



VILLA VILLA MUNNGA REPORT
(UBUD)

Year 2024

IDR/EUR 0,000059810	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
Number of Days	31	29	31	30	31	30	31	31	30	31	30	31		
Nights Rented	23	23	30	13	22	30	31	7	30	31	29		269	24
Occupancy Rate	74%	79%	97%	43%	71%	100%	100%	23%	100%	100%	97%			80%
ADR Base	482 759	495 502	481 111	466 667	466 667	466 667	466 667	466 667	466 667	466 667	466 667			472 064
ADR paid by customer	608 696	652 174	466 667		750 000				466 667	451 613				
REVPAR	358 176	392 985	465 591	202 222	331 183	466 667	466 667	105 376	466 667	466 667	451 111			379 392
Revenues,IDR	11 103 448	11 396 552	14 433 333	6 066 667	10 266 667	14 000 000	14 466 667	3 266 667	14 000 000	14 466 667	13 533 333		127 000 000	11 545 455
<i>Revenues,EUR</i>	<i>666</i>	<i>684</i>	<i>866</i>	<i>364</i>	<i>616</i>	<i>840</i>	<i>868</i>	<i>196</i>	<i>840</i>	<i>868</i>	<i>812</i>		<i>7 620</i>	<i>693</i>
Rentals paid by customer	14 000 000	15 000 000	14 000 000		16 500 000				14 000 000	14 000 000			87 500 000	
(-) Management	1 050 000	1 050 000			1 395 000								3 495 000	1 165 000
(-) Cleaning	240 000		100 000										340 000	170 000
(-) Pool														
(-) Laundry	180 000		100 000										280 000	140 000
(-) Garden	100 000												100 000	100 000
(-) Other		50 000		100 000	350 000			333 000					833 000	208 250
(-) Maintenance	315 000	300 000			800 000								1 415 000	471 667
Expenses,IDR	1 885 000	1 400 000	200 000	100 000	2 545 000			333 000					6 463 000	1 077 167
<i>Expenses,EUR</i>	<i>113</i>	<i>84</i>	<i>12</i>	<i>6</i>	<i>153</i>			<i>20</i>					<i>388</i>	<i>65</i>
Balance before tax,IDR	9 218 448	9 996 552	14 233 333	5 966 667	7 721 667	14 000 000	14 466 667	2 933 667	14 000 000	14 466 667	13 533 333		120 537 000	10 957 909
<i>Balance before tax,EUR</i>	<i>553</i>	<i>600</i>	<i>854</i>	<i>358</i>	<i>463</i>	<i>840</i>	<i>868</i>	<i>176</i>	<i>840</i>	<i>868</i>	<i>812</i>		<i>7 232</i>	<i>657</i>
Payout to owner										14 000 000			14 000 000	14 000 000

ROI : 5,23%

IDR/EUR	0,000059810	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Average
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Total Revenues = Total revenues from bookings

Occupancy Rate = (Total Nights Rented / Total Nights Available) x 100%

ADR Base = Total Revenues / Total Nights Rented (average nightly rate excluding fees)

Payments by customer = Total tenant rental payments (security deposits excluded)

ADR Paid by customer = Total tenant rental payments / Total Nights Rented

RevPar = ADR Base * Occupancy Rate (a higher RevPar indicates that the villa is generating more revenue per available night)

Balance before tax = Total revenues - Total expenses

Net Balance = balance before tax - (balance before tax * 10% income tax)

ROI = (Net balance / Total investment) * 100