INCOME & EXPENSE REPORT

1215 West Ave #203 | Miami Beach, Florida 33139
Investment Condo - 2024, 2025 and 2026 YTD (through August 31, 2026)

Income / Expense	2026 YTD	2025	2024
Gross Revenue	$37,396.39	$49,179.34	$55,190.76
Reservation Cost - 34%	($12,714.78)	($16,720.97)	($18,764.86)
Management Fee	($6,170.39)	($8,114.60)	($9,106.49)
Quarterly Cleaning Fee	($300.00)	($600.00)	($600.00)
Wire Fee	($120.00)	($180.00)	($180.00)
A/C Maintenance	-	-	($185.00)
Washer/Dryer Base	($24.53)	-	-
Bathroom Mirror	($165.85)	-	-
Bathroom Fan Replacement	-	($95.00)	-
Item Replacement	-	($11.00)	-
Balcony Table Replacement	-	-	($81.80)
Balcony Chair Replacement	-	-	($48.30)
Floor Replacement	-	-	($2,966.00)
TOTAL EXPENSES	**($19,495.55)**	**($25,721.57)**	**($31,932.45)**
NET RENTAL-PROGRAM INCOME	**$17,900.84**	**$23,457.77**	**$23,258.31**

Performance Summary

Period	Gross Revenue	Total Expenses	Net Income	Net Margin
2024	$55,190.76	($31,932.45)	$23,258.31	42.1%
2025	$49,179.34	($25,721.57)	$23,457.77	47.7%
2026 YTD	$37,396.39	($19,495.55)	$17,900.84	47.9%

2026 YTD: Gross booking revenue through August 31, 2026 is $37,396.39. Net rental-program income is $17,900.84, representing a 47.9% net margin based on the expenses shown in the supplied statements.

Important: This report summarizes rental-program income and expenses shown in the supplied owner statements. It does not include owner-level expenses not shown in those statements, such as condominium/HOA assessments, real estate taxes, insurance, financing costs, or other ownership expenses. Accordingly, net income shown here should not be represented as final property NOI unless those additional expenses are accounted for separately.

Prepared from owner-provided year-end and monthly statements. Amounts shown to the nearest cent.