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

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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

***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