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

Year End Report

Williams, Patricia

Four Winds 204
24114 Perdido Beach Boulevard #204, AL 36561
05/01/2025 to 12/31/2025

1099	
Box 1 (Rents)	$34,368.30
Box 3 (Other Income)	$0.00
Total amount reported to the IRS	**$34,368.30**

Summary Report

Overview	
Night Occupied	147
Owner Nights	4
Occupancy	60%
Guest Count	145

Income	
Gross Room Revenue[1]	$34,368.30
Total Income	**$34,368.30**

Expenses	
Management Commission	$6,873.66
Maintenance	$5,019.75
Cleaning Fee	$16.00
Owner Portfolio Payments	$175.00
Total Expenses	**$12,084.41**

Detailed Report

Reservations

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
3852	05/01/2025	05/04/2025	3	$451.41	$90.28	$361.13
3853	05/06/2025	05/11/2025	5	$900.00	$180.00	$720.00
13776	05/15/2025	05/18/2025	3	$1,014.02	$202.80	$811.22
8841	05/19/2025	05/24/2025	5	$1,299.00	$259.80	$1,039.20
14551	05/24/2025	05/25/2025	1	$161.70	$32.34	$129.36
13917	05/25/2025	05/28/2025	3	$700.00	$140.00	$560.00
14394	05/29/2025	06/02/2025	4	$1,020.00	$204.00	$816.00
3856	06/03/2025	06/07/2025	4	$1,500.00	$300.00	$1,200.00
13738	06/08/2025	06/14/2025	6	$2,078.05	$415.61	$1,662.44
15372	06/14/2025	06/15/2025	1	$129.98	$26.00	$103.98
3857	06/15/2025	06/21/2025	6	$2,400.00	$480.00	$1,920.00
15511	06/21/2025	06/22/2025	1	$167.41	$33.48	$133.93
3858	06/22/2025	06/27/2025	5	$1,950.00	$390.00	$1,560.00
15797	06/28/2025	07/01/2025	3	$962.29	$192.46	$769.83
14837	07/01/2025	07/05/2025	4	$1,693.94	$338.79	$1,355.15
17443	07/05/2025	07/06/2025	1	$167.41	$33.48	$133.93
3859	07/06/2025	07/12/2025	6	$2,449.98	$490.00	$1,959.98
16824	07/12/2025	07/19/2025	7	$1,871.32	$374.26	$1,497.06
15944	07/19/2025	07/26/2025	7	$1,850.73	$370.15	$1,480.58
16827	07/26/2025	07/30/2025	4	$1,006.00	$201.20	$804.80
17664	07/30/2025	08/08/2025	9	$1,797.59	$359.52	$1,438.07
18937	08/08/2025	08/10/2025	2	$291.46	$58.29	$233.17
13901	08/10/2025	08/15/2025	5	$955.82	$191.16	$764.66
3860	08/16/2025	08/23/2025	7	$1,050.00	$210.00	$840.00
3861	08/23/2025	08/30/2025	7	$1,000.00	$200.00	$800.00
19833	08/30/2025	09/01/2025	2	$300.31	$60.06	$240.25
13168	09/05/2025	09/13/2025	8	$1,174.94	$234.99	$939.95
17575	09/15/2025	09/20/2025	5	$697.75	$139.55	$558.20
19871	09/21/2025	09/26/2025	5	$759.50	$151.90	$607.60
20997	09/27/2025	09/30/2025	3	$476.31	$95.26	$381.05
18235	10/04/2025	10/11/2025	7	$1,501.48	$300.30	$1,201.18
18572	10/13/2025	10/17/2025	4	$0.00	$0.00	$0.00

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
19927	10/26/2025	10/30/2025	4	$589.90	$117.98	$471.92
Total Reservations			**147**	**$34,368.30**	**$6,873.66**	**$27,494.64**

Expense

Date	Type	W.O #	Description	Charge
05/15/2025	Maintenance	33553010	Pre-Arrival Inspection, changed HVAC filter for WO #33553010	$0.00
05/15/2025	Maintenance	33553010	Pre-Arrival Inspection, changed HVAC filter for WO #33553010	$0.00
08/13/2025	Maintenance		AC-Unit Low on R-410/Added 5lbs of R-410/Recharged System	$680.00
09/14/2025	Maintenance		1 Queen/1 Twin Mattress Pads	$18.00
10/06/2025	Maintenance		Installed 2-Ton Carrier Air Handler R-410 - 10-Year Warranty	$4,200.00
11/01/2025	Maintenance	36351254	furniture was put inside on 10/31 for WO #36351254	$0.00
07/26/2025	Maintenance	34795618	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	$0.00
07/29/2025	Maintenance	34832103	Everything is working just fine	$0.00
08/07/2025	Maintenance	35014046	Monthly a/c maintenance. Changed a/c filters	$0.00
08/16/2025	Maintenance	35157026	Property Inspection	$0.00
09/03/2025	Maintenance	35365731	Replaced toilet paper holder in master	$24.00
09/05/2025	Maintenance	35490233	Monthly a/c maintenance. Changed a/c filters and bleach the line	$0.00
09/13/2025	Maintenance	35613885	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	$0.00
09/27/2025	Maintenance	35831338	Departure/Arrival check. Maintenance inspected for guest arrival. Everything appears ready for guest	$0.00
10/03/2025	Maintenance	35945779	Monthly A/C maintenance. Changed A/C filters and bleach the line	$0.00
10/12/2025	Maintenance	36075930	INVENTORY RESTOCKING	$97.75
10/24/2025	Maintenance	36265290	Property Inspection	$0.00
11/06/2025	Maintenance	36480830	Monthly a/c maintenance. Changed a/c filters and bleach the line	$0.00
12/18/2025	Maintenance	37221425	Colby put furniture back in place on the balcony	$0.00
10/05/2025	Cleaning Fee		Installed 2 Shower Liners	$16.00
10/17/2025	Owner Portfolio Payments		Cleaning Fee for reservation #18572 (Patricia Williams) in Reservation #18572	$175.00
Total Expenses				**$5,210.75**

Net Income (Income - Expense):	**$22,283.89**

[1]Income item applied to Box 1 on 1099
[3]Income item applied to Box 3 on 1099