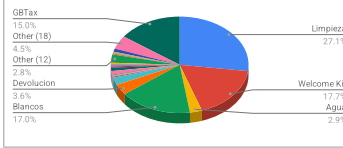




Property:	Veracruz 20	Property Code	76
Investor	Manuel Vertiz	Avg. Daily rate	\$2,570.76
Manager:	Edgar Villalba		
Date	Diciembre 2025	Nights in Month	217

EXPENSES				
Date	Category	Description	Notes	Amount (MXN)
	Limpieza		71	\$23,430.00
	Welcome Kit		51	\$15,300.00
	Agua			\$2,470.00
	Blancos			\$14,734.00
	Devolucion	Dic 27 - 28	Oswaldo	\$3,099.50
	Other (2)	Lavado de 2 tapetes		\$2,160.00
	Other (3)	Cambio de socket y apagador para lámpara		\$300.00
	Other (4)	Instalación de 2 jaboneras		\$360.00
	Other (5)	Instalación de una jabonera		\$180.00
	Other (6)	Lavado de un tapete mediano		\$1,080.00
	Other (7)	Cambio de chispero para boiler		\$960.00
	Other (8)	Abrr chapa trabada		\$360.00
	Other (9)	Ajuste de pasador de cancel de terraza		\$360.00
	Other (10)	Dos duplicados T60		\$240.00
	Other (11)	Arreglar seguro de cancel que no cierra		\$480.00
	Other (12)	Cambio de relevador, reparar tarjeta lavadora		\$2,400.00
	Other (13)	Cambio de leva Lavadora		\$360.00
	Other (14)	Focos luces terraza		\$199.00
	Other (15)	Veracruz 20/8 flejes y cinta terraza		\$96.00
	Other (16)	Veracruz 20/8 focos terraza		\$149.00
	Other (17)	Compra de refractarios		\$919.00
	Other (18)	Compra de batería de cocina		\$3,886.00
	GBTax			\$13,023.88
	TOTAL			\$86,546.38

Expenses



RESERVATION REVENUE									
Nights	Name	Platform	Period	Welcome Kit	USD	MXN	XCH RATE	COMMENTS	
26		Veracruz - 2		11	\$3,290.18	\$58,824.26	\$17.91		
1	Tamayba Lara	Booking	Dic 1 - 2	1	\$92.01	\$1,649.73	\$17.93	Captado por Mr.W	
1	Sneh Shah	Booking	Dic 4 - 5	1	\$92.12	\$1,651.64	\$17.93	Captado por Mr.W	
2	Philippe Furler	Booking	Dic 5 - 7	1	\$250.96	\$4,499.68	\$17.93	Captado por Mr.W	
1	Hanibal Pérez	Mr.W	Dic 9 - 10	1	\$115.23	\$2,066.12	\$17.93	Captado por Mr.W	
4	Ilse Rojas Nucamendi	Booking	Dic 11 - 15	1	\$529.93	\$9,501.59	\$17.93	Captado por Mr.W	
1	Valeria Montalvo	Airbnb	Dic 15 - 16	1	\$152.91	\$2,749.86	\$17.98		
4	Clara Catalina Hidalgo Nieto	Booking	Dic 16 - 20	1	\$386.09	\$6,922.55	\$17.93	Captado por Mr.W	
1	Angel Abdel Morales	Airbnb	Dic 20 - 21	1	\$182.32	\$3,288.03	\$18.03		
6	Madelyn Dziki	Booking	Dic 21 - 27	1	\$789.21	\$14,150.50	\$17.93	Captado por Mr.W	
1	Denisse Ayala	Airbnb	Dic 27 - 28	1	\$187.21	\$3,352.93	\$17.91		
4	Annette Meates	Expedia	Dic 28 - Ene 6	1	\$512.20	\$9,091.64	\$17.75	Captado por Mr.W	

24		Veracruz - 3		9	\$3,417.85	\$61,087.20	\$17.88		
1	Maria Paula Veliz	Booking	Dic 1 - 2	1	\$92.01	\$1,649.73	\$17.93	Captado por Mr.W	
1	Joe Hamilton	Booking	Dic 4 - 5	1	\$75.14	\$1,347.33	\$17.93	Captado por Mr.W	
2	Joe Hamilton	Booking	Dix 5 - 7	1	\$195.42	\$3,503.81	\$17.93	Captado por Mr.W	
3	Jose Ventura	Airbnb	Dic 8 - 11	1	\$341.11	\$6,230.22	\$18.26		
4	Blanca Itzel Carrasco	Expedia	Dic 11 - 15	1	\$487.82	\$8,658.76	\$17.75	Captado por Mr.W	
4	Claudio Colochio	Booking	Dic 15 - 19	1	\$273.21	\$4,898.61	\$17.93	Captado por Mr.W	
1	Leyssa Palomino	Expedia	Dic 19 - 20	1	\$106.48	\$1,890.08	\$17.75	Captado por Mr.W	
1	José Ma Diego	Airbnb	Dic 20 - 21	1	\$227.41	\$4,101.21	\$18.03		
7	Barrett King	Expedia	Dic 25 - Ene 2	1	\$1,618.45	\$28,727.45	\$17.75	Captado por Mr.W	

29		Veracruz - 4		9	\$4,296.70	\$77,364.58	\$18.01		
4	Celine Qiu	Airbnb	Nov 27 - Dic 5	0	\$707.75	\$12,983.50	\$18.34		
2	Pedro Avalos	Booking	Dic 5 - 7	1	\$197.51	\$3,541.38	\$17.93	Captado por Mr.W	
4	Elisa Bruno	Booking	Dic 8 - 12	1	\$390.55	\$7,002.50	\$17.93	Captado por Mr.W	
1	Miguel Duarte	Booking	Dic 12 - 13	1	\$110.21	\$1,876.09	\$17.93	Captado por Mr.W	
5	Gabriela Lurie	Booking	Dic 13 - 18	1	\$662.70	\$11,882.84	\$17.93	Captado por Mr.W	
1	Karen Duran	Booking	Dic 19 - 20	1	\$114.39	\$2,050.97	\$17.93	Captado por Mr.W	
4	Victor Regalado	Booking	Dic 20 - 24	1	\$651.65	\$11,684.02	\$17.93	Captado por Mr.W	
2	Qing Liu	Booking	Dic 24 - 26	1	\$357.07	\$6,402.32	\$17.93	Captado por Mr.W	
3	Cardello Marco	Booking	Dic 26 - 29	1	\$417.07	\$7,478.01	\$17.93	Captado por Mr.W	
3	Annie Robertson	Airbnb	Dic 29 - Ene 6	1	\$687.80	\$12,363.56	\$17.98		

21		Veracruz - 5		8	\$2,574.61	\$46,099.53	\$17.91		
4	Erick Hernandez	Mr.W	Dic 1 - 5	1	\$380.31	\$6,818.89	\$17.93	Captado por Mr.W	
3	Juan Lopez	Expedia	Dic 5 - 8	1	\$253.71	\$4,503.41	\$17.75	Captado por Mr.W	
2	David Cordova	Airbnb	Dic 12 - 14	1	\$265.63	\$4,782.49	\$18.00		
3	Jennifer G	Airbnb	Dic 17 - 20	1	\$364.63	\$6,568.80	\$18.01		
2	Aaron Benitez	Expedia	Dic 20 - 22	1	\$211.06	\$3,746.26	\$17.75	Captado por Mr.W	
2	Daniela Tarazona	Expedia	Dic 25 - 27	1	\$276.63	\$4,910.14	\$17.75	Captado por Mr.W	
2	Nachiket Shiralkar	Airbnb	Dic 27 - 29	1	\$308.76	\$5,529.88	\$17.91		
3	Beknazar Zhuma	Airbnb	Dic 29 - Ene 3	1	\$513.88	\$9,239.65	\$17.98		

29		Veracruz - 6		7	\$5,111.56	\$92,257.16	\$18.05		
5	Silvia Lucrecia Campero	Airbnb	Dic 1 - 6	1	\$680.26	\$12,454.32	\$18.31		
3	Maria Flores	Airbnb	Dic 6 - 9	1	\$404.82	\$7,357.44	\$18.17		
1	Gabriela Barbosa	Airbnb	Dic 10 - 11	1	\$216.62	\$3,933.85	\$18.16		
6	Melissa Rallo	Airbnb	Dic 11 - 17	1	\$946.87	\$17,076.44	\$18.03		
7	Paola Chacon	Airbnb	Dic 17 - 24	1	\$1,046.71	\$18,856.45	\$18.01		
6	Maheen Khan	Airbnb	Dic 24 - 30	1	\$1,628.12	\$29,189.71	\$17.93		
1	Iza Palkovics	Airbnb	Dic 31 - Ene 1	1	\$188.16	\$3,388.95	\$18.01		

22		Veracruz - 7		6	\$4,013.41	\$72,226.14	\$18.00		
6	Rob Small	Airbnb	Nov 30 - Dic 7	0	\$681.24	\$12,480.40	\$18.32		
6	Carmie Ramirez	Booking	Dic 7 - 13	1	\$573.17	\$10,384.45	\$17.93	Captado por Mr.W	
1	Edmundo Nieto	Booking	Dic 17 - 18	1	\$70.05	\$1,399.38	\$17.93	Captado por Mr.W	
1	Pedro Emiliano Gonzalez	Mr.W	Dic 18 - 19	1	\$115.23	\$2,066.12	\$17.93	Captado por Mr.W	
2	Martin Monterd	Airbnb	Dic 19 - 21	1	\$330.91	\$5,933.25	\$17.93		
5	Drew Donnelly	Airbnb	Dic 26 - 31	1	\$1,174.05	\$21,050.65	\$17.93		
1	Julia Lehman	Airbnb	Dic 31 - Ene 7	1	\$1,054.76	\$18,911.89	\$17.93		

31		Veracruz - 8		1	\$3,243.24	\$60,000.00	\$18.50		
31	Mariana	Mr.W	Ene 2 - May 31 '26	1	\$3,243.24	\$60,000.00	\$18.50	Captado por Mr.W	

TOTAL									
182				51	\$25,946.75	\$467,878.86	\$18.03		

PROFIT	\$381,332.48
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MR W COMMISSION (15% OF REVENUE)	\$61,181.83
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INVESTOR PAYOUT	\$320,150.66
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OCCUPANCY RATE	83.87%
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BOOKING SOURCE				
Platform	Nights (#)	Percentage (%)	(\$ USD)	(\$ MXN)
Airbnb	67	36.81%	\$12,291.94	\$221,823.47
Booking	55	30.22%	\$6,334.44	\$113,576.52
Oasis	0	0.00%	\$0.00	\$0.00
CastiaMX	0	0.00%	\$0.00	\$0.00
Marriott	0	0.00%	\$0.00	\$0.00
Vrbo	0	0.00%	\$0.00	\$0.00
Mr.W	37	20.33%	\$3,854.01	\$70,951.12
Expedia	23	12.64%	\$3,466.35	\$61,527.75
Owner	0	0.00%	\$0.00	\$0.00
Total	182	100.00%	\$25,946.75	\$467,878.86

BALANCE				
	\$ Captado por Mr.W	Comisión	Reembolsables	Saldo
	\$246,055.39	\$61,181.83	\$86,546.38	\$98,327.19
				Manuel

