

CASITAS DEL MONTE
STATEMENT OF REVENUES & EXPENSES
March 31, 2025

	88.5%			80.3%			87.8%			82.2%				
% OCCUPANCY														
Revenue	Mar-25	ACPOR	%	Mar-25	BCPOR	%	Var	Mar-25	ACPOR	%	Mar-25	BCPOR	%	Var
	PTD			Budget				YTD			Budget			
4010 00 ROOM REVENUES	29,546		0	15,750		20.2%	13,796	95,311		33.1%	64,244		25.3%	31,067
4017 00 HOA COMMISSION FOR RENTALS	123		0.1%	-		0.0%	123	267		0.1%	-		0.0%	267
4025 00 BONUS TIME REVENUE	2,445		2.7%	1,000		1.3%	1,445	6,335		2.2%	3,000		1.2%	3,335
4028 00 INTEREST INCOME-OPERATING	1,120		1.2%	955		1.2%	165	2,624		0.9%	3,052		1.2%	(428)
4029 00 CC CONVENIENCE FEE	218		0.2%	210		0.3%	8	1,580		0.5%	1,410		0.6%	170
4033 00 GUEST ACTIVITY REVENUE	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4038 00 MISCELLANEOUS INCOME	-		0.0%	-		0.0%	-	(0)		0.0%	-		0.0%	(0)
4040 00 ASSESSMENT INCOME	61,759		67.1%	61,163		78.4%	596	184,682		64.1%	183,489		72.2%	1,193
4041 00 BAD DEBT EXPENSE-ASSESSMENTS	(6,355)		-6.9%	(5,483)		-7.0%	(872)	(17,371)		-6.0%	(16,449)		-6.5%	(922)
4041 01 BAD DEBT EXPENSE-HOA UNITS	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4042 00 DELINQUENT FEE INCOME	968		1.1%	1,050		1.3%	(82)	3,175		1.1%	2,500		1.0%	675
4045 00 BAD DEBT RECOVERY	-		0.0%	167		0.2%	(167)	2,527		0.9%	501		0.2%	2,026
4046 00 SALES PROCEEDS	-		0.0%	-		0.0%	-	1,000		0.3%	-		0.0%	1,000
4060 00 CLEANING FEE REVENUE	-		0.0%	40		0.1%	(40)	-		0.0%	120		0.0%	(120)
4090 00 PARKING FEE	2,250		2.4%	3,195		4.1%	(945)	8,100		2.8%	12,398		4.9%	(4,298)
TOTAL REVENUE	92,073		100.0%	78,047		100.0%	14,026	288,229		100.0%	254,264		100.0%	33,965
FRONT OFFICE EXPENSE														
5010 00 SALARIES & WAGES	3,037	5.53	3.3%	1,481	2.97	1.9%	(1,556)	9,660	6.11	3.4%	4,989	3.37	2.0%	(4,671)
5015 00 P/R RELATED	511	0.93	0.6%	398	0.80	0.5%	(112)	1,660	1.05	0.6%	1,342	0.91	0.5%	(318)
5020 00 EMPLOYEE INCENTIVES	91	0.17	0.1%	60	0.12	0.1%	(31)	248	0.16	0.1%	180	0.12	0.1%	(68)
5025 00 FRONT OFFICE EXPENSE	71	0.13	0.1%	100	0.20	0.1%	29	769	0.49	0.3%	300	0.20	0.1%	(469)
5030 00 UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	-		0.0%	50	0.03	0.0%	50
5035 00 COMPUTER EXPENSE	-	-	0.0%	70	0.14	0.1%	70	477	0.30	0.2%	210	0.14	0.1%	(267)
5040 00 CASH OVER & SHORT	-	-	0.0%	10	0.02	0.0%	10	-		0.0%	30	0.02	0.0%	30
5042 00 FRONT DESK-BAD DEBT EXPENSE	605	1.10	0.7%	32	0.06	0.0%	(573)	172	0.11	0.1%	96	0.06	0.0%	(76)
5043 00 CREDIT CARD	622	1.13	0.7%	602	1.21	0.8%	(20)	2,294	1.45	0.8%	2,365	1.60	0.9%	71
5044 00 GUEST RELATIONS	635	1.16	0.7%	100	0.20	0.1%	(535)	733	0.46	0.3%	300	0.20	0.1%	(433)
5047 00 GUEST RELOCATION	1,297	2.36	1.4%	250	0.50	0.3%	(1,047)	1,297	0.82	0.5%	500	0.34	0.2%	(797)
5049 00 BANK CHARGES/ANALYSIS FEES	266	0.49	0.3%	172	0.35	0.2%	(94)	680	0.43	0.2%	509	0.34	0.2%	(171)
TOTAL FRONT OFFICE EXPENSE	7,137	13.00	7.8%	3,276	6.58	4.2%	(3,861)	17,990	11.38	6.2%	10,872	7.35	4.3%	(7,118)

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	88.5%			80.3%				87.8%			82.2%			
% OCCUPANCY														
	Mar-25			Mar-25			Var	Mar-25			Mar-25			Var
	PTD	ACPOR	%	Budget	BCPOR	%		YTD	ACPOR	%	Budget	BCPOR	%	
HOUSEKEEPING														
5110 00 SALARIES & WAGES	8,049	14.66	8.7%	9,668	19.41	12.4%	1,620	25,661	16.23	8.9%	29,693	20.08	11.7%	4,032
5112 00 SALARIES & WAGES - CONTRACT LABOR	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5115 00 PAYROLL RELATED	2,350	4.28	2.6%	2,649	5.32	3.4%	299	7,091	4.49	2.5%	8,136	5.50	3.2%	1,045
5120 00 EMPLOYEE INCENTIVES	219	0.40	0.2%	150	0.30	0.2%	(69)	677	0.43	0.2%	450	0.30	0.2%	(227)
5125 00 LINEN REPLACEMENT	-	-	0.0%	250	0.50	0.3%	250	-	-	0.0%	1,200	0.81	0.5%	1,200
5130 00 LAUNDRY EXPENSE	4,653	8.47	5.1%	5,000	10.04	6.4%	347	12,762	8.07	4.4%	13,460	9.10	5.3%	698
5135 00 ROOM/GUEST SUPPLIES	1,068	1.94	1.2%	1,200	2.41	1.5%	132	3,817	2.41	1.3%	3,600	2.43	1.4%	(217)
5140 00 CLEANING SUPPLIES	109	0.20	0.1%	1,200	2.41	1.5%	1,091	1,675	1.06	0.6%	3,600	2.43	1.4%	1,925
5145 00 UNIFORMS & DRY CLEANING	-	-	0.0%	100	0.20	0.1%	100	-	-	0.0%	300	0.20	0.1%	300
5150 00 OFFICE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5155 00 GUEST AMENITIES	396	0.72	0.4%	250	0.50	0.3%	(146)	701	0.44	0.2%	750	0.51	0.3%	49
TOTAL HOUSEKEEPING	16,842	30.68	18.3%	20,467	41.10	26.2%	3,625	52,385	33.13	18.2%	61,188	41.37	24.1%	8,803
GUEST ACTIVITIES														
5262 00 GUEST ACTIVITIES	48	0.09	0.1%	50	0.10	0.1%	2	151	0.10	0.1%	50	0.03	0.0%	(101)
5272 00 OFFICE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5275 00 GAMES/EQUIPMENT	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL GUEST ACTIVITIES	48	0.09	0.1%	50	0.10	0.1%	2	151	0.10	0.1%	50	0.03	0.0%	(101)
ADMINISTRATION														
5310 00 SALARIES & WAGES	11,238	20.47	12.2%	8,667	17.40	11.1%	(2,571)	34,330	21.71	11.9%	28,000	18.93	11.0%	(6,330)
5312 00 PAYROLL RELATED	3,531	6.43	3.8%	1,551	3.12	2.0%	(1,980)	7,512	4.75	2.6%	5,012	3.39	2.0%	(2,500)
5314 00 EMPLOYEE INCENTIVES	-	-	0.0%	105	0.21	0.1%	105	-	-	0.0%	315	0.21	0.1%	315
5316 00 TRAVEL/ANNUAL MEETING	765	1.39	0.8%	2,630	5.28	3.4%	1,865	1,554	0.98	0.5%	3,307	2.24	1.3%	1,753
5330 00 OFFICE EXPENSE	-	-	0.0%	-	-	0.0%	-	413	0.26	0.1%	222	0.15	0.1%	(191)
5335 00 COLLECTION EXPENSE	43	0.08	0.0%	71	0.14	0.1%	28	228	0.14	0.1%	175	0.12	0.1%	(53)
5337 00 ACCT/BOOKKEEPING FEES	2,104	3.83	2.3%	1,586	3.19	2.0%	(518)	6,536	4.13	2.3%	5,162	3.49	2.0%	(1,374)
5340 00 COMPUTER SERVICES	12	0.02	0.0%	387	0.78	0.5%	376	497	0.31	0.2%	745	0.50	0.3%	248
5346 00 PRINTING/POSTAGE	243	0.44	0.3%	1,565	3.14	2.0%	1,322	2,312	1.46	0.8%	3,433	2.32	1.4%	1,121
5347 00 NEWSLETTER/POSTAGE	815	1.48	0.9%	155	0.31	0.2%	(660)	815	0.52	0.3%	465	0.31	0.2%	(350)
5348 00 TRAINING	-	-	0.0%	105	0.21	0.1%	105	-	-	0.0%	465	0.31	0.2%	465
5349 00 HUMAN RESOURCES	2,321	4.23	2.5%	431	0.87	0.6%	(1,890)	3,031	1.92	1.1%	1,293	0.87	0.5%	(1,738)
5350 00 MISCELLANEOUS	-	-	0.0%	25	0.05	0.0%	25	-	-	0.0%	75	0.05	0.0%	75
5358 00 SEMINARS & WORKSHOPS	886	1.61	1.0%	857	1.72	1.1%	(29)	1,483	0.94	0.5%	1,149	0.78	0.5%	(334)
5048 00 PAYROLL PROCESSING FEES	284	0.52	0.3%	558	1.12	0.7%	274	1,612	1.02	0.6%	1,674	1.13	0.7%	62
TOTAL ADMINISTRATION	22,242	40.51	24.2%	18,694	37.54	24.0%	(3,547)	60,321	38.15	20.9%	51,491	34.81	20.3%	(8,830)

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	Mar-25 PTD	ACPOR	%	Mar-25 Budget	BCPOR	%	Var	Mar-25 YTD	ACPOR	%	Mar-25 Budget	BCPOR	%	Var
SALES & ADVERTISING														
5425 00 ADVERTISING/PRINTING	946	1.72	1.0%	1,171	2.35	1.5%	225	3,030	1.92	1.1%	3,726	2.52	1.5%	696
5460 00 TRAVEL AGENT COMMISSIONS	9,434	17.18	10.2%	4,830	9.70	6.2%	(4,604)	25,549	16.16	8.9%	18,908	12.78	7.4%	(6,641)
TOTAL SALES & ADVERTISING	10,380	18.91	11.3%	6,001	12.05	7.7%	(4,379)	28,579	18.08	9.9%	22,634	15.30	8.9%	(5,945)
REPAIRS & MAINTENANCE														
5510 00 SALARIES & WAGES	4,124	7.51	4.5%	4,704	9.45	6.0%	580	12,797	8.09	4.4%	15,736	10.64	6.2%	2,939
5515 00... PAYROLL RELATED	677	1.23	0.7%	936	1.88	1.2%	259	2,086	1.32	0.7%	3,131	2.12	1.2%	1,045
5520 00 EMPLOYEE INCENTIVES	46	0.08	0.0%	50	0.10	0.1%	4	150	0.09	0.1%	150	0.10	0.1%	0
5525 00 MECHANICAL REPAIRS	57	0.10	0.1%	500	1.00	0.6%	443	254	0.16	0.1%	1,500	1.01	0.6%	1,246
5527 00 ELECTRICAL	-	-	0.0%	186	0.37	0.2%	186	(4)	(0.00)	0.0%	558	0.38	0.2%	562
5530 00 GAMES/EQUIP	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5535 00 BUILDING	4,339	7.90	4.7%	243	0.49	0.3%	(4,096)	4,423	2.80	1.5%	1,084	0.73	0.4%	(3,339)
5550 00 PAINTING/DECORATING	-	-	0.0%	71	0.14	0.1%	71	141	0.09	0.0%	335	0.23	0.1%	194
5555 00 PLUMBING	31	0.06	0.0%	183	0.37	0.2%	152	441	0.28	0.2%	641	0.43	0.3%	200
5560 00 FURNITURE & FIXTURES	4,192	7.64	4.6%	150	0.30	0.2%	(4,042)	4,593	2.91	1.6%	450	0.30	0.2%	(4,143)
5570 00 ELEVATORS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5575 00 POOL/JACUZZI	3,600	6.56	3.9%	500	1.00	0.6%	(3,100)	6,250	3.95	2.2%	1,500	1.01	0.6%	(4,750)
5580 00 TRASH REMOVAL	970	1.77	1.1%	1,339	2.69	1.7%	369	2,911	1.84	1.0%	3,283	2.22	1.3%	372
5585 00 PEST CONTROL	100	0.18	0.1%	366	0.73	0.5%	266	300	0.19	0.1%	1,098	0.74	0.4%	798
5590 00 UNIFORMS	-	-	0.0%	25	0.05	0.0%	25	-	-	0.0%	75	0.05	0.0%	75
5594 00 SHOP SUPPLIES	-	-	0.0%	60	0.12	0.1%	60	57	0.04	0.0%	180	0.12	0.1%	123
5597 00 DUES/LICENSES	-	-	0.0%	-	-	0.0%	-	1,234	0.78	0.4%	1,087	0.73	0.4%	(147)
5598 00 TELEPHONE REPAIR	518	0.94	0.6%	50	0.10	0.1%	(468)	518	0.33	0.2%	150	0.10	0.1%	(368)
TOTAL REPAIRS & MAINTENANCE	18,653	33.98	20.3%	9,363	18.80	12.0%	(9,290)	36,151	22.87	12.5%	30,959	20.93	12.2%	(5,192)

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SAFETY & SECURITY														
8404 00 SECURITY	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5789 00 EQUIPMENT SAFETY	155	0.28	0.2%	35	0.07	0.0%	(120)	2,369	1.50	0.8%	1,705	1.15	0.7%	(664)
TOTAL SAFETY & SECURITY	155	0.28	0.2%	35	0.07	0.0%	(120)	2,369	1.50	0.8%	1,705	1.15	0.7%	(664)
LANDSCAPING														
5610 00 LANDSCAPE CONTRACTS	2,500	4.55	2.7%	2,700	5.42	3.5%	200	7,500	4.74	2.6%	8,100	5.48	3.2%	600
5630 00 LANDSCAPE SUPPLIES	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL LANDSCAPING	2,500	4.55	2.7%	2,700	5.42	3.5%	200	7,500	4.74	2.6%	8,100	5.48	3.2%	600
TELEPHONE & UTILITIES														
5650 00 TELEPHONE	371	0.68	0.4%	336	0.67	0.4%	(35)	1,114	0.70	0.4%	1,008	0.68	0.4%	(106)
5710 00 TELEVISION	1,243	2.26	1.4%	1,209	2.43	1.5%	(34)	3,724	2.36	1.3%	3,627	2.45	1.4%	(97)
5715 00 WIRELESS INTERNET	587	1.07	0.6%	542	1.09	0.7%	(45)	1,691	1.07	0.6%	1,626	1.10	0.6%	(65)
5720 00 ELECTRICITY	3,067	5.59	3.3%	3,241	6.51	4.2%	174	8,011	5.07	2.8%	9,485	6.41	3.7%	1,474
5725 00 GAS	3,463	6.31	3.8%	899	1.81	1.2%	(2,564)	9,735	6.16	3.4%	9,888	6.69	3.9%	153
5730 00 WATER & SEWAGE	930	1.69	1.0%	901	1.81	1.2%	(29)	2,563	1.62	0.9%	2,583	1.75	1.0%	20
TOTAL TELEPHONE & UTILITIES	9,661	17.60	10.5%	7,128	14.31	9.1%	(2,533)	26,838	16.98	9.3%	28,217	19.08	11.1%	1,379
FIXED EXPENSES														
8401 00 MANAGEMENT FEES	10,524	19.17	11.4%	9,028	18.13	11.6%	(1,496)	32,679	20.67	11.3%	29,098	19.67	11.4%	(3,581)
8402 00 ASSESSMENT BILLING	414	0.75	0.4%	559	1.12	0.7%	145	1,634	1.03	0.6%	1,677	1.13	0.7%	43
8403 00 LEGAL/PROFESSIONAL	-	-	0.0%	416	0.84	0.5%	416	100	0.06	0.0%	1,248	0.84	0.5%	1,148
8411 00 CC FEES OPS ASSESSMENTS	1,132	2.06	1.2%	685	1.38	0.9%	(446)	4,860	3.07	1.7%	3,022	2.04	1.2%	(1,838)
8415 00 PROPERTY TAX	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
8416 00 INCOME TAX	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
8420 00 INSURANCE	6,268	11.42	6.8%	7,510	15.08	9.6%	1,242	18,805	11.89	6.5%	22,530	15.23	8.9%	3,725
8427 00 FORECLOSURE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL FIXED EXPENSES	18,338	33.40	19.9%	18,199	36.54	23.3%	(140)	58,078	36.73	20.1%	57,575	38.93	22.6%	(503)
TOTAL EXPENSES	105,956	193.00	115.1%	85,914	172.52	110.1%	(20,043)	290,361	183.66	100.7%	272,790	184.44	107.3%	(17,570)
NET INCOME FROM OPERATIONS	(13,883)		-15.1%	(7,867)		-10.1%	(6,016)	(2,132)		-0.7%	(18,526)		-7.3%	16,395

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RESERVE INCOME														
95900 000 RESERVES - INCOME	6,818		96.9%	6,755			63	20,421		95.4%	20,264			157
95910 000 INSURANCE PROCEEDS	-		0.0%	-			-	-		0.0%	-			-
99705 000 RESERVES - INTEREST REVENUE	215		3.1%	-			215	627		2.9%	-			627
99710 000 RESERVES - BAD DEBT RECOVERY	-		0.0%	-			-	355		1.7%	-			355
TOTAL RESERVE INCOME	7,033		100.0%	6,755			278	21,403		100.0%	20,264			1,139
RESERVE EXPENSES														
95800 000 RESERVES - FF&E /CN EXPENSES	-		0.0%	-			-	-		0.0%	-			-
95801 000 RESERVE MGMT FEE	-		0.0%	-			-	-		0.0%	-			-
99600 000 RESERVES - BAD DEBT EXPENSE	702		10.0%	605			(97)	1,918		9.0%	1,816			(103)
99649 000 RESERVES - BANK FEES	225		3.2%	-			(225)	649		3.0%	-			(649)
99620 000 RESERVES - CC FEES	126		1.8%	-			(126)	540		2.5%	-			(540)
99625 000 RESERVES - LOAN INTEREST EXPENSE	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE FUND ACTIVITY	1,052		15.0%	605			(447)	3,107		14.5%	1,816			(1,292)
RESERVE FUND NET INCOME	5,980		85.0%	6,149			(169)	18,296		85.5%	18,448			(152)