

Profit and Loss Statement

2024 & 2025 / 2026



2024

Gross Revenue	\$241,714.00
Total Income	\$241,714.00
Association Fee	\$ 1,850.00
STR Permits	\$ 2,250.00
Laundry Supplies	\$ 3,603.00
Housekeeping Services	\$ 10,885.00
Insurance	
Insurance - Flood	\$ 1,622.00
Insurance - General Liability	\$ 1,782.00
Insurance - Property	\$ 6,018.00
Insurance - Wind	\$ 8,717.00
Utilities	
Grande Internet	\$ 1,541.69
Gexa Energy	\$ 12,900.56
City of Corpus Christi	\$ 5,993.86
Waste Connection	\$ 2,546.47
Taxes & Licenses	\$ 28,138.71
Repairs & Maintenance	\$ 9,692.82
Total Expenses	\$ 97,541.11
Net Income	\$ 144,172.89

2025 (2026 projection)

Gross Revenue	\$214,200.00
Total Income	\$214,200.00
Association Fee	\$ 1,850.00
Insurance	
Insurance - Flood	\$ 2,143.00
Insurance - General Liability	\$ 1,621.18
Insurance - Property	\$ 5,309.60
Insurance - Wind	\$ 10,743.00
Utilities	
Grande Internet	\$ 1,773.71
Gexa Energy	\$ 3,040.53
City of Corpus Christi	\$ 4,628.03
Waste Connection	\$ 2,424.57
Taxes & Licenses	\$ 27,357.39
Repairs & Maintenance	\$ 10,393.90
Total Expenses	\$ 71,284.91
Net Income	\$ 142,915.10

*The property was under renovations in 2022 until June 2023. The property was listed for STR June 1, 2023

STR vs. Long Term Rental ProForma Comparison Tool

Income	Monthly Rental	STR Nightly
Gross Potential Rents	\$ 214,200	\$ 492,750
Less: Vacancy 7% or 40%	\$ 14,994	\$ 197,100
Effective Gross Income	\$ 199,206	\$ 295,650
Operating Expenses		
Property Taxes	\$ 27,357.00	\$ 27,357.00
Insurance - Wind	\$ 10,743.00	\$ 10,743.00
Insurance - GL	\$ 1,666.00	\$ 1,666.00
Insurance - PL	\$ 5,049.00	\$ 5,049.00
Insurance - Flood	\$ 2,143.00	\$ 2,143.00
Water	\$ 4,800.00	\$ 4,800.00
Trash	\$ 2,436.00	\$ 2,436.00
Internet	\$ 2,040.00	\$ 2,040.00
Landscaping	\$ 3,000.00	\$ 3,000.00
Pool	\$ 3,000.00	\$ 3,000.00
Laundry / Supplies	-	\$ 3,000.00
Housekeeping	-	\$ 15,000.00
Electricity	\$ 1,800.00	\$ 14,700.00
PIPOA License	\$ 1,800.00	\$ 1,800.00
City Permit/STR Fees - \$250 a unit	-	\$ 2,250.00
Subtotal Expenses	\$ 65,834.00	\$ 98,984.00
Management Fee	\$ 12,000.00	\$ 12,000.00
Capital Expenditures	\$ 12,000.00	\$ 12,000.00
Total Expenses	\$ 89,834.00	\$ 122,984.00
Net Income	\$ 109,372	\$ 172,666
Expense Ratio	45%	41%

Assumptions

Vacancy - 7%	STR Nightly Rate \$150 @ 60% Occupancy	Management Fee -\$1,000 Monthly	CapX - \$1,000 Monthly
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*Rental Income based on 2026 rent rolls

Monthly Expense Assumptions: 1x Weekly Pool cleaning service - \$250, Pool Electricity\$250, Complex Unit Electricity under STR \$1,075, Complex Water \$400 a month,Trash/Dumpster \$203, Internet (2 lines Mesh System) \$170,1x Weekly Landscaping Service \$250