INCOME & EXPENSE REPORT

1215 West Ave #402 | Miami Beach, Florida 33139

Investment Condo - 2024, 2025 and 2026 YTD

Income / Expense	2026 YTD	2025	2024
Gross Revenue	**$35,948.10**	**$44,528.02**	**$52,368.65**
Reservation Cost - 34%	($12,222.36)	($15,139.52)	($17,805.35)
Management Fee	($5,931.44)	($7,347.14)	($8,640.83)
Quarterly Cleaning Fee	($300.00)	($600.00)	($600.00)
Wire Fee	($105.00)	($180.00)	($180.00)
A/C Maintenance	-	-	($185.00)
Balcony Table Replacement	-	-	($81.80)
Floor Replacement	-	-	($2,835.00)
Bathroom Fan Replacement	($104.59)	-	-
Bathroom Mirror	($165.85)	-	-
Item Replacement	-	($17.00)	-
Door Sweeper Replacement	-	($16.00)	-
Restoration Expense	-	($850.00)	-
TOTAL EXPENSES	**($18,829.24)**	**($24,149.66)**	**($30,327.98)**
NET RENTAL-PROGRAM INCOME	**$17,118.86**	**$20,378.36**	**$22,040.67**

Performance Summary

Period	Gross Revenue	Total Expenses	Net Income	Net Margin
2024	$52,368.65	($30,327.98)	$22,040.67	42.1%
2025	$44,528.02	($24,149.66)	$20,378.36	45.8%
2026 YTD	$35,948.10	($18,829.24)	$17,118.86	47.6%

2026 YTD: Gross rental revenue is $35,948.10 with net rental-program income of $17,118.86, representing a 47.6% net margin based on the expenses shown in the supplied statement.

Important: This report summarizes the 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/YTD figures. Amounts shown to the nearest cent.