Profit & Loss Statement — 7643 Wilmington Loop

Encore Resort at Reunion · KALC LLC

January 1 – September 30, 2026 · by owner-statement month · property-manager items only

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
INCOME										
Rental income (gross base rate)	3,789.42	4,094.15	10,005.61	10,072.82	5,658.35	9,075.58	10,263.17	3,656.27	1,639.50	58,254.87
Pool heat charges	—	—	293.33	440.00	—	—	—	—	—	733.33
Total income	**3,789.42**	**4,094.15**	**10,298.94**	**10,512.82**	**5,658.35**	**9,075.58**	**10,263.17**	**3,656.27**	**1,639.50**	**58,988.20**
BOOKING & MANAGEMENT COSTS										
Travel agent / OTA commissions	—	—	466.84	1,447.21	—	146.99	—	535.50	289.86	2,886.40
Management fee (20%)	757.89	818.83	2,001.13	1,725.12	1,131.67	1,815.12	2,052.64	731.25	269.93	11,303.58
Total booking & management	**757.89**	**818.83**	**2,467.97**	**3,172.33**	**1,131.67**	**1,962.11**	**2,052.64**	**1,266.75**	**559.79**	**14,189.98**
Net rental income	**3,031.53**	**3,275.32**	**7,830.97**	**7,340.49**	**4,526.68**	**7,113.47**	**8,210.53**	**2,389.52**	**1,079.71**	**44,798.22**
OPERATING EXPENSES										
Electric (Duke)	552.44	634.58	467.16	384.28	782.53	580.89	738.11	987.61	798.61	5,926.21
Gas (TECO)	174.60	287.21	313.44	316.91	339.62	319.59	156.16	205.94	81.54	2,195.01
Water (Toho)	91.42	238.24	78.60	207.28	303.77	104.24	303.77	—	846.41	2,173.73
TV / internet	45.15	45.15	45.15	45.15	45.15	45.15	45.15	45.15	45.15	406.35
HOA dues	697.00	697.00	697.00	697.00	697.00	697.00	697.00	697.00	697.00	6,273.00
Club dues	118.52	118.52	118.52	118.52	118.52	118.52	118.52	118.52	118.52	1,066.68
Pool / hot tub service	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	1,530.00
Home Care Program	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	4,320.00
Point Central (smart lock)	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	108.00
Repairs & maintenance	—	200.28	420.00	1,295.00	1,062.00	1,279.47	1,349.00	—	65.00	5,670.75
Cleaning (deep clean)	—	—	—	—	1,103.26	—	—	—	—	1,103.26
Total operating expenses	**2,341.13**	**2,882.98**	**2,801.87**	**3,726.14**	**5,113.85**	**3,806.86**	**4,069.71**	**2,716.22**	**3,314.23**	**30,772.99**
NET OPERATING INCOME	**690.40**	**392.34**	**5,029.10**	**3,614.35**	**(587.17)**	**3,306.61**	**4,140.82**	**(326.70)**	**(2,234.52)**	**14,025.23**
RECONCILIATION TO OWNER PAYOUT										
Rental reserve withheld (5%)	(34.52)	(19.62)	(251.46)	(180.72)	—	(165.33)	(207.04)	—	—	(858.69)
Rental reserve released	—	66.00	—	271.00	181.00	—	165.00	—	65.00	748.00
Statement rounding	0.01	—	0.01	—	—	0.01	—	—	—	0.03
Owner payout per statement	**655.89**	**438.72**	**4,777.65**	**3,704.63**	**(406.17)**	**3,141.29**	**4,098.78**	**(326.70)**	**(2,169.52)**	**13,914.57**

Notes & Repair Detail

Encore Resort at Reunion · KALC LLC
Supporting detail for the Profit & Loss statement

Basis. The P&L follows the property manager's statement months, so each month ties to that month's owner payout. The revenue statement groups stays by arrival month instead; the two give the same January–September rental total ($58,254.87).

What's not included. These figures cover only what the property manager billed. Mortgage interest, property taxes, insurance, depreciation and any expenses paid directly by KALC LLC are not on the owner statements and are not in this P&L.

Commissions. Travel agent / OTA commissions combine commissions taken on the reservation line (26143661 in April, $1,447.21; 26388042 in September, $289.86) with separate commission charges (March net-discount commission $466.84; June OTA fees $146.99; August "RussMatt Baseball" $535.50). On the two stays with a line commission, the 20% management fee was charged on revenue after commission.

Pool heat. Pool heat appears as a credit to the owner in March ($293.33) and April ($440.00, including $360.00 labeled "Feb Pool Heat"); it is shown as income.

Rental reserve. The manager withholds 5% of each positive statement into a rental reserve and releases funds from it periodically. Because that money is still the owner's, it is shown below net operating income as a reconciling item rather than an expense. Reserve balance: $1,031.84 on Jan 1 → $1,142.53 on Sep 30.

Owner payouts. May (–$406.17), August (–$326.70) and September (–$2,169.52) closed with a balance owed to the manager; May and August were collected the following month. Net cash to owner for January–September: $13,914.57.

Rounding. The manager rounds each reservation's net amount, so the statement totals differ from the line items by a few cents ($0.03 for the period).

Repairs, Maintenance & Cleaning

MONTH	DESCRIPTION	AMOUNT
Feb	The Pool Mechanic - new pump basket supplied and installed	$90.00
Feb	Bottom shelf arm had a broke handle, replaced with new side arm	$110.28
Mar	The Pool Mechanic - New pump union supplied and installed	$150.00
Mar	The Pool Mechanic - New LED pool light bulb supplied and installed	$270.00
Apr	The pool mechanic - new 1.5 hp pool motor supplied and installec	$570.00
Apr	Franks Furniture Repair	$102.00
Apr	The Pool Mechanic - new jandy spa blower supplied and installed	$480.00
Apr	The broken cartridge was replaced	$143.00
May	TSK - replaced missing soffit	$720.00
May	The Pool Mechanic - New chlorinator gasket supplied and installed	$126.00
May	Rysen Services	$216.00
May	Deep clean	$1,103.26
Jun	Appliance Fixsicians - Refrigerator & Dryer fixed	$940.47
Jun	The Pool Mechanic - New temperature sensor supplied and installed on RCS box - 21205	$150.00
Jun	The Pool Mechanic - New RCS faceplate supplied and installed - 21263	$114.00

MONTH	DESCRIPTION	AMOUNT
Jun	Compressor had a bad capacitor. Capacitor have been replaced AC is working as it should	$75.00
Jul	Franks Furniture Repairs - 582	$108.00
Jul	Orlando Plumbing Service - 17347	$450.00
Jul	The damaged lock has already been replaced	$65.00
Jul	New RCS controller enrollment completed	$726.00
Sep	smoke alarm was missing smoke alarm has been installed	$65.00
TOTAL		**$6,774.01**