

Prickett Vacation Rentals
4098 Orange Beach Blvd
Orange Beach, AL 36561
Dufour, Michael

3 Little Birds #38
8690 Jamestown Court #38, AL 36542
05/01/2025 to 12/31/2025

Year End Report

1099	
Box 1 (Rents)	\$40,050.78
Box 3 (Other Income)	\$0.00
Total amount reported to the IRS	
\$40,050.78	

Summary Report

Overview		Income		Expenses	
Night Occupied	93	Gross Room Revenue ¹	\$40,050.78	Management Commission	\$8,010.15
Owner Nights	3	Total Income \$40,050.78		Maintenance	\$2,290.49
Occupancy	37.96%			Owner Portfolio Payments	\$385.00
Guest Count	199			Cleaning Fee	\$647.00
				Total Expenses	\$11,332.64

Detailed Report

Reservations

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
14451	05/23/2025	05/26/2025	3	\$1,292.50	\$258.50	\$1,034.00
1756	05/26/2025	05/30/2025	4	\$2,200.00	\$440.00	\$1,760.00
13324	05/31/2025	06/07/2025	7	\$3,500.00	\$700.00	\$2,800.00
1757	06/07/2025	06/14/2025	7	\$3,500.00	\$700.00	\$2,800.00
15201	06/14/2025	06/16/2025	2	\$500.00	\$100.00	\$400.00
14772	06/16/2025	06/20/2025	4	\$1,799.51	\$359.90	\$1,439.61
1758	06/20/2025	06/25/2025	5	\$3,000.00	\$600.00	\$2,400.00
14177	06/26/2025	06/30/2025	4	\$1,814.71	\$362.94	\$1,451.77
13290	07/02/2025	07/06/2025	4	\$3,000.00	\$600.00	\$2,400.00
1759	07/06/2025	07/12/2025	6	\$3,750.00	\$750.00	\$3,000.00
14850	07/12/2025	07/16/2025	4	\$1,755.00	\$351.00	\$1,404.00
13048	07/16/2025	07/23/2025	7	\$3,850.14	\$770.03	\$3,080.11
1760	07/23/2025	07/27/2025	4	\$2,400.00	\$480.00	\$1,920.00
15406	08/01/2025	08/04/2025	3	\$1,164.86	\$232.97	\$931.89
14893	08/06/2025	08/12/2025	6	\$1,656.00	\$331.20	\$1,324.80
19598	08/29/2025	08/31/2025	2	\$600.60	\$120.12	\$480.48
19014	09/05/2025	09/08/2025	3	\$0.00	\$0.00	\$0.00
19466	09/18/2025	09/21/2025	3	\$643.50	\$128.70	\$514.80
13508	10/04/2025	10/11/2025	7	\$1,743.00	\$348.60	\$1,394.40
21588	10/11/2025	10/14/2025	3	\$880.96	\$176.19	\$704.77
19468	10/18/2025	10/23/2025	5	\$1,000.00	\$200.00	\$800.00
Total Reservations			93	\$40,050.78	\$8,010.15	\$32,040.63

Expense

Date	Type	W.O #	Description	Charge
05/26/2025	Maintenance	33683270	The guest could not get in with the door code. I gave them an override key and showed them how to operate the door lock. for WO #33683270	\$0.00
05/26/2025	Maintenance	33714187	Pre-Arrival Inspection for WO #33714187	\$0.00

Date	Type	W.O #	Description	Charge
05/31/2025	Maintenance		Advanced Pest Control of Alabama-Quarterly Pest Control	\$85.00
06/21/2025	Maintenance	34165118	Checked the door handle, it was working correctly, and showed guests how to operate it correctly. for WO #34165118	\$0.00
06/26/2025	Maintenance		Cleaned Area Rug/Sofas/Love Seat/3 Chairs	\$285.00
07/23/2025	Maintenance	34743611	Arrival/Departure Inspection, repaired the Twin bed, checked HVAC, called an HVAC company for WO #34743611	\$0.00
07/29/2025	Maintenance		AC Low on Freon-Added 3.5lbs of R-410/Recharged Unit	\$467.50
08/08/2025	Maintenance		Quarterly Pest Control	\$85.00
08/12/2025	Maintenance		Painted Pergola over Sidewalk (2 Coats)/Bleached/Painted Numbers	\$500.00
09/14/2025	Maintenance		3 Blankets	\$15.00
10/19/2025	Maintenance	36177166	I showed the guests how to operate lights in bathrooms and tightened up all dining room chairs added 4 screws where needed to add stability for WO #36177166	\$0.00
10/19/2025	Maintenance		Installed 1 Shower Liner & 1 Standard Pillow	\$19.00
11/01/2025	Maintenance		Quarterly Pest Control	\$85.00
11/20/2025	Maintenance		Cleaned Sectional Sofa/2 Chairs/Large Area Rug	\$305.00
05/31/2025	Maintenance	33805142	Property Inspection	\$0.00
07/13/2025	Maintenance	34543369	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
07/23/2025	Maintenance	34043401	Repaired bed with trim screws also add trim screws to loose stair treads tighten freezer drawer handle	\$65.00
08/01/2025	Maintenance	34897587	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
08/04/2025	Maintenance	34948118	Dishwasher breaker was tripped	\$16.25
08/05/2025	Maintenance	34974511	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
08/05/2025	Maintenance	34285778	I added extra screws to reinforce bunkbed steps. I nailed down 2 stairway treads. I worked on pocket door so it would function properly and latch.	\$65.00
08/18/2025	Maintenance	35186571	INVENTORY RESTOCKING	\$199.00
08/29/2025	Maintenance	35362133	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
09/05/2025	Maintenance	35481946	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
09/18/2025	Maintenance	35696249	Arrival Inspection/ Air filter change	\$0.00
10/04/2025	Maintenance	35947363	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
10/17/2025	Maintenance	35696286	The lockbox functions aren't working properly so I replaced it with a new one.	\$98.74
10/17/2025	Maintenance	36157825	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	\$0.00
10/23/2025	Maintenance	36242548	Maintenance checked filters, breakers, and TV's. I tighten up a lamp.	\$0.00
12/08/2025	Maintenance	37065704	Monthly a/c maintenance. Changed a/c filters and bleach the line	\$0.00
09/08/2025	Owner Portfolio Payments		Cleaning Fee for reservation #19014 (Michael Dufour) in Reservation #19014	\$385.00
12/07/2025	Cleaning Fee		Installed 7 Standard Pillows & 1 Shower Liner	\$85.00

Date	Type	W.O #	Description	Charge
12/16/2025	Cleaning Fee		Yearly Deep Cleaning	\$475.00
12/21/2025	Cleaning Fee		Laundered 1 King/4 Queen/3 Twin Mattress Pads/2 Shower Curtains/1 Bed Skirt	\$87.00
Total Expenses				\$3,322.49

Net Income (Income - Expense):	\$28,718.14
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¹Income item applied to Box 1 on 1099
³Income item applied to Box 3 on 1099