

MERIDIAN VACATIONS LLC

MONTHLY OWNER RECONCILIATION STATEMENT • QUICKBOOKS
ONLINE SYNC

SAMPLE STATEMENT (REDACTED)

Statement Date: August 1, 2026
Scheduled ACH Settlement: August 10, 2026 (10-Day
Review Window)

PROPERTY & OWNER OF RECORD
[REDACTED] 74th St #Unit 402 • Midtown Oceanblock (2 Bed
/ 2 Bath)
Ocean City, MD 21842 • Dedicated Local Crew: Team B (Lead: M. Santos)

CO-HOSTING PLAN
12% Full Turnkey Plan
\$0 Vendor Repair Markups

1. Airbnb Bookings (Native Split)
Gross Booking Revenue \$10,600.00
(3 stays):
Paid Direct to Your Bank \$9,328.00
(88%):
Meridian 12% Split \$1,272.00
(Settled):
Balance Due on Airbnb Stays: \$0.00

2. Vrbo Bookings (100% to Owner)
Gross Booking Revenue (1 \$4,200.00
stay):
Paid Direct to Your Bank \$4,200.00
(100%):
Guest Cleaning Fee (At Cost): \$240.00
Meridian 12% (\$504) + \$744.00
Clean:

3. Upkeep & Repairs (\$0 Markup)
07/14 Slider Roller & Filter \$65.00
Swap:
Home Depot Receipt #4821 (At \$53.40
Cost):
Meridian Contractor \$0.00
Markup: (0%)
Buffer Replenishment Due: \$118.40

JULY 2026 TOTAL NET CASH RETAINED BY OWNER
\$12,905.60 (87.2% of \$14,800.00 Gross Booking Revenue)

AUG 10 ACH SETTLEMENT AMOUNT
\$862.40
(Vrbo 12% fee + Vrbo turn clean + \$118.40 receipt)

July 2026 Completed Reservation & 45-Point Inspection Ledger

CHECK-IN / OUT	NIGHTS	CHANNEL	GROSS BOOKING REV*	PAID DIRECT TO OWNER	MERIDIAN 12% FEE	45-PT TURNOVER PHOTO QA
07/04/26 - 07/11/26	7	Airbnb (Native Split)	\$3,800.00	\$3,344.00	\$456.00 (Split)	✓ 45/45 Photos Verified (A. Lovegrove)
07/11/26 - 07/18/26	7	Vrbo (100% Direct)	\$4,200.00	\$4,200.00	\$504.00 (Aug 10 ACH)	✓ 45/45 Photos Verified (A. Lovegrove)
07/18/26 - 07/25/26	7	Airbnb (Native Split)	\$3,500.00	\$3,080.00	\$420.00 (Split)	✓ 45/45 Photos Verified (A. Lovegrove)
07/25/26 - 08/01/26	7	Airbnb (Native Split)	\$3,300.00	\$2,904.00	\$396.00 (Split)	✓ 45/45 Photos Verified (A. Lovegrove)

*Gross Booking Revenue Definition: Nightly room rate after Airbnb/Vrbo host service fees, excluding guest-paid cleaning fees and occupancy taxes. Under Tier A (12% Turnkey), guest-paid cleaning fees (\$240/turn) fund your home's dedicated local turnover crew immediately upon passing our 45-point photo inspection. Original Home Depot receipt (#4821, \$53.40) and before/after upkeep photos are attached to your QuickBooks portal with \$0 markup.