

CASITAS DEL MONTE
STATEMENT OF REVENUES & EXPENSES
April 30, 2024

		86.8%			93.5%			88.4%			90.5%					
% OCCUPANCY																
		Apr-24			Apr-24			Apr-24			Apr-24					
		PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var	
Revenue																
4010	00	ROOM REVENUES	41,593		0	35,510	40.7%	6,083	106,426		33.2%	130,088		38.8%	(23,662)	
4017	00	HOA COMMISSION FOR RENTALS	133		0.1%	-	0.0%	133	667		0.2%	-		0.0%	667	
4025	00	BONUS TIME REVENUE	888		0.9%	2,100	2.4%	(1,212)	8,061		2.5%	5,600		1.7%	2,461	
4028	00	INTEREST INCOME-OPERATING	772		0.8%	-	0.0%	772	3,824		1.2%	-		0.0%	3,824	
4029	00	CC CONVENIENCE FEE	138		0.1%	-	0.0%	138	1,548		0.5%	-		0.0%	1,548	
4033	00	GUEST ACTIVITY REVENUE	-		0.0%	-	0.0%	-	-		0.0%	-		0.0%	-	
4038	00	MISCELLANEOUS INCOME	(975)		-1.0%	600	0.7%	(1,575)	(35)		0.0%	3,100		0.9%	(3,135)	
4040	00	ASSESSMENT INCOME	52,191		54.0%	52,505	60.2%	(314)	209,706		65.4%	210,021		62.6%	(315)	
4041	00	BAD DEBT EXPENSE-ASSESSMENTS	(2,648)		-2.7%	(8,836)	-10.1%	6,188	(29,156)		-9.1%	(35,343)		-10.5%	6,187	
4041	01	BAD DEBT EXPENSE-HOA UNITS	-		0.0%	-	0.0%	-	-		0.0%	-		0.0%	-	
4042	00	DELINQUENT FEE INCOME	392		0.4%	750	0.9%	(358)	3,544		1.1%	3,000		0.9%	544	
4045	00	BAD DEBT RECOVERY	-		0.0%	-	0.0%	-	7,285		2.3%	-		0.0%	7,285	
4046	00	SALES PROCEEDS	-		0.0%	-	0.0%	-	-		0.0%	-		0.0%	-	
4090	00	PARKING FEE	4,200		4.3%	4,635	5.3%	(435)	9,000		2.8%	18,878		5.6%	(9,878)	
TOTAL REVENUE			96,683		100.0%	87,265	100.0%	9,419	320,868		100.0%	335,344		100.0%	(14,476)	
FRONT OFFICE EXPENSE																
5010	00	SALARIES & WAGES	5,401	10.37	5.6%	4,591	8.18	5.3%	(810)	21,381	10.00	6.7%	18,519	8.46	5.5%	(2,862)
5015	00	P/R RELATED	888	1.71	0.9%	840	1.50	1.0%	(48)	3,876	1.81	1.2%	3,389	1.55	1.0%	(487)
5020	00	EMPLOYEE INCENTIVES	116	0.22	0.1%	-	-	0.0%	(116)	338	0.16	0.1%	-	-	0.0%	(338)
5025	00	FRONT OFFICE EXPENSE	145	0.28	0.2%	40	0.07	0.0%	(105)	953	0.45	0.3%	460	0.21	0.1%	(493)
5030	00	UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	595	0.28	0.2%	-	-	0.0%	(595)
5035	00	COMPUTER EXPENSE	7	0.01	0.0%	-	-	0.0%	(7)	250	0.12	0.1%	75	0.03	0.0%	(175)
5040	00	CASH OVER & SHORT	74	0.14	0.1%	-	-	0.0%	(74)	88	0.04	0.0%	-	-	0.0%	(88)
5042	00	FRONT DESK-BAD DEBT EXPENSE	-	-	0.0%	25	0.04	0.0%	25	171	0.08	0.1%	100	0.05	0.0%	(71)
5043	00	CREDIT CARD	355	0.68	0.4%	929	1.66	1.1%	574	1,838	0.86	0.6%	2,889	1.32	0.9%	1,051
5044	00	GUEST RELATIONS	(185)	(0.36)	-0.2%	50	0.09	0.1%	235	162	0.08	0.1%	200	0.09	0.1%	38
5047	00	GUEST RELOCATION	-	-	0.0%	-	-	0.0%	-	395	0.18	0.1%	-	-	0.0%	(395)
5045	00	MISCELLANEOUS EXP	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5049	00	BANK CHARGES/ANALYSIS FEES	167	0.32	0.2%	100	0.18	0.1%	(67)	676	0.32	0.2%	400	0.18	0.1%	(276)
TOTAL FRONT OFFICE EXPENSE			6,969	13.38	7.2%	6,574	11.72	7.5%	(395)	30,723	14.36	9.6%	26,032	11.89	7.8%	(4,691)

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	Apr-24			Apr-24			Apr-24			Apr-24				
	PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var
HOUSEKEEPING														
5110 00 SALARIES & WAGES	11,278	21.65	11.7%	9,753	17.38	11.2%	(1,525)	59,886	28.00	18.7%	39,233	17.92	11.7%	(20,652)
5112 00 SALARIES & WAGES - CONTRACT LABOR	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5115 00 PAYROLL RELATED	3,371	6.47	3.5%	1,492	2.66	1.7%	(1,879)	16,151	7.55	5.0%	6,003	2.74	1.8%	(10,149)
5120 00 EMPLOYEE INCENTIVES	366	0.70	0.4%	85	0.15	0.1%	(281)	1,277	0.60	0.4%	340	0.16	0.1%	(937)
5125 00 LINEN REPLACEMENT	-	-	0.0%	-	-	0.0%	-	13,566	6.34	4.2%	200	0.09	0.1%	(13,366)
5130 00 LAUNDRY EXPENSE	4,655	8.93	4.8%	3,000	5.35	3.4%	(1,655)	15,460	7.23	4.8%	12,000	5.48	3.6%	(3,460)
5135 00 ROOM/GUEST SUPPLIES	1,793	3.44	1.9%	300	0.53	0.3%	(1,493)	7,314	3.42	2.3%	800	0.37	0.2%	(6,514)
5140 00 CLEANING SUPPLIES	1,172	2.25	1.2%	2,400	4.28	2.8%	1,228	3,840	1.80	1.2%	9,000	4.11	2.7%	5,160
5145 00 UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	1,445	0.68	0.5%	-	-	0.0%	(1,445)
5150 00 OFFICE EXPENSE	153	0.29	0.2%	100	0.18	0.1%	(53)	158	0.07	0.0%	350	0.16	0.1%	192
5155 00 GUEST AMENITIES	904	1.74	0.9%	300	0.53	0.3%	(604)	1,745	0.82	0.5%	1,604	0.73	0.5%	(141)
TOTAL HOUSEKEEPING	23,693	45.48	24.5%	17,430	31.07	20.0%	(6,263)	120,843	56.50	37.7%	69,530	31.76	20.7%	(51,313)
GUEST ACTIVITIES														
5262 00 GUEST ACTIVITIES	-	-	0.0%	175	0.31	0.2%	175	331	0.15	0.1%	700	0.32	0.2%	369
5272 00 OFFICE EXPENSE	-	-	0.0%	75	0.13	0.1%	75	-	-	0.0%	300	0.14	0.1%	300
5275 00 GAMES/EQUIPMENT	-	-	0.0%	45	0.08	0.1%	45	-	-	0.0%	180	0.08	0.1%	180
TOTAL GUEST ACTIVITIES	-	-	0.0%	295	0.53	0.3%	295	331	0.15	0.1%	1,180	0.54	0.4%	849
ADMINISTRATION														
5310 00 SALARIES & WAGES	2,445	4.69	2.5%	4,467	7.96	5.1%	2,021	12,236	5.72	3.8%	17,867	8.16	5.3%	5,631
5312 00 PAYROLL RELATED	881	1.69	0.9%	683	1.22	0.8%	(198)	2,643	1.24	0.8%	2,734	1.25	0.8%	90
5314 00 EMPLOYEE INCENTIVES	158	0.30	0.2%	250	0.45	0.3%	92	458	0.21	0.1%	500	0.23	0.1%	42
5316 00 TRAVEL/ANNUAL MEETING	1,311	2.52	1.4%	2,333	4.16	2.7%	1,022	4,461	2.09	1.4%	4,082	1.86	1.2%	(379)
5330 00 OFFICE EXPENSE	21	0.04	0.0%	110	0.20	0.1%	89	231	0.11	0.1%	390	0.18	0.1%	159
5335 00 COLLECTION EXPENSE	1	0.00	0.0%	-	-	0.0%	(1)	96	0.05	0.0%	-	-	0.0%	(96)
5337 00 ACCT/BOOKKEEPING FEES	2,141	4.11	2.2%	2,042	3.64	2.3%	(99)	7,856	3.67	2.4%	7,895	3.61	2.4%	39
5340 00 COMPUTER SERVICES	-	-	0.0%	375	0.67	0.4%	375	709	0.33	0.2%	1,500	0.69	0.4%	791
5346 00 PRINTING/POSTAGE	1,352	2.60	1.4%	250	0.45	0.3%	(1,102)	4,622	2.16	1.4%	1,000	0.46	0.3%	(3,622)
5347 00 NEWSLETTER/POSTAGE	-	-	0.0%	-	-	0.0%	-	1,084	0.51	0.3%	-	-	0.0%	(1,084)
5349 00 HUMAN RESOURCES	141	0.27	0.1%	-	-	0.0%	(141)	1,497	0.70	0.5%	-	-	0.0%	(1,497)
5350 00 MISCELLANEOUS	-	-	0.0%	-	-	0.0%	-	76	0.04	0.0%	-	-	0.0%	(76)
5358 00 SEMINARS & WORKSHOPS	-	-	0.0%	-	-	0.0%	-	1,094	0.51	0.3%	-	-	0.0%	(1,094)
5048 00 PAYROLL PROCESSING FEES	476	0.91	0.5%	-	-	0.0%	(476)	2,340	1.09	0.7%	-	-	0.0%	(2,340)
TOTAL ADMINISTRATION	8,928	17.14	9.2%	10,510	18.73	12.0%	1,582	39,403	18.42	12.3%	35,967	16.43	10.7%	(3,435)

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		86.8%			93.5%			88.4%			90.5%					
% OCCUPANCY																
		Apr-24	ACPOR	%	Apr-24	BCPOR	%	Var	Apr-24	ACPOR	%	Apr-24	BCPOR	%	Var	
		PTD			Budget				YTD			Budget				
SALES & ADVERTISING																
5425	00	ADVERTISING/PRINTING	1,164	2.24	1.2%	1,066	1.90	1.2%	(99)	3,840	1.80	1.2%	4,262	1.95	1.3%	422
5460	00	TRAVEL AGENT COMMISSIONS	11,532	22.13	11.9%	9,896	17.64	11.3%	(1,636)	31,491	14.72	9.8%	36,477	16.66	10.9%	4,986
TOTAL SALES & ADVERTISING			12,696	24.37	13.1%	10,962	19.54	12.6%	(1,734)	35,332	16.52	11.0%	40,740	18.61	12.1%	5,408
REPAIRS & MAINTENANCE																
5510	00	SALARIES & WAGES	4,225	8.11	4.4%	4,591	8.18	5.3%	366	19,324	9.03	6.0%	19,696	9.00	5.9%	372
5515	00..	PAYROLL RELATED	719	1.38	0.7%	840	1.50	1.0%	121	3,443	1.61	1.1%	3,604	1.65	1.1%	162
5520	00	EMPLOYEE INCENTIVES	59	0.11	0.1%	-	-	0.0%	(59)	203	0.09	0.1%	-	-	0.0%	(203)
5525	00	MECHANICAL REPAIRS	69	0.13	0.1%	250	0.45	0.3%	181	5,925	2.77	1.8%	400	0.18	0.1%	(5,525)
5527	00	ELECTRICAL	99	0.19	0.1%	600	1.07	0.7%	501	386	0.18	0.1%	1,200	0.55	0.4%	814
5530	00	GAMES/EQUIP	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5535	00	BUILDING	-	-	0.0%	200	0.36	0.2%	200	413	0.19	0.1%	800	0.37	0.2%	387
5550	00	PAINTING/DECORATING	-	-	0.0%	-	-	0.0%	-	319	0.15	0.1%	-	-	0.0%	(319)
5555	00	PLUMBING	60	0.11	0.1%	80	0.14	0.1%	20	671	0.31	0.2%	340	0.16	0.1%	(331)
5560	00	FURNITURE & FIXTURES	167	0.32	0.2%	-	-	0.0%	(167)	948	0.44	0.3%	-	-	0.0%	(948)
5570	00	ELEVATORS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5575	00	POOL/JACUZZI	3,200	6.14	3.3%	500	0.89	0.6%	(2,700)	11,982	5.60	3.7%	2,000	0.91	0.6%	(9,982)
5580	00	TRASH REMOVAL	1,646	3.16	1.7%	800	1.43	0.9%	(846)	4,773	2.23	1.5%	3,200	1.46	1.0%	(1,573)
5585	00	PEST CONTROL	87	0.17	0.1%	125	0.22	0.1%	38	198	0.09	0.1%	500	0.23	0.1%	302
5590	00	UNIFORMS	-	-	0.0%	-	-	0.0%	-	210	0.10	0.1%	-	-	0.0%	(210)
5594	00	SHOP SUPPLIES	65	0.12	0.1%	-	-	0.0%	(65)	412	0.19	0.1%	-	-	0.0%	(412)
5597	00	DUES/LICENSES	-	-	0.0%	-	-	0.0%	-	1,036	0.48	0.3%	800	0.37	0.2%	(236)
5598	00	TELEPHONE REPAIR	-	-	0.0%	50	0.09	0.1%	50	2,160	1.01	0.7%	100	0.05	0.0%	(2,060)
TOTAL REPAIRS & MAINTENANCE			10,397	19.95	10.8%	8,036	14.33	9.2%	(2,360)	52,401	24.50	16.3%	32,641	14.91	9.7%	(19,761)

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SAFETY & SECURITY														
8404 00 SECURITY	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5789 00 EQUIPMENT SAFETY	110	0.21	0.1%	-	-	0.0%	(110)	2,464	1.15	0.8%	-	-	0.0%	(2,464)
TOTAL SAFETY & SECURITY	110	0.21	0.1%	-	-	0.0%	(110)	2,464	1.15	0.8%	-	-	0.0%	(2,464)
LANDSCAPING														
5610 00 LANDSCAPE CONTRACTS	4,900	9.40	5.1%	2,554	4.55	2.9%	(2,346)	12,250	5.73	3.8%	10,217	4.67	3.0%	(2,033)
5630 00 LANDSCAPE SUPPLIES	-	-	0.0%	238	0.42	0.3%	238	20	0.01	0.0%	950	0.43	0.3%	930
TOTAL LANDSCAPING	4,900	9.40	5.1%	2,792	4.98	3.2%	(2,108)	12,270	5.74	3.8%	11,167	5.10	3.3%	(1,103)
TELEPHONE & UTILITIES														
5650 00 TELEPHONE	60	0.11	0.1%	249	0.44	0.3%	190	558	0.26	0.2%	996	0.46	0.3%	438
5710 00 TELEVISION	1,151	2.21	1.2%	1,750	3.12	2.0%	599	6,017	2.81	1.9%	7,000	3.20	2.1%	983
5715 00 WIRELESS INTERNET	520	1.00	0.5%	275	0.49	0.3%	(245)	695	0.32	0.2%	1,100	0.50	0.3%	405
5720 00 ELECTRICITY	2,899	5.56	3.0%	3,083	5.50	3.5%	185	11,932	5.58	3.7%	12,333	5.63	3.7%	401
5725 00 GAS	3,179	6.10	3.3%	1,375	2.45	1.6%	(1,804)	12,596	5.89	3.9%	7,350	3.36	2.2%	(5,246)
5730 00 WATER & SEWAGE	1,017	1.95	1.1%	1,600	2.85	1.8%	583	3,477	1.63	1.1%	5,600	2.56	1.7%	2,123
TOTAL TELEPHONE & UTILITIES	8,825	16.94	9.1%	8,332	14.85	9.5%	(493)	35,276	16.49	11.0%	34,379	15.71	10.3%	(896)
FIXED EXPENSES														
8401 00 MANAGEMENT FEES	10,704	20.55	11.1%	10,212	18.20	11.7%	(492)	39,279	18.36	12.2%	39,477	18.03	11.8%	198
8402 00 ASSESSMENT BILLING	538	1.03	0.6%	-	-	0.0%	(538)	2,153	1.01	0.7%	-	-	0.0%	(2,153)
8403 00 LEGAL/PROFESSIONAL	-	-	0.0%	271	0.48	0.3%	271	-	-	0.0%	1,083	0.49	0.3%	1,083
8411 00 CC FEES OPS ASSESSMENTS	226	0.43	0.2%	690	1.23	0.8%	464	2,946	1.38	0.9%	5,387	2.46	1.6%	2,441
8415 00 PROPERTY TAX	5,212	10.00	5.4%	67	0.12	0.1%	(5,145)	5,056	2.36	1.6%	267	0.12	0.1%	(4,789)
8416 00 INCOME TAX	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
8420 00 INSURANCE	5,908	11.34	6.1%	3,874	6.90	4.4%	(2,035)	24,772	11.58	7.7%	15,494	7.08	4.6%	(9,278)
8427 00 FORECLOSURE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL FIXED EXPENSES	22,589	43.36	23.4%	15,113	26.94	17.3%	(7,476)	74,206	34.69	23.1%	61,708	28.19	18.4%	(12,498)
TOTAL EXPENSES	99,107	190.22	102.5%	80,045	142.68	91.7%	(19,062)	403,248	188.52	125.7%	313,344	143.14	93.4%	(89,904)
NET INCOME FROM OPERATIONS	(2,424)		-2.5%	7,220		8.3%	(9,644)	(82,380)		-25.7%	22,000		6.6%	(104,380)

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RESERVE INCOME														
95900 000 RESERVES - INCOME	5,985		85.3%	6,021			(36)	24,048		56.2%	24,084			(36)
95910 000 INSURANCE PROCEEDS	-		0.0%	-			-	15,354		35.9%	-			15,354
99705 000 RESERVES - INTEREST REVENUE	1,034		14.7%	-			1,034	3,367		7.9%	-			3,367
99710 000 RESERVES - BAD DEBT RECOVERY	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE INCOME	7,019		100.0%	6,021			998	42,769		100.0%	24,084			18,685
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%	3,637			3,637
99649 000 RESERVES - BANK FEES	115		1.6%	-			(115)	315		0.7%	-			(315)
99620 000 RESERVES - CC FEES	25		0.4%	-			(25)	327		0.8%	-			(327)
99625 000 RESERVES - LOAN INTEREST EXPENSE	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE FUND ACTIVITY	140		2.0%	909			769	643		1.5%	3,637			2,994
RESERVE FUND NET INCOME	6,879		98.0%	5,112			1,768	42,127		98.5%	20,447			21,679