

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

	59.0%			65.5%			78.4%			85.3%				
% OCCUPANCY														
	Sep-24			Sep-24			Sep-24			Sep-24				
Revenue	PTD	ACPOR	%	Budget	BCPOR	%	Var	YTD	ACPOR	%	Budget	BCPOR	%	Var
4010 00 ROOM REVENUES	27,816		0	11,925		19.2%	15,891	189,330		27.5%	183,963		28.6%	5,367
4017 00 HOA COMMISSION FOR RENTALS	22		0.0%	-		0.0%	22	708		0.1%	-		0.0%	708
4025 00 BONUS TIME REVENUE	945		1.1%	2,550		4.1%	(1,605)	15,501		2.3%	23,625		3.7%	(8,124)
4028 00 INTEREST INCOME-OPERATING	156		0.2%	-		0.0%	156	4,832		0.7%	-		0.0%	4,832
4029 00 CC CONVENIENCE FEE	35		0.0%	-		0.0%	35	1,795		0.3%	-		0.0%	1,795
4033 00 GUEST ACTIVITY REVENUE	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4038 00 MISCELLANEOUS INCOME	192		0.2%	600		1.0%	(408)	495		0.1%	6,100		0.9%	(5,605)
4040 00 ASSESSMENT INCOME	52,349		61.4%	52,505		84.7%	(156)	471,135		68.5%	472,548		73.4%	(1,413)
4041 00 BAD DEBT EXPENSE-ASSESSMENTS	(1,295)		-1.5%	(8,836)		-14.3%	7,541	(37,157)		-5.4%	(79,522)		-12.4%	42,365
4041 01 BAD DEBT EXPENSE-HOA UNITS	-		0.0%	-		0.0%	-	-		0.0%	-		0.0%	-
4042 00 DELINQUENT FEE INCOME	59		0.1%	750		1.2%	(691)	4,068		0.6%	6,750		1.0%	(2,682)
4045 00 BAD DEBT RECOVERY	-		0.0%	-		0.0%	-	11,290		1.6%	-		0.0%	11,290
4046 00 SALES PROCEEDS	-		0.0%	-		0.0%	-	1,888		0.3%	-		0.0%	1,888
4090 00 PARKING FEE	4,975		5.8%	2,498		4.0%	2,477	23,875		3.5%	30,398		4.7%	(6,523)
TOTAL REVENUE	85,254		100.0%	61,992		100.0%	23,262	687,760		100.0%	643,861		100.0%	43,898
FRONT OFFICE EXPENSE														
5010 00 SALARIES & WAGES	5,601	13.09	6.6%	4,669	9.39	7.5%	(932)	46,290	11.87	6.7%	39,825	9.25	6.2%	(6,465)
5015 00... P/R RELATED	1,228	2.87	1.4%	854	1.72	1.4%	(373)	9,169	2.35	1.3%	7,288	1.69	1.1%	(1,881)
5020 00 EMPLOYEE INCENTIVES	139	0.32	0.2%	-	-	0.0%	(139)	848	0.22	0.1%	-	-	0.0%	(848)
5025 00 FRONT OFFICE EXPENSE	167	0.39	0.2%	40	0.08	0.1%	(127)	2,206	0.57	0.3%	1,360	0.32	0.2%	(846)
5030 00 UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	595	0.15	0.1%	-	-	0.0%	(595)
5035 00 COMPUTER EXPENSE	185	0.43	0.2%	-	-	0.0%	(185)	1,374	0.35	0.2%	250	0.06	0.0%	(1,124)
5040 00 CASH OVER & SHORT	-	-	0.0%	-	-	0.0%	-	89	0.02	0.0%	-	-	0.0%	(89)
5042 00 FRONT DESK-BAD DEBT EXPENSE	70	0.16	0.1%	25	0.05	0.0%	(45)	528	0.14	0.1%	225	0.05	0.0%	(303)
5043 00 CREDIT CARD	331	0.77	0.4%	198	0.40	0.3%	(133)	4,931	1.26	0.7%	5,345	1.24	0.8%	415
5044 00 GUEST RELATIONS	874	2.04	1.0%	50	0.10	0.1%	(824)	1,413	0.36	0.2%	400	0.09	0.1%	(1,013)
5047 00 GUEST RELOCATION	-	-	0.0%	-	-	0.0%	-	3,137	0.80	0.5%	-	-	0.0%	(3,137)
5049 00 BANK CHARGES/ANALYSIS FEES	157	0.37	0.2%	100	0.20	0.2%	(57)	1,674	0.43	0.2%	900	0.21	0.1%	(774)
TOTAL FRONT OFFICE EXPENSE	8,752	20.45	10.3%	5,936	11.94	9.6%	(2,816)	72,252	18.53	10.5%	55,593	12.92	8.6%	(16,659)

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	Sep-24 PTD	ACPOR	%	Sep-24 Budget	BCPOR	%	Var	Sep-24 YTD	ACPOR	%	Sep-24 Budget	BCPOR	%	Var
HOUSEKEEPING														
5110 00 SALARIES & WAGES	10,536	24.62	12.4%	8,802	17.71	14.2%	(1,734)	99,807	25.60	14.5%	82,538	19.18	12.8%	(17,269)
5112 00 SALARIES & WAGES - CONTRACT LABOR	-	-	0.0%	-	-	0.0%	-	4,930	1.26	0.7%	-	-	0.0%	(4,930)
5115 00 PAYROLL RELATED	2,719	6.35	3.2%	1,347	2.71	2.2%	(1,372)	26,829	6.88	3.9%	12,628	2.93	2.0%	(14,201)
5120 00 EMPLOYEE INCENTIVES	356	0.83	0.4%	85	0.17	0.1%	(271)	3,156	0.81	0.5%	765	0.18	0.1%	(2,391)
5125 00 LINEN REPLACEMENT	33	0.08	0.0%	200	0.40	0.3%	167	15,229	3.91	2.2%	600	0.14	0.1%	(14,629)
5130 00 LAUNDRY EXPENSE	5,183	12.11	6.1%	3,000	6.04	4.8%	(2,183)	36,383	9.33	5.3%	27,000	6.27	4.2%	(9,383)
5135 00 ROOM/GUEST SUPPLIES	999	2.34	1.2%	100	0.20	0.2%	(899)	13,008	3.34	1.9%	1,500	0.35	0.2%	(11,508)
5140 00 CLEANING SUPPLIES	289	0.67	0.3%	1,958	3.94	3.2%	1,669	6,631	1.70	1.0%	17,417	4.05	2.7%	10,786
5145 00 UNIFORMS & DRY CLEANING	-	-	0.0%	-	-	0.0%	-	1,445	0.37	0.2%	-	-	0.0%	(1,445)
5150 00 OFFICE EXPENSE	-	-	0.0%	125	0.25	0.2%	125	392	0.10	0.1%	800	0.19	0.1%	408
5155 00 GUEST AMENITIES	671	1.57	0.8%	100	0.20	0.2%	(571)	2,782	0.71	0.4%	2,854	0.66	0.4%	72
TOTAL HOUSEKEEPING	20,785	48.56	24.4%	15,717	31.62	25.4%	(5,068)	210,591	54.01	30.6%	146,102	33.95	22.7%	(64,489)
GUEST ACTIVITIES														
5262 00 GUEST ACTIVITIES	-	-	0.0%	75	0.15	0.1%	75	331	0.08	0.0%	1,175	0.27	0.2%	844
5272 00 OFFICE EXPENSE	-	-	0.0%	75	0.15	0.1%	75	-	-	0.0%	675	0.16	0.1%	675
5275 00 GAMES/EQUIPMENT	-	-	0.0%	25	0.05	0.0%	25	-	-	0.0%	345	0.08	0.1%	345
TOTAL GUEST ACTIVITIES	-	-	0.0%	175	0.35	0.3%	175	331	0.08	0.0%	2,195	0.51	0.3%	1,864
ADMINISTRATION														
5310 00 SALARIES & WAGES	6,037	14.11	7.1%	4,467	8.99	7.2%	(1,570)	52,400	13.44	7.6%	40,200	9.34	6.2%	(12,200)
5312 00 PAYROLL RELATED	1,542	3.60	1.8%	683	1.38	1.1%	(859)	10,912	2.80	1.6%	6,151	1.43	1.0%	(4,762)
5314 00 EMPLOYEE INCENTIVES	-	-	0.0%	800	1.61	1.3%	800	608	0.16	0.1%	1,550	0.36	0.2%	942
5316 00 TRAVEL/ANNUAL MEETING	46	0.11	0.1%	333	0.67	0.5%	287	5,040	1.29	0.7%	5,747	1.34	0.9%	707
5330 00 OFFICE EXPENSE	-	-	0.0%	85	0.17	0.1%	85	690	0.18	0.1%	840	0.20	0.1%	150
5335 00 COLLECTION EXPENSE	-	-	0.0%	-	-	0.0%	-	121	0.03	0.0%	-	-	0.0%	(121)
5337 00 ACCT/BOOKKEEPING FEES	1,913	4.47	2.2%	1,537	3.09	2.5%	(376)	16,033	4.11	2.3%	15,551	3.61	2.4%	(482)
5340 00 COMPUTER SERVICES	-	-	0.0%	375	0.75	0.6%	375	2,830	0.73	0.4%	3,375	0.78	0.5%	545
5346 00 PRINTING/POSTAGE	53	0.12	0.1%	250	0.50	0.4%	197	6,394	1.64	0.9%	2,250	0.52	0.3%	(4,144)
5347 00 NEWSLETTER/POSTAGE	-	-	0.0%	-	-	0.0%	-	1,237	0.32	0.2%	-	-	0.0%	(1,237)
5348 00 TRAINING	-	-	0.0%	-	-	0.0%	-	553	0.14	0.1%	-	-	0.0%	(553)
5349 00 HUMAN RESOURCES	-	-	0.0%	-	-	0.0%	-	5,235	1.34	0.8%	-	-	0.0%	(5,235)
5350 00 MISCELLANEOUS	-	-	0.0%	-	-	0.0%	-	291	0.07	0.0%	-	-	0.0%	(291)
5358 00 SEMINARS & WORKSHOPS	-	-	0.0%	-	-	0.0%	-	2,387	0.61	0.3%	-	-	0.0%	(2,387)
5048 00 PAYROLL PROCESSING FEES	586	1.37	0.7%	-	-	0.0%	(586)	6,291	1.61	0.9%	-	-	0.0%	(6,291)
TOTAL ADMINISTRATION	10,177	23.78	11.9%	8,530	17.16	13.8%	(1,647)	111,022	28.47	16.1%	75,664	17.58	11.8%	(35,359)

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SALES & ADVERTISING														
5425 00 ADVERTISING/PRINTING	892	2.08	1.0%	1,066	2.14	1.7%	174	8,493	2.18	1.2%	9,590	2.23	1.5%	1,097
5460 00 TRAVEL AGENT COMMISSIONS	8,537	19.95	10.0%	3,764	7.57	6.1%	(4,773)	56,415	14.47	8.2%	53,803	12.50	8.4%	(2,612)
TOTAL SALES & ADVERTISING	9,429	22.03	11.1%	4,830	9.72	7.8%	(4,599)	64,908	16.65	9.4%	63,393	14.73	9.8%	(1,515)
REPAIRS & MAINTENANCE														
5510 00 SALARIES & WAGES	3,897	9.11	4.6%	5,819	11.71	9.4%	1,922	47,586	12.20	6.9%	45,212	10.50	7.0%	(2,374)
5515 00..(PAYROLL RELATED	610	1.42	0.7%	1,065	2.14	1.7%	455	7,563	1.94	1.1%	8,274	1.92	1.3%	711
5520 00 EMPLOYEE INCENTIVES	60	0.14	0.1%	-	-	0.0%	(60)	604	0.15	0.1%	-	-	0.0%	(604)
5525 00 MECHANICAL REPAIRS	(1)	(0.00)	0.0%	-	-	0.0%	1	7,449	1.91	1.1%	800	0.19	0.1%	(6,649)
5527 00 ELECTRICAL	9	0.02	0.0%	-	-	0.0%	(9)	1,875	0.48	0.3%	1,800	0.42	0.3%	(75)
5530 00 GAMES/EQUIP	-	-	0.0%	-	-	0.0%	-	674	0.17	0.1%	-	-	0.0%	(674)
5535 00 BUILDING	928	2.17	1.1%	950	1.91	1.5%	22	5,477	1.40	0.8%	2,550	0.59	0.4%	(2,927)
5550 00 PAINTING/DECORATING	139	0.33	0.2%	300	0.60	0.5%	161	3,036	0.78	0.4%	300	0.07	0.0%	(2,736)
5555 00 PLUMBING	2,553	5.96	3.0%	250	0.50	0.4%	(2,303)	13,305	3.41	1.9%	1,050	0.24	0.2%	(12,255)
5560 00 FURNITURE & FIXTURES	(106)	(0.25)	-0.1%	-	-	0.0%	106	4,049	1.04	0.6%	-	-	0.0%	(4,049)
5570 00 ELEVATORS	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5575 00 POOL/JACUZZI	1,800	4.21	2.1%	500	1.01	0.8%	(1,300)	29,320	7.52	4.3%	5,300	1.23	0.8%	(24,020)
5580 00 TRASH REMOVAL	2,926	6.84	3.4%	800	1.61	1.3%	(2,126)	9,750	2.50	1.4%	7,200	1.67	1.1%	(2,550)
5585 00 PEST CONTROL	-	-	0.0%	125	0.25	0.2%	125	4,557	1.17	0.7%	1,125	0.26	0.2%	(3,432)
5590 00 UNIFORMS	-	-	0.0%	-	-	0.0%	-	210	0.05	0.0%	-	-	0.0%	(210)
5594 00 SHOP SUPPLIES	12	0.03	0.0%	-	-	0.0%	(12)	830	0.21	0.1%	-	-	0.0%	(830)
5597 00 DUES/LICENSES	-	-	0.0%	-	-	0.0%	-	1,036	0.27	0.2%	1,975	0.46	0.3%	939
5598 00 TELEPHONE REPAIR	1,007	2.35	1.2%	-	-	0.0%	(1,007)	3,851	0.99	0.6%	150	0.03	0.0%	(3,701)
TOTAL REPAIRS & MAINTENANCE	13,833	32.32	16.2%	9,809	19.74	15.8%	(4,024)	141,173	36.21	20.5%	75,735	17.60	11.8%	(65,438)

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SAFETY & SECURITY														
8404 00 SECURITY	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
5789 00 EQUIPMENT SAFETY	-	-	0.0%	-	-	0.0%	-	5,765	1.48	0.8%	-	-	0.0%	(5,765)
TOTAL SAFETY & SECURITY	-	-	0.0%	-	-	0.0%	-	5,765	1.48	0.8%	-	-	0.0%	(5,765)
LANDSCAPING														
5610 00 LANDSCAPE CONTRACTS	2,450	5.72	2.9%	2,554	5.14	4.1%	104	24,500	6.28	3.6%	22,988	5.34	3.6%	(1,512)
5630 00 LANDSCAPE SUPPLIES	489	1.14	0.6%	238	0.48	0.4%	(251)	2,360	0.61	0.3%	2,138	0.50	0.3%	(222)
TOTAL LANDSCAPING	2,939	6.87	3.4%	2,792	5.62	4.5%	(147)	26,860	6.89	3.9%	25,125	5.84	3.9%	(1,735)
TELEPHONE & UTILITIES														
5650 00 TELEPHONE	370	0.86	0.4%	249	0.50	0.4%	(121)	2,258	0.58	0.3%	2,241	0.52	0.3%	(17)
5710 00 TELEVISION	1,195	2.79	1.4%	1,750	3.52	2.8%	555	11,859	3.04	1.7%	15,750	3.66	2.4%	3,891
5715 00 WIRELESS INTERNET	517	1.21	0.6%	275	0.55	0.4%	(242)	3,280	0.84	0.5%	2,475	0.58	0.4%	(805)
5720 00 ELECTRICITY	9,527	22.26	11.2%	3,800	7.65	6.1%	(5,727)	48,607	12.47	7.1%	35,833	8.33	5.6%	(12,774)
5725 00 GAS	253	0.59	0.3%	700	1.41	1.1%	447	14,654	3.76	2.1%	11,150	2.59	1.7%	(3,504)
5730 00 WATER & SEWAGE	1,389	3.24	1.6%	800	1.61	1.3%	(589)	9,931	2.55	1.4%	10,000	2.32	1.6%	69
TOTAL TELEPHONE & UTILITIES	13,250	30.96	15.5%	7,574	15.24	12.2%	(5,676)	90,590	23.23	13.2%	77,449	17.99	12.0%	(13,140)
FIXED EXPENSES														
8401 00 MANAGEMENT FEES	9,564	22.35	11.2%	7,685	15.46	12.4%	(1,879)	80,167	20.56	11.7%	77,758	18.07	12.1%	(2,409)
8402 00 ASSESSMENT BILLING	538	1.26	0.6%	-	-	0.0%	(538)	4,844	1.24	0.7%	-	-	0.0%	(4,844)
8403 00 LEGAL/PROFESSIONAL	-	-	0.0%	271	0.54	0.4%	271	2,500	0.64	0.4%	2,437	0.57	0.4%	(62)
8411 00 CC FEES OPS ASSESSMENTS	60	0.14	0.1%	473	0.95	0.8%	413	3,334	0.86	0.5%	7,108	1.65	1.1%	3,774
8415 00 PROPERTY TAX	128	0.30	0.2%	67	0.13	0.1%	(62)	5,332	1.37	0.8%	600	0.14	0.1%	(4,732)
8416 00 INCOME TAX	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
8420 00 INSURANCE	5,186	12.12	6.1%	3,874	7.79	6.2%	(1,312)	45,834	11.76	6.7%	34,862	8.10	5.4%	(10,972)
8427 00 FORECLOSURE EXPENSE	-	-	0.0%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-
TOTAL FIXED EXPENSES	15,476	36.16	18.2%	12,369	24.89	20.0%	(3,107)	142,010	36.42	20.6%	122,765	28.52	19.1%	(19,245)
TOTAL EXPENSES	94,642	221.13	111.0%	67,731	136.28	109.3%	(26,911)	865,501	221.98	125.8%	644,021	149.63	100.0%	(221,480)
NET INCOME FROM OPERATIONS	(9,387)		-11.0%	(5,739)		-9.3%	(3,649)	(177,742)		-25.8%	(160)		0.0%	(177,582)

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RESERVE INCOME														
95900 000 RESERVES - INCOME	5,985		96.1%	6,021			(36)	53,973		70.0%	54,189			(216)
95910 000 INSURANCE PROCEEDS	-		0.0%	-			-	15,354		19.9%	-			15,354
99705 000 RESERVES - INTEREST REVENUE	245		3.9%	-			245	7,827		10.1%	-			7,827
99710 000 RESERVES - BAD DEBT RECOVERY	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE INCOME	6,230		100.0%	6,021			209	77,154		100.0%	54,189			22,965
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%	8,183			8,183
99649 000 RESERVES - BANK FEES	-		0.0%	-			-	943		1.2%	-			(943)
99620 000 RESERVES - CC FEES	-		0.0%	-			-	369		0.5%	-			(369)
99625 000 RESERVES - LOAN INTEREST EXPENSE	-		0.0%	-			-	-		0.0%	-			-
TOTAL RESERVE FUND ACTIVITY	-		0.0%	909			909	1,312		1.7%	8,183			6,871
RESERVE FUND NET INCOME	6,230		100.0%	5,112			1,118	75,842		98.3%	46,006			29,835