

CASITAS DEL MONTE
STATEMENT OF REVENUES & EXPENSES
 April 30, 2025

	82.8%			78.5%			86.6%			81.3%				
% OCCUPANCY														
	Apr-25			Apr-25			Apr-25			Apr-25				
Revenue	PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var
4010 00 ROOM REVENUES	61,590		0	30,750		32.9%	30,840	156,901		37.5%	94,994		27.3%	61,907
4017 00 HOA COMMISSION FOR RENTALS	80		0.1%	-		0.0%	80	347		0.1%	-		0.0%	347
4025 00 BONUS TIME REVENUE	5,735		4.4%	1,000		1.1%	4,735	12,070		2.9%	4,000		1.2%	8,070
4028 00 INTEREST INCOME-OPERATING	884		0.7%	772		0.8%	111	3,507		0.8%	3,824		1.1%	(317)
4029 00 CC CONVENIENCE FEE	35		0.0%	138		0.1%	(103)	1,615		0.4%	1,548		0.4%	68
4033 00 GUEST ACTIVITY REVENUE	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4038 00 MISCELLANEOUS INCOME	1		0.0%	-		0.0%	1	1		0.0%	-		0.0%	1
4040 00 ASSESSMENT INCOME	61,759		47.6%	61,163		65.4%	596	246,441		59.0%	244,652		70.4%	1,789
4041 00 BAD DEBT EXPENSE-ASSESSMENTS	(6,355)		-4.9%	(5,483)		-5.9%	(872)	(23,726)		-5.7%	(21,932)		-6.3%	(1,794)
4041 01 BAD DEBT EXPENSE-HOA UNITS	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4042 00 DELINQUENT FEE INCOME	652		0.5%	400		0.4%	252	3,828		0.9%	2,900		0.8%	928
4045 00 BAD DEBT RECOVERY	990		0.8%	167		0.2%	823	3,517		0.8%	668		0.2%	2,849
4046 00 SALES PROCEEDS	-		0.0%	-		0.0%	-	1,000		0.2%	-		0.0%	1,000
4060 00 CLEANING FEE REVENUE	-		0.0%	40		0.0%	(40)	-		0.0%	160		0.0%	(160)
4090 00 PARKING FEE	4,375		3.4%	4,545		4.9%	(170)	12,475		3.0%	16,943		4.9%	(4,468)
TOTAL REVENUE	129,746		100.0%	93,492		100.0%	36,254	417,976		100.0%	347,756		100.0%	70,219
FRONT OFFICE EXPENSE														
5010 00 SALARIES & WAGES	3,415	6.87	2.6%	1,531	3.25	1.6%	(1,884)	13,076	6.29	3.1%	6,520	3.34	1.9%	(6,556)
5015 00... P/R RELATED	519	1.04	0.4%	412	0.87	0.4%	(107)	2,179	1.05	0.5%	1,754	0.90	0.5%	(425)
5020 00 EMPLOYEE INCENTIVES	-	-	0.0%	60	0.13	0.1%	60	248	0.12	0.1%	240	0.12	0.1%	(8)
5025 00 FRONT OFFICE EXPENSE	92	0.19	0.1%	100	0.21	0.1%	8	861	0.41	0.2%	400	0.21	0.1%	(461)
5030 00 UNIFORMS & DRY CLEANING	-	-	0.0%	25	0.05	0.0%	25	-	-	0.0%	75	0.04	0.0%	75
5035 00 COMPUTER EXPENSE	206	0.41	0.2%	70	0.15	0.1%	(136)	683	0.33	0.2%	280	0.14	0.1%	(403)
5040 00 CASH OVER & SHORT	-	-	0.0%	10	0.02	0.0%	10	-	-	0.0%	40	0.02	0.0%	40
5042 00 FRONT DESK-BAD DEBT EXPENSE	-	-	0.0%	32	0.07	0.0%	32	172	0.08	0.0%	128	0.07	0.0%	(44)
5043 00 CREDIT CARD	680	1.37	0.5%	561	1.19	0.6%	(119)	2,974	1.43	0.7%	2,926	1.50	0.8%	(48)
5044 00 GUEST RELATIONS	481	0.97	0.4%	100	0.21	0.1%	(381)	1,214	0.58	0.3%	400	0.21	0.1%	(814)
5047 00 GUEST RELOCATION	-	-	0.0%	250	0.53	0.3%	250	1,297	0.62	0.3%	750	0.38	0.2%	(547)
5049 00 BANK CHARGES/ANALYSIS FEES	241	0.48	0.2%	167	0.35	0.2%	(74)	921	0.44	0.2%	676	0.35	0.2%	(245)
TOTAL FRONT OFFICE EXPENSE	5,635	11.34	4.3%	3,318	7.04	3.5%	(2,317)	23,624	11.37	5.7%	14,189	7.28	4.1%	(9,435)

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HOUSEKEEPING														
5110 00 SALARIES & WAGES	8,823	17.75	6.8%	10,000	21.23	10.7%	1,177	34,484	16.59	8.3%	39,692	20.35	11.4%	5,208
5112 00 SALARIES & WAGES - CONTRACT LABOR	1,700	3.42	1.3%	-	-	0.0%	(1,700)	1,700	0.82	0.4%	-	-	0.0%	(1,700)
5115 00 PAYROLL RELATED	2,470	4.97	1.9%	2,740	5.82	2.9%	270	9,561	4.60	2.3%	10,876	5.58	3.1%	1,314
5120 00 EMPLOYEE INCENTIVES	-	-	0.0%	150	0.32	0.2%	150	677	0.33	0.2%	600	0.31	0.2%	(77)
5125 00 LINEN REPLACEMENT	-	-	0.0%	250	0.53	0.3%	250	-	-	0.0%	1,450	0.74	0.4%	1,450
5130 00 LAUNDRY EXPENSE	6,141	12.36	4.7%	5,000	10.62	5.3%	(1,141)	18,904	9.10	4.5%	18,460	9.47	5.3%	(444)
5135 00 ROOM/GUEST SUPPLIES	951	1.91	0.7%	1,200	2.55	1.3%	249	4,769	2.29	1.1%	4,800	2.46	1.4%	31
5140 00 CLEANING SUPPLIES	811	1.63	0.6%	1,200	2.55	1.3%	389	2,486	1.20	0.6%	4,800	2.46	1.4%	2,314
5145 00 UNIFORMS & DRY CLEANING	-	-	0.0%	100	0.21	0.1%	100	-	-	0.0%	400	0.21	0.1%	400
5150 00 OFFICE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5155 00 GUEST AMENITIES	82	0.16	0.1%	250	0.53	0.3%	168	783	0.38	0.2%	1,000	0.51	0.3%	217
TOTAL HOUSEKEEPING	20,978	42.21	16.2%	20,889	44.35	22.3%	(89)	73,364	35.30	17.6%	82,078	42.09	23.6%	8,714
GUEST ACTIVITIES														
5262 00 GUEST ACTIVITIES	-	-	0.0%	-	-	0.0%	-	151	0.07	0.0%	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	-	-	0.0%	-	-	0.0%	-	151	0.07	0.0%	50	0.03	0.0%	(101)
ADMINISTRATION														
5310 00 SALARIES & WAGES	11,507	23.15	8.9%	10,667	22.65	11.4%	(840)	45,837	22.06	11.0%	38,667	19.83	11.1%	(7,170)
5312 00 PAYROLL RELATED	2,687	5.41	2.1%	1,909	4.05	2.0%	(778)	10,198	4.91	2.4%	6,921	3.55	2.0%	(3,277)
5314 00 EMPLOYEE INCENTIVES	-	-	0.0%	166	0.35	0.2%	166	-	-	0.0%	481	0.25	0.1%	481
5316 00 TRAVEL/ANNUAL MEETING	901	1.81	0.7%	1,377	2.92	1.5%	475	2,456	1.18	0.6%	4,684	2.40	1.3%	2,228
5330 00 OFFICE EXPENSE	-	-	0.0%	23	0.05	0.0%	23	413	0.20	0.1%	245	0.13	0.1%	(168)
5335 00 COLLECTION EXPENSE	88	0.18	0.1%	176	0.37	0.2%	88	315	0.15	0.1%	351	0.18	0.1%	36
5337 00 ACCT/BOOKKEEPING FEES	2,865	5.77	2.2%	1,895	4.02	2.0%	(970)	9,401	4.52	2.2%	7,057	3.62	2.0%	(2,344)
5340 00 COMPUTER SERVICES	186	0.37	0.1%	100	0.21	0.1%	(86)	683	0.33	0.2%	845	0.43	0.2%	162
5346 00 PRINTING/POSTAGE	56	0.11	0.0%	1,420	3.01	1.5%	1,364	2,368	1.14	0.6%	4,853	2.49	1.4%	2,485
5347 00 NEWSLETTER/POSTAGE	-	-	0.0%	155	0.33	0.2%	155	815	0.39	0.2%	620	0.32	0.2%	(195)
5348 00 TRAINING	-	-	0.0%	255	0.54	0.3%	255	-	-	0.0%	720	0.37	0.2%	720
5349 00 HUMAN RESOURCES	41	0.08	0.0%	431	0.92	0.5%	390	3,072	1.48	0.7%	1,724	0.88	0.5%	(1,348)
5350 00 MISCELLANEOUS	-	-	0.0%	25	0.05	0.0%	25	-	-	0.0%	100	0.05	0.0%	100
5358 00 SEMINARS & WORKSHOPS	195	0.39	0.2%	-	-	0.0%	(195)	1,678	0.81	0.4%	1,149	0.59	0.3%	(529)
5048 00 PAYROLL PROCESSING FEES	408	0.82	0.3%	558	1.18	0.6%	150	2,020	0.97	0.5%	2,232	1.14	0.6%	212
TOTAL ADMINISTRATION	18,935	38.10	14.6%	19,156	40.67	20.5%	222	79,255	38.14	19.0%	70,647	36.23	20.3%	(8,609)

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SALES & ADVERTISING														
5425 00 ADVERTISING/PRINTING	1,138	2.29	0.9%	1,171	2.49	1.3%	33	4,169	2.01	1.0%	4,897	2.51	1.4%	728
5460 00 TRAVEL AGENT COMMISSIONS	15,369	30.92	11.8%	8,730	18.54	9.3%	(6,639)	40,918	19.69	9.8%	27,638	14.17	7.9%	(13,280)
TOTAL SALES & ADVERTISING	16,507	33.21	12.7%	9,901	21.02	10.6%	(6,606)	45,087	21.70	10.8%	32,536	16.68	9.4%	(12,551)
REPAIRS & MAINTENANCE														
5510 00 SALARIES & WAGES	4,546	9.15	3.5%	4,704	9.99	5.0%	158	17,342	8.35	4.1%	20,440	10.48	5.9%	3,098
5515 00..(PAYROLL RELATED	749	1.51	0.6%	936	1.99	1.0%	187	2,835	1.36	0.7%	4,068	2.09	1.2%	1,232
5520 00 EMPLOYEE INCENTIVES	-	-	0.0%	50	0.11	0.1%	50	150	0.07	0.0%	200	0.10	0.1%	50
5525 00 MECHANICAL REPAIRS	1,176	2.37	0.9%	500	1.06	0.5%	(676)	1,430	0.69	0.3%	2,000	1.03	0.6%	570
5527 00 ELECTRICAL	82	0.16	0.1%	186	0.39	0.2%	104	77	0.04	0.0%	744	0.38	0.2%	667
5530 00 GAMES/EQUIP	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5535 00 BUILDING	20	0.04	0.0%	650	1.38	0.7%	630	4,443	2.14	1.1%	1,734	0.89	0.5%	(2,709)
5550 00 PAINTING/DECORATING	-	-	0.0%	-	-	0.0%	-	141	0.07	0.0%	335	0.17	0.1%	194
5555 00 PLUMBING	750	1.51	0.6%	263	0.56	0.3%	(487)	1,191	0.57	0.3%	904	0.46	0.3%	(287)
5560 00 FURNITURE & FIXTURES	146	0.29	0.1%	150	0.32	0.2%	4	4,740	2.28	1.1%	600	0.31	0.2%	(4,140)
5570 00 ELEVATORS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5575 00 POOL/JACUZZI	2,130	4.29	1.6%	500	1.06	0.5%	(1,630)	8,380	4.03	2.0%	2,000	1.03	0.6%	(6,380)
5580 00 TRASH REMOVAL	970	1.95	0.7%	1,728	3.67	1.8%	758	3,881	1.87	0.9%	5,011	2.57	1.4%	1,130
5585 00 PEST CONTROL	29	0.06	0.0%	366	0.78	0.4%	337	329	0.16	0.1%	1,464	0.75	0.4%	1,135
5590 00 UNIFORMS	-	-	0.0%	25	0.05	0.0%	25	-	-	0.0%	100	0.05	0.0%	100
5594 00 SHOP SUPPLIES	-	-	0.0%	60	0.13	0.1%	60	57	0.03	0.0%	240	0.12	0.1%	183
5597 00 DUES/LICENSES	-	-	0.0%	-	-	0.0%	-	1,234	0.59	0.3%	1,087	0.56	0.3%	(147)
5598 00 TELEPHONE REPAIR	277	0.56	0.2%	50	0.11	0.1%	(227)	796	0.38	0.2%	200	0.10	0.1%	(596)
TOTAL REPAIRS & MAINTENANCE	10,876	21.88	8.4%	10,168	21.59	10.9%	(709)	47,027	22.63	11.3%	41,127	21.09	11.8%	(5,901)

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SAFETY & SECURITY		-			-				-			-		
8404 00 SECURITY	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5789 00 EQUIPMENT SAFETY	20	0.04	0.0%	35	0.07	0.0%	15	2,389	1.15	0.6%	1,740	0.89	0.5%	(649)
TOTAL SAFETY & SECURITY	20	0.04	0.0%	35	0.07	0.0%	15	2,389	1.15	0.6%	1,740	0.89	0.5%	(649)
LANDSCAPING		-			-				-			-		
5610 00 LANDSCAPE CONTRACTS	2,500	5.03	1.9%	2,700	5.73	2.9%	200	10,000	4.81	2.4%	10,800	5.54	3.1%	800
5630 00 LANDSCAPE SUPPLIES	91	0.18	0.1%	-	-	0.0%	(91)	91	0.04	0.0%	-	-	0.0%	(91)
TOTAL LANDSCAPING	2,591	5.21	2.0%	2,700	5.73	2.9%	109	10,091	4.86	2.4%	10,800	5.54	3.1%	709
TELEPHONE & UTILITIES														
5650 00 TELEPHONE	371	0.75	0.3%	336	0.71	0.4%	(35)	1,485	0.71	0.4%	1,344	0.69	0.4%	(141)
5710 00 TELEVISION	1,243	2.50	1.0%	1,209	2.57	1.3%	(34)	4,967	2.39	1.2%	4,836	2.48	1.4%	(131)
5715 00 WIRELESS INTERNET	587	1.18	0.5%	542	1.15	0.6%	(45)	2,278	1.10	0.5%	2,168	1.11	0.6%	(110)
5720 00 ELECTRICITY	3,205	6.45	2.5%	3,044	6.46	3.3%	(161)	11,215	5.40	2.7%	12,529	6.43	3.6%	1,314
5725 00 GAS	1,685	3.39	1.3%	3,338	7.09	3.6%	1,653	11,421	5.50	2.7%	13,226	6.78	3.8%	1,805
5730 00 WATER & SEWAGE	1,088	2.19	0.8%	1,068	2.27	1.1%	(20)	3,651	1.76	0.9%	3,651	1.87	1.0%	(0)
TOTAL TELEPHONE & UTILITIES	8,180	16.46	6.3%	9,537	20.25	10.2%	1,357	35,017	16.85	8.4%	37,754	19.36	10.9%	2,737
FIXED EXPENSES														
8401 00 MANAGEMENT FEES	14,324	28.82	11.0%	10,573	22.45	11.3%	(3,751)	47,003	22.62	11.2%	39,671	20.34	11.4%	(7,332)
8402 00 ASSESSMENT BILLING	566	1.14	0.4%	559	1.19	0.6%	(7)	2,200	1.06	0.5%	2,236	1.15	0.6%	36
8403 00 LEGAL/PROFESSIONAL	275	0.55	0.2%	416	0.88	0.4%	141	375	0.18	0.1%	1,664	0.85	0.5%	1,289
8411 00 CC FEES OPS ASSESSMENTS	(638)	(1.28)	-0.5%	251	0.53	0.3%	890	4,221	2.03	1.0%	3,273	1.68	0.9%	(948)
8415 00 PROPERTY TAX	5,305	10.68	4.1%	5,400	11.46	5.8%	95	5,305	2.55	1.3%	5,400	2.77	1.6%	95
8416 00 INCOME TAX	-	-	0.0%	800	1.70	0.9%	800	-	-	0.0%	800	0.41	0.2%	800
8420 00 INSURANCE	6,268	12.61	4.8%	7,510	15.94	8.0%	1,242	25,074	12.07	6.0%	30,040	15.41	8.6%	4,966
8427 00 FORECLOSURE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL FIXED EXPENSES	26,101	52.52	20.1%	25,509	54.16	27.3%	(591)	84,178	40.51	20.1%	83,084	42.61	23.9%	(1,094)
TOTAL EXPENSES	109,823	220.97	84.6%	101,214	214.89	108.3%	(8,609)	400,184	192.58	95.7%	374,004	191.80	107.5%	(26,179)
NET INCOME FROM OPERATIONS	19,923		15.4%	(7,722)		-8.3%	27,645	17,792		4.3%	(26,248)		-7.5%	44,040

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RESERVE INCOME														
95900 000 RESERVES - INCOME	6,818		97.9%	6,755			63	27,239		96.0%	27,019			220
95910 000 INSURANCE PROCEEDS	-		0.0%	-			-	-		0.0%	-			-
99705 000 RESERVES - INTEREST REVENUE	39		0.6%	-			39	666		2.3%	-			666
99710 000 RESERVES - BAD DEBT RECOVERY	108		1.6%	-			108	463		1.6%	-			463
TOTAL RESERVE INCOME	6,965		100.0%	6,755			210	28,368		100.0%	27,019			1,349
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		10.1%	605			(97)	2,620		9.2%	2,421			(199)
99649 000 RESERVES - BANK FEES	-		0.0%	-			-	649		2.3%	-			(649)
99620 000 RESERVES - CC FEES	33		0.5%	-			(33)	573		2.0%	-			(573)
99625 000 RESERVES - LOAN INTEREST EXPENSE	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE FUND ACTIVITY	735		10.6%	605			(130)	3,842		13.5%	2,421			(1,421)
RESERVE FUND NET INCOME	6,229		89.4%	6,149			80	24,526		86.5%	24,598			(72)