Proforma	1	2	3	4	5	6	7	8	9	10	11	12		Total
2026	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec		
Available Nights	93	84	93	90	93	90	93	93	90	93	90	93		1095
Occupied Nights	85	77	74	58	70	75	80	81	84	88	72	87		931
Vacant Nights	8	7	19	32	23	15	13	12	6	5	18	6		164
Occupancy %	*91.4%*	*91.7%*	*79.6%*	*64.4%*	*75.3%*	*83.3%*	*86.0%*	*87.1%*	*93.3%*	*94.6%*	*80.0%*	*93.5%*		*85.0%*
ADR	$215.11	$214.91	$178.34	$139.05	$149.93	$159.24	$181.03	$171.78	$133.27	$178.23	$135.88	$190.23		$172.01
Total Revenue	$22,334.65	$19,473.00	$15,897.07	$10,089.95	$12,745.11	$15,093.12	$17,407.71	$16,613.91	$14,119.59	$18,834.12	$12,483.57	$20,149.89		$195,241.69
Cleaning	($4,050.00)	($2,925.00)	($2,700.00)	($2,025.00)	($2,250.00)	($3,150.00)	($2,925.00)	($2,700.00)	($2,925.00)	($3,150.00)	($2,700.00)	($3,600.00)		($35,100.00)
HOA Maint. Dues	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)	($726.00)		($8,712.00)
Taxes	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)	($303.00)		($3,636.00)
Insurance	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)	($170.75)		($2,049.00)
Utilities	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)	($750.00)		($9,000.00)
Total Expenses	($5,999.75)	($4,874.75)	($4,649.75)	($3,974.75)	($4,199.75)	($5,099.75)	($4,874.75)	($4,649.75)	($4,874.75)	($5,099.75)	($4,649.75)	($5,549.75)		($58,497.00)
NOI	**$16,334.90**	**$14,598.25**	**$11,247.32**	**$6,115.20**	**$8,545.36**	**$9,993.37**	**$12,532.96**	**$11,964.16**	**$9,244.84**	**$13,734.37**	**$7,833.82**	**$14,600.14**		**$136,744.69**