

December 2018 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-Nov	2-Dec	2	Rachel Taylor	Cozy 2Bd/2.5Ba Condo 1	813.10	24.39	150.00	95.81	542.90	4-Dec
6-Dec	10-Dec	4	Lauren Peckham	Cozy 2Bd/2.5Ba Condo 1	800.00	24.00	150.00	93.90	532.10	18-Dec
13-Dec	16-Dec	3	Janet Larabell	Cozy 2Bd/2.5Ba Condo 1	569.90	17.10	150.00	60.42	342.38	18-Dec
22-Dec	25-Dec	3	Beth Fargo	Cozy 2Bd/2.5Ba Condo 1	450.60	13.52	150.00	43.06	244.02	26-Dec
26-Dec	28-Dec	2	Yin Pang	Cozy 2Bd/2.5Ba Condo 1	319.10	9.57	150.00	23.93	135.60	2-Jan
28-Dec	30-Dec	2	Zach Simonetti	Cozy 2Bd/2.5Ba Condo 1	547.10	16.41	150.00	57.10	323.59	2-Jan
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TOTALS:		16			3,499.80	104.99	900.00	374.22	2,120.59	
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Nights Booked		Total Revenue:	3,499.80
16	52%	Total Expenses:	1,379.21
		Property Maintenance/Service Fees:	25.00
		Hotel Taxes:	\$ 245.79
		Owner's December Net:	\$ 1,849.80

*\$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 1/17/19

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
January	3,076.25	\$ 1,677.99
February	2,641.15	\$ 1,472.32
March	-	\$ -
Additional Bookings	22,016.64	\$ 12,657.15

Total Bookings as of 1/17/19

	Gross Revenue	Owner Net
Past Months	65,252.35	\$ 42,941.62
Future Bookings	\$ 27,734.04	\$ 15,807.46
Totals:	\$ 92,986.39	\$ 58,749.08

Cozy 2Bd/2.5Ba Upcoming Months Bookings' as of 1/17/19

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
30-Dec	3-Jan	4	Brian Moyer	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	8-Jan
10-Jan	14-Jan	4	Todd Stewart	Cozy 2Bd/2.5Ba C	940.20	28.21	150.00	114.30	647.69	16-Jan
15-Jan	18-Jan	3	Gail Spencer	Cozy 2Bd/2.5Ba C	403.65	12.11	150.00	36.23	205.31	8-Jan
18-Jan	20-Jan	2	Taylor Hennessey	Cozy 2Bd/2.5Ba C	676.00	20.28	150.00	75.86	429.86	23-Jan
24-Jan	27-Jan	3	Katie Smith	Cozy 2Bd/2.5Ba C	586.00	17.58	150.00	62.76	355.66	29-Jan

Jan. Nights Booked	16	January Totals:		3,076.25	92.29	750.00	335.09	1,898.87	
		Estimated Hotel Tax:		220.88		Net Payout:		\$ 1,677.99	

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
25-Feb	1-Mar	4	Kim Grenon	Cozy 2Bd/2.5Ba C	488.20	14.65	150.00	48.53	275.02	6-Mar

Feb. Nights Booked	16	February Totals:		2,641.15	79.24	600.00	294.29	1,667.62	
		Estimated Hotel Tax:		195.30		Net Payout:		\$ 1,472.32	

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
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
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
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
26-Jun	28-Jun	2	Dori King	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	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
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
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
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
23-Nov	29-Nov	6	Philip Calfina	Cozy 2Bd/2.5Ba C	999.60	29.99	150.00	122.94	696.67	3-Dec

	100	Additional Bookings Totals:	22,016.64	658.77	4,650.00	2,506.18	14,201.69	
		Estimated Hotel Tax:	1,544.54		Net Payout:		\$ 12,657.15	