

## January 2019 Earnings - Cozy 2Bd/2.5Ba

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Site Service Fee	Cleaning & Linens Expense	Mngmt Fee	Owner's Payout	Payout Date*
30-Dec	3-Jan	4	Brian Moyer	Cozy 2Bd/2.5Ba Condo 1	470.40	14.11	150.00	45.94	260.35	<b>8-Jan</b>
10-Jan	14-Jan	4	Todd Stewart	Cozy 2Bd/2.5Ba Condo 1	940.20	28.21	150.00	114.30	647.69	<b>15-Jan</b>
15-Jan	18-Jan	3	Gail Spencer	Cozy 2Bd/2.5Ba Condo 1	403.65	12.11	150.00	36.23	205.31	<b>23-Jan</b>
18-Jan	20-Jan	2	Taylor Hennessey	Cozy 2Bd/2.5Ba Condo 1	676.00	20.28	150.00	75.86	429.86	<b>23-Jan</b>
24-Jan	27-Jan	3	Katie Smith	Cozy 2Bd/2.5Ba Condo 1	586.00	17.58	150.00	62.76	355.66	<b>29-Jan</b>
27-Jan	1-Feb	5	Jorge Machado	Cozy 2Bd/2.5Ba Condo 1	427.18	12.82	150.00	39.65	224.71	<b>5-Feb</b>
<b>TOTALS:</b>		<b>19</b>			<b>3,503.43</b>	<b>105.11</b>	<b>900.00</b>	<b>374.75</b>	<b>2,123.57</b>	

<b>Nights Booked</b>		Total Revenue:	3,503.43
<b>19</b>	<b>61%</b>	Total Expenses:	1,379.86
		Property Maintenance/Service Fees:	25.00
		Hotel Taxes:	\$ 257.99
		<b>Owner's January Net:</b>	<b>\$ 1,840.58</b>

\*\$25 Service Fee for Monthly Hotel Tax Processing.

**NOTE:**

\*Payouts are made each Tuesday and process overnight. Bank holidays may delay processing.

**Cozy 2Bd/2.5Ba PROJECTIONS OVERVIEW - As of 2/23/19**

Upcoming Months	Gross Revenue	Expected Net
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
February	3,365.95	\$ 1,890.49
March	5,570.68	\$ 3,315.86
April	5,997.40	\$ 3,772.07
May	5,394.09	\$ 3,047.33
Additional Bookings	15,378.91	\$ 8,350.94

**Total Bookings as of 2/23/19**

	Gross Revenue	Owner Net
Past Months	68,755.78	\$ 45,065.19
Future Bookings	\$ 35,707.03	\$ 20,376.69
<b>Totals:</b>	\$ 104,462.81	\$ 65,441.88

**Cozy 2Bd/2.5Ba Upcoming Months Bookings' as of 2/23/19**

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee	Owner's Payout	Payout Date
7-Feb	10-Feb	3	Ashley Shogren	Cozy 2Bd/2.5Ba C	1,092.00	32.76	150.00	136.39	772.85	12-Feb
10-Feb	15-Feb	5	Bryce Unruh	Cozy 2Bd/2.5Ba C	572.75	17.18	150.00	60.84	344.73	19-Feb
17-Feb	21-Feb	4	Kara Viviani	Cozy 2Bd/2.5Ba C	488.20	14.65	150.00	48.53	275.02	26-Feb
22-Feb	24-Feb	2	Hanly Funderburk	Cozy 2Bd/2.5Ba C	724.80	21.74	150.00	82.96	470.10	26-Feb
25-Feb	1-Mar	4	Kim Grenon	Cozy 2Bd/2.5Ba C	488.20	14.65	150.00	48.53	275.02	6-Mar

<b>Feb. Nights Booked</b>	<b>18</b>	<b>February Totals:</b>		3,365.95	100.98	750.00	377.25	2,137.72	
		Estimated Hotel Tax:		247.23		<b>Net Payout:</b>		<b>\$ 1,890.49</b>	

7-Mar	10-Mar	3	Jessica Lacey	Cozy 2Bd/2.5Ba C	1,177.50	35.33	150.00	148.83	843.34	13-Mar
11-Mar	14-Mar	3	Stacey Hydrick	Cozy 2Bd/2.5Ba C	546.90	16.41	150.00	57.07	323.42	19-Mar
16-Mar	20-Mar	4	Danielle Moyer	Cozy 2Bd/2.5Ba C	1,065.60	31.97	150.00	132.54	751.09	26-Mar
20-Mar	22-Mar	2	Matthew Sandusky	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	26-Mar
24-Mar	28-Mar	4	Kelly Farrell	Cozy 2Bd/2.5Ba C	673.80	20.21	150.00	75.54	428.05	2-Apr
28-Mar	31-Mar	3	Stew Quinn	Cozy 2Bd/2.5Ba C	1,338.58	40.16	150.00	172.26	976.16	2-Apr
31-Mar	2-Apr	2	Linh Tong Larson	Cozy 2Bd/2.5Ba C	378.00	11.34	150.00	32.50	184.16	2-Apr

<b>March Nights Booked:</b>	<b>20</b>	<b>March Totals:</b>		5,570.68	167.13	1,050.00	653.03	3,700.52	
		Estimated Hotel Tax:		384.66		<b>Net Payout:</b>		<b>\$ 3,315.86</b>	

5-Apr	7-Apr	2	Macy Fagler	Cozy 2Bd/2.5Ba C	1,193.10	35.79	150.00	151.10	856.21	9-Apr
11-Apr	16-Apr	5	Eileen Bennett	Cozy 2Bd/2.5Ba C	1,646.25	49.39	150.00	217.03	1,229.83	16-Apr
18-Apr	21-Apr	3	Samantha Wismer	Cozy 2Bd/2.5Ba C	1,249.15	37.47	150.00	159.25	902.43	23-Apr
21-Apr	24-Apr	3	Gerrie Berena	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	30-Apr
24-Apr	26-Apr	2	Peter Murtagh	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	30-Apr
26-Apr	30-Apr	4	Laci Ahrens	Cozy 2Bd/2.5Ba C	1,208.40	36.25	150.00	153.32	868.83	30-Apr

<b>April Nights Booked:</b>	<b>19</b>	<b>April Totals:</b>		5,997.40	179.92	900.00	737.62	4,179.86	
		Estimated Hotel Tax:		407.79		<b>Net Payout:</b>		<b>\$ 3,772.07</b>	

3-May	6-May	3	Rachel Cutler	Cozy 2Bd/2.5Ba C	1,182.65	35.48	150.00	149.58	847.59	7-May
6-May	8-May	2	Greg Booley	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	14-May
8-May	10-May	3	Jaime Hagerman	Cozy 2Bd/2.5Ba C	759.30	22.78	150.00	87.98	498.54	14-May
8-May	10-May	2	Ashley Mitchell	Cozy 2Bd/2.5Ba C	78.34	0.62	150.00	(10.84)	(61.44)	14-May
14-May	17-May	3	Amber Corn	Cozy 2Bd/2.5Ba C	403.65	12.11	150.00	36.23	205.31	22-May
17-May	20-May	3	Kayla Johnston	Cozy 2Bd/2.5Ba C	1,128.00	33.84	150.00	141.62	802.54	21-May
20-May	23-May	3	Brody Mitchell	Cozy 2Bd/2.5Ba C	403.65	12.11	150.00	36.23	205.31	29-May
24-May	27-May	3	Valerie Mielke	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	29-May

<b>May Nights Booked:</b>	<b>23</b>	<b>May Totals:</b>		5,394.09	160.10	1,200.00	605.10	3,428.89	
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			Estimated Hotel Tax:	381.56		Net Payout:	\$ 3,047.33	
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31-May	3-Jun	3	Robbie Garrett-Stuenkel	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	4-Jun
12-Jun	14-Jun	2	Kelsey Crecchio	Cozy 2Bd/2.5Ba C	319.10	9.57	150.00	23.93	135.60	18-Jun
16-Jun	20-Jun	4	Megan Leonard	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	26-Jun
23-Jun	26-Jun	3	Dawn Davidson	Cozy 2Bd/2.5Ba C	403.65	12.11	150.00	36.23	205.31	2-Jul
26-Jun	28-Jun	2	Darci Brooks	Cozy 2Bd/2.5Ba C	340.32	10.21	150.00	27.02	153.09	2-Jul
30-Jun	3-Jul	3	Tracy Hanzek	Cozy 2Bd/2.5Ba C	432.59	12.98	150.00	40.44	229.17	3-Jul
8-Jul	10-Jul	2	Julia Kelley	Cozy 2Bd/2.5Ba C	319.10	9.57	150.00	23.93	135.60	16-Jul
11-Jul	15-Jul	4	Chloe Burke	Cozy 2Bd/2.5Ba C	1,208.40	36.25	150.00	153.32	868.83	16-Jul
15-Jul	19-Jul	4	Christine Schneider	Cozy 2Bd/2.5Ba C	522.95	15.69	150.00	53.59	303.67	23-Jul
19-Jul	22-Jul	3	Emily Williams	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	23-Jul
23-Jul	26-Jul	3	Gina Miccinilli	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	30-Jul
26-Jul	29-Jul	3	Hayley Adams	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	30-Jul
1-Aug	4-Aug	3	Sabrina Fiaz	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	7-Aug
7-Aug	9-Aug	2	Dori King	Cozy 2Bd/2.5Ba C	338.40	10.15	150.00	26.74	151.51	13-Aug
12-Aug	16-Aug	4	Amanda Fleming	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	20-Aug
18-Aug	23-Aug	5	Lori Mosley	Cozy 2Bd/2.5Ba C	550.50	16.52	150.00	57.60	326.38	28-Aug
2-Sep	6-Sep	4	Jacqui Clarke	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	10-Sep
16-Sep	20-Sep	4	James Wardle	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	24-Sep
24-Sep	27-Sep	3	Dori Engen	Cozy 2Bd/2.5Ba C	390.00	11.70	150.00	34.25	194.06	1-Oct
6-Oct	10-Oct	4	Beth Hobbs	Cozy 2Bd/2.5Ba C	519.10	15.57	150.00	53.03	300.50	15-Oct
12-Oct	17-Oct	5	Mick Hynes	Cozy 2Bd/2.5Ba C	919.00	27.57	150.00	111.21	630.22	22-Oct
21-Oct	25-Oct	4	Tracy Gardner	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	29-Oct
27-Oct	30-Oct	3	Justin Cooper	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	5-Nov
23-Nov	29-Nov	6	Philip Calfina	Cozy 2Bd/2.5Ba C	999.60	29.99	150.00	122.94	696.67	3-Dec
30-Dec	3-Jan	4	Jennifer Tomer	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	7-Jan

		<b>87</b>	<b>Additional Bookings Totals:</b>	15,378.91	461.36	3,750.00	1,675.13	9,492.42	
			Estimated Hotel Tax:	1,141.48		Net Payout:		\$ 8,350.94	