

CapEx – 5th&Ocean

1. Concrete - \$340,000
2. Plumbing - \$235,000
3. Flooring and showers - \$211,000
4. Pool Services - \$11,500
5. Electrical - \$191,500
6. Stucco - \$141,000
7. AC Units - \$91,800
8. Painting - \$111,000
9. Carpentry - \$74,800 - doors & base boards
10. Security - \$49,000 - fire alarm
11. Fire Protection - \$19,800
12. Asphalt - \$62,000
13. Blinds - \$34,800
14. shower doors, entrance doors + labor + materials - \$92,600
15. Signs - \$35,000
16. Door Makaba Locks - \$52,000
17. Furniture: \$85,000
18. Appliances / TVs: \$41,000
19. Laundry - Vics Laundry: \$22,000
20. Lighting fixtures
21. Metal staircase: \$60,000

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January-December, 2024

Distribution account	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024	Total
Income													
Lodging Sales													0.00
Airbnb			0.00	0.00	32,540.00	87,540.90	101,540.66	74,234.60	26,590.00	29055.31	11540.21	6244	369,285.68
Cloudbeds			0.00	0.00	123,577.64	241,557.60	328,339.83	227,763.40	152,962.00	102,389.69	25,668.79	17,298.21	1,219,557.16
Total for Lodging Sales	0.00	0.00	0.00	0.00	156,117.64	329,098.50	429,880.49	301,998.00	179,552.00	131,445.00	37,209.00	23,542.21	\$1,588,842.84
Total for Income	0.00	0.00	0.00	0.00	156,117.64	329,098.50	429,880.49	301,998.00	179,552.00	131,445.00	37,209.00	23,542.21	\$1,588,842.84
Cost of Goods Sold													
Gross Profit	0.00	0.00	0.00	0.00	156,117.64	329,098.50	429,880.49	301,998.00	179,552.00	131,445.00	37,209.00	23,542.21	\$1,588,842.84
Expenses													
Bank Service Charges			56.00	31.00									87.00
Sales Tax					14,829.31	28,986.91	39,400.77	27,331.60	18,355.44	12,286.76	3,080.25	2,075.78	146,346.82
Business Licenses and Permits		226.00			2,344.65								2,570.65
Computer and Internet Expenses				1,219.68									1,219.68
Depreciation Expense													0.00
Hotel Expense													0.00
Cleaning supplies					865.77	1,789.55	2,605.05	5,049.71	2,141.37	300.00			12,751.45
Linens and Lodging Supplies					13,286.57	794.54	1,620.77	7,878.04	388.67	595.93		28.78	24,593.30
Total for Hotel Expense	0.00	226.00	56.00	14,537.25	18,834.27	32,397.23	49,883.86	32,769.98	21,092.74	12,586.76	3,080.25	2,104.56	\$187,568.90
Insurance	11,640.00	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	4,232.72	58,199.92
Landscaping and Groundskeeping							660.00						660.00
Management fee											500.00		500.00
Merchant Account Fees			39.95	39.95	39.95	39.95	59.90	59.90	59.90	59.90	59.90	59.90	519.20
Parking Fees		90.00	180.00		90.00								360.00
Payroll Expenses	1,274.93	2,120.00	5,544.27	20,158.22	14,769.94	23,122.91	37,540.99	21,093.47	19,153.20	17,704.89	15,979.91	7,300.12	185,762.85
Pest Control						521.32	250.00	478.16	293.16		228.16	228.16	1,998.96
Pool Professional Fees			1,400.00	1,400.00	1,400.00	1,598.00	1,712.55	1,400.00	1,490.78	1535.6	1,400.00		13,336.93
Accounting					187.50	150.00	112.50	112.00	75.50	75.00	450.00		1,162.50
Legal													0.00
Total for Professional Fees	1,274.93	2,210.00	5,764.22	21,598.17	16,487.39	25,234.18	40,221.39	23,456.08	20,981.76	19,330.57	18,753.57	8,988.18	\$204,300.44
Property Taxes	4,235.00	4,235.00	8,470.00		4,235.00	4,235.00	4,235.00	8,470.00	4,235.00	4,235.00	4,235.00	4,235.00	55,055.00
Repairs and Maintenance								865.83		27,237.80		279.65	28,383.28
Taxes												234.62	234.62
Booking Fee				0.00	18,536.64	36,233.64	49,250.97	34,164.51	22,944.30	15,358.45	3850.31	2,594.73	182,933.55
UI Tax Withholding tax											25.00		25.00
Total of Other Expenses	4,235.00	4,235.00	8,470.00	0.00	22,771.64	40,468.64	53,485.97	43,500.34	27,179.30	48,981.54	9,155.86	7,344.00	\$269,827.29
Utilities		191.68	921.55	998.90	1121.55	1098.87	1221.22	971.55	844.24	612.66	441.31	399.87	8,823.40
Electric			1496.65	1168.21	1,679.46	1,790.78	2,190.55	2,366.88	2,521.90	2290.39	1,604.48	1,490.72	18,600.02
Internet					173.64	39.99	79.98	479.94	79.98		79.98		933.51
Trash							826.88						826.88
Water					1,884.88	1890.22	2132.55	2056.85	1,721.24	1,656.21	1,227.83	1,054.11	13,623.89
Total for Utilities	0.00	191.68	2,418.20	2,167.11	4,859.53	4,819.86	6,451.18	5,875.22	5,167.36	4,559.26	3,353.60	2,944.70	\$42,807.70
Total for Expenses	17,149.93	11,095.40	20,941.14	42,535.25	67,185.55	107,152.63	154,275.12	109,834.34	78,653.88	89,690.85	38,576.00	25,614.16	\$762,704.25
Net Operating Income	\$-	\$-	\$-	\$-	\$88,932.09	\$221,945.87	\$275,605.37	\$192,163.66	\$100,898.12	\$41,754.15	\$-1,367.00	\$-2,071.95	\$826,138.59

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January 1-June 30 , 2025

	January					June		
Distribution account	2025	February 2025	March 2025	April 2025	May 2025	2025	Jul 1 - Jul 7 2025	Total
Income								
Lodging Sales								0.00
Airbnb	8099.13	17229.8	19069.54	14659.81	37251.89	54,281.88		150,592.05
Cloudbeds	33,554.87	52,324.71	99,121.99	158994.41	191,542.06	267,754.22	0.00	803,292.26
Total for Lodging Sales	41,654.00	69,554.51	118,191.53	173,654.22	228,793.95	322,036.10	0.00	\$953,884.31
Total for Income	41,654.00	69,554.51	118,191.53	173,654.22	228,793.95	322,036.10	0.00	\$953,884.31
Cost of Goods Sold								
Gross Profit	41,654.00	69,554.51	118,191.53	173,654.22	228,793.95	322,036.10	0.00	\$953,884.31
Expenses								
Bank Service Charges	921.88	2123.22	3,722.00	4432	5499	6521.22		23,219.32
Booking fees	5,033.23	7,848.70	14,868.29	23849.16	28,731.30	3667.26		83,997.94
Business Licenses and Permits	125.00		2,358.15					2,483.15
Hotel Expense								0.00
Cleaning supplies			43.03		2,974.70			3,017.73
Linens and Lodging Supplies	3121.55	573.81	411.66	710.14	231.39			5,048.55
Total for Hotel Expense	3,121.55	573.81	454.69	710.14	3,206.09	0.00	0.00	\$8,066.28
Insurance Expense	5,423.91	5,423.91		3,797.00	3,797.00	3,797.00	0.00	22,238.82
Merchant Account Fees	59.90	59.90	59.90	59.90	59.90	59.90	0.00	359.40
Payroll Expenses	2,928.12	5,540.13	11,087.46	13,602.74	9,736.64	18,298.50	0.00	61,193.59
Taxes	5415.02	9042.08	15364.89	22575.04	29,743.21	41,864.69	0.00	124,004.93
Wages					8,303.07	8,045.32	0.00	16,348.39
Total for Payroll Expenses	8,343.14	14,582.21	26,452.35	36,177.78	47,782.92	68,208.51	0.00	\$201,546.91
Pest Control	85	85	85.00	85.00	85	85.00		510.00
Pool	1400	1,400.00	1,525.00	1,581.76	1521.99	1,400.00	0.00	8,828.75
Professional Fees	300	300	300	300	400.00	300	0	1,900.00
Accounting	211.00	215	150.00	200	211	211		1,198.00
Total for Professional Fees	511.00	515.00	450.00	500.00	611.00	511.00	0.00	\$3,098.00
Property Taxes	4,235.00	4,235.00	4235	4,235.00	4,235.00	4,235.00	0.00	25,410.00
Repairs and Maintenance	740.00	2,182.14	200.00	541.88	260.00	540.00	0.00	4,464.02
Taxes	112.93	6.02	40.19					159.14
Hospitality Tax	332.93	9.80	52.86			2,157.16		2,552.75
Sales Tax						903.76		903.76
Total for Taxes	445.86	15.82	93.05	0.00	0.00	3,060.92	0.00	\$3,615.65
Utilities	1,857.73	151.23	1,473.08	881.54				4,363.58
Electric	980.71	1,288.80	1,921.88	1,788.77	2256.55	2,791.21		11,027.92
Internet	1,690.00	1,690.00	1690	1,690.00		3380		10,140.00
Water	1,081.00	921.22	1321.88	1421.21	1878.22	2423.44		9,046.97
Total for Utilities	5,609.44	4,051.25	6,406.84	5,781.52	4,134.77	8,594.65	0.00	\$34,578.47
Total for Expenses	36,054.91	43,095.96	60,910.27	81,751.14	99,923.97	100,680.46	0.00	422,416.71
Net Operating Income	5,599.09	26,458.55	57,281.26	91,903.08	128,869.98	221,355.64	0.00	\$531,467.60
Other Income								
Other Expenses								
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	5,599.09	26,458.55	57,281.26	91,903.08	128,869.98	221,355.64	0.00	\$531,467.60

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