

Income & Expense Statement

	CY 2025 (Full Year)	YTD 2026 (Jan 1 - May 20)	Trailing 12 Mo. (May 2025 - Apr 2026)
RECURRING REVENUE			
Base Rental Income	\$24,376	\$15,573	\$28,678
Cleaning Fees Collected	\$7,951	\$2,280	\$8,048
Other Guest Fees	\$2,592	\$620	\$1,992
Channel Commission Earned	\$894	\$133	\$909
Total Recurring Revenue	\$35,813	\$18,606	\$39,627
DIRECT OPERATING EXPENSES			
Cleaning Expense	\$7,505	\$1,850	\$6,980
OTA / Channel Fees (Airbnb, VRBO, Booking)	\$1,026	\$2,728	\$2,599
Damages	\$1,098	\$633	\$1,445
Total Direct Operating Expenses	\$9,629	\$5,211	\$11,024
OWNER FIXED EXPENSES			
Property Taxes	\$852	\$849	\$849
HOA Dues	\$100	-	\$100
Insurance	\$772	\$300	\$772
Utilities (Electric + Water/Sewer + Internet)	\$4,785	\$1,814	\$4,784
Total Owner Fixed Expenses	\$6,509	\$2,963	\$6,505
MAINTENANCE & SUPPLIES			
Repairs & Maintenance	\$4,038	\$1,340	\$3,984
Supplies & Furnishings	\$1,210	\$479	\$990
Total Maintenance & Supplies	\$5,248	\$1,819	\$4,974
NORMALIZED NOI (Self-Managed)	\$14,427	\$8,613	\$17,124