(30)	(0.05)	0.0%	67	0.12	0.1%	97	(156)	(0.10)	-0.1%	200	0.12	0.1%	356
8416 00 INCOME TAX	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
8420 00 INSURANCE	6,215	10.73	9.1%	3,874	6.74	4.5%	(2,342)	18,864	11.66	8.4%	11,621	7.14	4.7%	(7,244)
8427 00 FORECLOSURE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL FIXED EXPENSES	17,437	30.12	25.5%	14,695	25.56	17.1%	(2,742)	51,617	31.90	23.0%	46,596	28.62	18.8%	(5,022)
TOTAL EXPENSES	96,518	166.70	141.4%	76,081	132.32	88.4%	(20,437)	304,141	187.97	135.7%	233,299	143.30	94.0%	(70,842)
NET INCOME FROM OPERATIONS	(28,265)		-41.4%	10,028		11.6%	(38,293)	(79,957)		-35.7%	14,780		6.0%	(94,736)

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RESERVE INCOME														
95900 000 RESERVES - INCOME	6,021		85.0%	6,021			-	18,063		50.5%	18,063			-
95910 000 INSURANCE PROCEEDS	-		0.0%	-			-	15,354		42.9%	-			15,354
99705 000 RESERVES - INTEREST REVENUE	1,064		15.0%	-			1,064	2,333		6.5%	-			2,333
99710 000 RESERVES - BAD DEBT RECOVERY	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE INCOME	7,085		100.0%	6,021			1,064	35,750		100.0%	18,063			17,687
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%	2,728			2,728
99649 000 RESERVES - BANK FEES	126		1.8%	-			(126)	201		0.6%	-			(201)
99620 000 RESERVES - CC FEES	69		1.0%	-			(69)	302		0.8%	-			(302)
99625 000 RESERVES - LOAN INTEREST EXPENSE	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE FUND ACTIVITY	194		2.7%	909			715	503		1.4%	2,728			2,225
RESERVE FUND NET INCOME	6,891		97.3%	5,112			1,779	35,247		98.6%	15,335			19,912