

<b>Profit and Loss Statement for: KC or Alice Lam</b>					
<b>Property: 13120 John Reynolds Rd. Galveston, TX 77554</b>					
<b>Report dates: from 12/31/2019 to 12/31/2020</b>					
<b>SUMMARY REPORT</b>		<b>YTD</b>			
<b>Night Occupied:</b>	<b>210</b>	<b>377</b>			
<b>Owner Nights:</b>	<b>11</b>	<b>42</b>			
<b>Occupancy:</b>	<b>57.22%</b>	<b>51.57%</b>			
<b>Guest Count:</b>	<b>242</b>	<b>772</b>			
<b>INCOME</b>					
<b>Rental Revenue to Owner:</b>	<b>\$25,802.38</b>	<b>\$63,263.75</b>			
<b>Gross Room Revenue:</b>	<b>\$32,327.97</b>	<b>\$79,154.68</b>			
<b>Cancellation Fees:</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>Owner Credits:</b>	<b>\$0.00</b>	<b>\$461.46</b>			
<b>Fees Paid to Owner:</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>Management commission (expense):</b>	<b>-\$6,525.59</b>	<b>-\$15,890.93</b>			
<b>Net Income:</b>	<b>\$25,802.38</b>	<b>\$63,725.21</b>			
<b>EXPENSE</b>					
<b>Travel Agent Fee:</b>	<b>\$1,031.57</b>	<b>\$1,853.87</b>			
<b>Owner Cleaning Fee:</b>	<b>\$859.85</b>	<b>\$3,266.12</b>			
<b>Maintenance:</b>	<b>\$2,301.25</b>	<b>\$4,464.04</b>			
<b>Owner Portfolio Payments:</b>	<b>\$1,419.20</b>	<b>\$2,356.61</b>			
<b>Additional Laundry:</b>	<b>\$11.45</b>	<b>\$11.45</b>			
<b>G.A.R.M. Annual Charge:</b>	<b>\$324.00</b>	<b>\$648.00</b>			
<b>Annual Linen Fee:</b>	<b>\$1,445.10</b>	<b>\$2,167.65</b>			
<b>Item Replacement:</b>	<b>\$0.00</b>	<b>\$352.50</b>			
<b>Lawn Service:</b>	<b>\$0.00</b>	<b>\$89.30</b>			
<b>Total Expenses:</b>	<b>\$7,392.42</b>	<b>\$15,209.54</b>			
<b>Amount Due to Owner (Income - Expense):</b>					
	<b>\$18,409.96</b>	<b>\$48,515.67</b>			
<b>DETAILED REPORT</b>					
<b>INCOME</b>					
<b>Res Num</b>	<b>Renter's Name</b>	<b>Arrival</b>	<b>Departure</b>	<b>Nights</b>	<b>Net to Owner</b>
196429 *	Hayes C	12/24/2019	12/27/2019	3	\$608.00
196743 *	Duran C	12/30/2019	01/01/2020	2	\$326.40
196369	Young E	01/16/2020	01/20/2020	4	\$700.00
198492	Lam K	03/07/2020	03/10/2020	3	\$0.00
199416	Madriz C	03/12/2020	03/15/2020	3	\$585.28

199318	Fields L	03/16/2020	03/20/2020	4	\$775.20
200358	Lorfin K	05/01/2020	05/03/2020	2	\$0.00
199957	Garcia J	05/08/2020	05/11/2020	3	\$401.60
200582	Roberts L	05/15/2020	05/17/2020	2	\$444.80
200933	Aguilar R	05/22/2020	05/25/2020	3	\$978.40
201946	Bamburg B	05/25/2020	05/28/2020	3	\$448.80
201465	Martinez J	05/28/2020	05/31/2020	3	\$773.60
202126	Lam K	06/01/2020	06/03/2020	2	\$0.00
201096	Schubert S	06/04/2020	06/08/2020	4	\$1,050.40
199920	Clifford Morales L	06/11/2020	06/14/2020	3	\$851.20
200009	Do B	06/17/2020	06/21/2020	4	\$803.92
188664	Moon M	06/21/2020	06/27/2020	6	\$1,758.24
200722	White A	06/27/2020	06/30/2020	3	\$891.61
201956	Cook D	07/01/2020	07/05/2020	4	\$1,395.20
201301	Rodriguez R	07/06/2020	07/09/2020	3	\$799.20
203884	Brink B	07/09/2020	07/12/2020	3	\$1,312.80
197957	Fairchild L	07/12/2020	07/15/2020	3	\$692.80
199006	Stewart D	07/13/2020	07/19/2020	6	\$0.00
202165	Chin J	07/15/2020	07/19/2020	4	\$1,364.00
201363	Anstee K	07/19/2020	07/23/2020	4	\$896.80
198486	Evans C	07/23/2020	07/26/2020	3	\$980.64
204048	Lam K	07/26/2020	07/30/2020	4	\$0.00
199571	Raines J	07/27/2020	07/30/2020	3	\$0.00
196634	Rigby J	07/30/2020	08/09/2020	10	\$2,591.76
205533	Morley T	08/13/2020	08/17/2020	4	\$1,593.59
206000	Chandler B	08/21/2020	08/23/2020	2	\$771.74
207019	Lam K	08/28/2020	08/30/2020	2	\$0.00
206601	Gamboa W	09/04/2020	09/07/2020	3	\$1,264.00
203546	Beltran S	09/11/2020	09/14/2020	3	\$742.40
<b>Revenue Income:</b>				<b>118</b>	<b>\$25,802.38</b>

\* - This reservation carries over into the next month or carried over from a previous month.

Date	Description	Cancellation Fee
<b>Cancellation Fees:</b>		<b>\$0.00</b>
Date	Description	Owner Credit
<b>Owner Credits:</b>		<b>\$0.00</b>
Date	Description	Fee Paid to Owner
<b>Fees Paid to Owner:</b>		<b>\$0.00</b>
<b>Total Income:</b>		<b>\$25,802.38</b>

<b>EXPENSE</b>				
Date	Type	W.O #	Description	Charge

01/01/2020	Travel Agent Fee		AirBNB Travel Agent Fee #196743	-\$44.39
01/02/2020	Owner Cleaning Fee		Add'l laundry - 1 rug/1 pillow case/2 shams	-\$7.15
01/14/2020	Maintenance	9812879	LABOR - Assembled futon per owner's request	-\$45.00
01/16/2020	Maintenance	9900283	PARTS - Item replacement - 43 AA & 2 AAA batteries. 2 air filters. 3 bath mats. 1 light bulb	-\$72.05
01/20/2020	Maintenance	123456	Shower head support bracket.	-\$11.00
01/20/2020	Maintenance	9902520	Replaced corroded out showerhead bracket, Guest called to complain	-\$45.00
01/20/2020	Owner Cleaning Fee		2 twin mattress protector/ 1 full comforter /5 med rugs/2 sm rugs/2 full comforter/7 twin comftr/ Queen bed cover/ 1 sham/4 pillow protector/1 shower curtain/1 twin bed skirt	-\$213.35
01/20/2020	Travel Agent Fee		AirBNB Travel Agent Fee #196369	-\$73.64
01/20/2020	Owner Cleaning Fee		Deep Clean	-\$300.00
01/30/2020	Owner Cleaning Fee		14 regular pillows/14 reg pillow protectors/1 king pillow/ 2 king pillow protectors/ 4 twin bed skirt/2 bags for futons and sleepers.	-\$277.20
02/04/2020	Maintenance	HD02/04/20	New programmable thermostat	-\$29.74
02/04/2020	Maintenance	10293686	New programmable thermostat	-\$45.00
03/02/2020	Maintenance	10292811	Robert's went out--no charge - since they had already been there.	\$0.00
03/10/2020	Owner Portfolio Payments	198492	Cleaning Fee (Owner) for reservation #198492 (Kc Or Alice Lam)	-\$225.00
03/10/2020	Maintenance	10926565	Gfci. Vent fan	-\$46.41
03/10/2020	Maintenance	10926565	LABOR - Changed gfci, tightened table legs. Replace vent fan in bathroom downstairs. I put regular shower head on upstairs bathroom	-\$45.00
03/11/2020	Additional Laundry		1 rug	-\$2.75
03/13/2020	Maintenance	10896542	Fixed shower handle, tightened table legs and chair legs,replaced vent fan, put new shower head	-\$135.00
03/16/2020	Maintenance	HD031320	Vent fan for bathroom, new shower head	-\$138.60
03/16/2020	Additional Laundry		1 rug /	-\$2.75
03/20/2020	Travel Agent Fee		VRBO Travel Agent Fee #199318	-\$76.28
05/01/2020	Maintenance	11423378	LABOR - Checked AC upstairs, not working. Need AC Tech	-\$45.00
05/01/2020	Maintenance	11423378	ROBERT'S AIR - Cannot repair. Diagnos bad compressor. Unit will be replaced	-\$148.84
05/01/2020	G.A.R.M. Annual Charge		Annual G.A.R.M. Fee - 5/1/20 - 4/30/21	-\$324.00
05/02/2020	Maintenance	11423849	LABOR - downstairs AC not cooling. Drip pan overflowed, shut off overflowed. Sent out AC tech	-\$45.00
05/02/2020	Maintenance	11423849	ROBERT'S AIR - Downstairs AC - blow out drain line	-\$208.38
05/08/2020	Maintenance	11451641	GALVESTON LANDSCAPING - Trash haul - 3 cans	-\$86.63
05/17/2020	Travel Agent Fee		VRBO/Homeaway Travel Fee - 200582	-\$51.84

05/21/2020	Maintenance	11745835	PARTS - Item replacement - 2 AA batteries for remote / 2 air filters	-\$15.40
05/21/2020	Owner Cleaning Fee		trip charge - new comforters	-\$38.50
05/26/2020	Owner Cleaning Fee		1 sham	-\$1.65
05/28/2020	Maintenance	12003975	LABOR - Guest reported - the outdoor shower blew apart with the wind from the storm. They are checking out in the morning	-\$45.00
05/31/2020	Maintenance	11793094	Repaired broken door knob	-\$45.00
05/31/2020	Travel Agent Fee		AirBNB Travel Agent Fee #201465	-\$128.23
06/01/2020	Owner Cleaning Fee		1 full bed cover / 1 rug	-\$16.50
06/03/2020	Owner Portfolio Payments	202126	Cleaning Fee (Owner) (owner) for reservation #202126 (Kc Or Alice Lam)	-\$225.00
06/05/2020	Maintenance	12115294	LABO - Re-nailed loose boards, added more screws for support	-\$45.00
06/10/2020	Maintenance	11423350	Labor-Delivered 2 portable AC units for guests...2 Days rental	-\$100.00
06/11/2020	Owner Portfolio Payments	199920	Charge Owner for reservation #199920 (Laura Clifford Morales)	-\$106.40
06/22/2020	Maintenance	13405084	TX PLUMBING & BACK FLOW - 6-22-20 shut down water to house. Removed cartridge and took pictures. have to order cartridge. Turned the water back on and reinstalled trim. I was able to turn it on and off but it was a little hard. 6-24-20 Returned and replaced Pfister cartridge.	-\$205.05
06/28/2020	Maintenance	13751460	LABOR - Secured what could be done. One board needs to be replaced totally	-\$45.00
07/01/2020	Maintenance	13461583	LABOR - No Charge - Brought a loner microwave, plugged it in and check it's functions no problems. Guest said wifi signal doesn't work in the upstairs bedroom and work's fine anywhere else in the house and outside under the house	\$0.00
07/06/2020	Owner Portfolio Payments	201301	Charge Owner for reservation #201301 (Richard Rodriguez)	-\$74.30
07/07/2020	Maintenance	14321336	LABOR - Unclogged toilet	-\$45.00
07/07/2020	Maintenance	14624767	ANIMAL CONTROL - Treated for black bugs	-\$77.40
07/10/2020	Maintenance	14526806	GALVESTON LANDSCAPING - Trash haul - 2 cans	-\$57.75
07/13/2020	Maintenance	14618316	PARTS - Item replacement - air filter & grill brush	-\$16.50
07/13/2020	Maintenance	14616996	ANIMAL CONTROL - Ant infestation. Treated	-\$154.80
07/14/2020	Maintenance	14574514	LABOR - Hauled wood and scraps away	-\$45.00
07/15/2020	Maintenance	14623969	GALVESTON LANDSCAPING - Trash haul - 2 cans	-\$57.75
07/17/2020	Annual Linen Fee		Annual Linen Fees 7/1/20-6/30/21	-\$1,445.10
07/20/2020	Owner Cleaning Fee		1 small blanket	-\$5.50
07/25/2020	Maintenance	14662509	LABOR - Trip charge - mailbox fell down during storm-put under house out of the way	-\$20.00

07/30/2020	Owner Portfolio Payments	204048	Cleaning Fee (Owner) (owner) for reservation #204048 (Kc Or Alice Lam)	-\$225.00
07/31/2020	Owner Portfolio Payments	201956	Charge Owner for reservation #201956 (Dawn Cook)	-\$174.40
07/31/2020	Owner Portfolio Payments	203884	Charge Owner for reservation #203884 (Bonnie Brink)	-\$164.10
07/31/2020	Travel Agent Fee		202165	-\$139.60
07/31/2020	Travel Agent Fee		201363	-\$92.88
08/01/2020	Maintenance	14704399	LABOR - Brought fans for stuffy rooms. Disposal needs to be replaced.	-\$45.00
08/13/2020	Maintenance	14669282	LABOR - Trip Charge - mail box fell down, put underneath house	-\$20.00
08/23/2020	Maintenance	14752876	LABOR - checked for multiple issues	-\$45.00
08/23/2020	Travel Agent Fee		Travel Agent Fee for reservation # 206000 date:08/23/2020	-\$96.47
08/24/2020	Maintenance	HD0818201	PARTS -Security Hinge and padlock for garage door	-\$24.95
08/24/2020	Maintenance	14658097	LABOR-Removed all old nails and screws from broken outdoor shower and put pad lock on garage door	-\$45.00
08/30/2020	Owner Portfolio Payments	207019	Cleaning Fee (Owner) (owner) for reservation #207019 (Kc Or Alice Lam)	-\$225.00
08/31/2020	Travel Agent Fee		Travel Agent Fee for Res# 205533	-\$199.44
09/12/2020	Additional Laundry		1 S Blanket	-\$5.95
09/30/2020	Travel Agent Fee		Travel Agent Fee for. Res#206601	-\$128.80
11/29/2020	Maintenance	15403587	LABOR - No charge - removed Ryson sign	\$0.00
<b>Total Expense:</b>				<b>-\$7,392.42</b>
<b>Net Income (Income - Expense):</b>				<b>\$18,409.96</b>