Coast Vacation Homes
685 Turquoise St
La Jolla, CA 92037

Year End Report

Young Paul

R3786 - Ocean Dream
3786 STRANDWAY, UNIT 2, CA 92109
01/01/2025 to 12/31/2025

1099	
Box 1 (Rents)	$130,627.18
Box 3 (Other Income)	$0.00
Total amount reported to the IRS	**$130,627.18**

Summary Report

Overview	
Night Occupied	321
Owner Nights	0
Occupancy	87.95%
Guest Count	196

Income	
Gross Room Revenue[1]	$130,627.18
Total Income	**$130,627.18**

Expenses	
Management Commission	$26,125.42
Maintenance	$3,778.63
Supplies	$708.58
Total Expenses	**$30,612.63**

Detailed Report

Reservations

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
9456	12/29/2024	01/02/2025	4	$2,305.99	$461.20	$1,844.79
9643	01/08/2025	01/17/2025	9	$2,851.54	$570.31	$2,281.23
9875	01/17/2025	01/20/2025	3	$1,050.00	$210.00	$840.00
9831	01/22/2025	01/26/2025	4	$1,296.27	$259.25	$1,037.02
9628	01/26/2025	02/14/2025	19	$5,412.76	$1,082.55	$4,330.21
10569	02/14/2025	02/16/2025	2	$659.28	$131.86	$527.42
8770	02/16/2025	02/20/2025	4	$1,438.17	$287.63	$1,150.54
10829	02/20/2025	02/22/2025	2	$443.96	$88.79	$355.17
9766	02/22/2025	02/28/2025	6	$2,033.80	$406.76	$1,627.04
10694	03/01/2025	03/09/2025	8	$2,450.76	$490.15	$1,960.61
10454	03/09/2025	03/12/2025	3	$1,203.85	$240.77	$963.08
11144	03/12/2025	03/15/2025	3	$830.73	$166.15	$664.58
9227	03/15/2025	03/20/2025	5	$2,765.12	$553.02	$2,212.10
11252	03/20/2025	03/25/2025	5	$1,808.98	$361.80	$1,447.18
5525	03/26/2025	04/08/2025	13	$8,615.38	$1,723.08	$6,892.30
10853	04/09/2025	04/12/2025	3	$1,219.12	$243.82	$975.30
11359	04/13/2025	04/19/2025	6	$2,114.69	$422.94	$1,691.75
12086	04/19/2025	04/21/2025	2	$523.50	$104.70	$418.80
9992	04/22/2025	04/25/2025	3	$1,335.99	$267.20	$1,068.79
12338	04/25/2025	04/27/2025	2	$493.85	$98.77	$395.08
11421	04/30/2025	05/03/2025	3	$952.61	$190.52	$762.09
12491	05/03/2025	05/06/2025	3	$696.34	$139.27	$557.07
12670	05/08/2025	05/10/2025	2	$428.16	$85.63	$342.53
11708	05/10/2025	05/18/2025	8	$2,659.81	$531.96	$2,127.85
11886	05/21/2025	05/25/2025	4	$1,728.61	$345.72	$1,382.89
12724	05/26/2025	05/29/2025	3	$1,050.53	$210.11	$840.42
12972	05/30/2025	06/02/2025	3	$1,119.82	$223.96	$895.86
12253	06/02/2025	06/06/2025	4	$1,496.73	$299.35	$1,197.38
12803	06/06/2025	06/09/2025	3	$1,120.45	$224.09	$896.36
12495	06/09/2025	06/14/2025	5	$1,920.69	$384.14	$1,536.55
13188	06/14/2025	06/17/2025	3	$1,273.34	$254.67	$1,018.67
13444	06/18/2025	06/20/2025	2	$954.46	$190.89	$763.57
12936	06/20/2025	06/27/2025	7	$4,049.22	$809.84	$3,239.38

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
13520	06/27/2025	06/29/2025	2	$1,239.91	$247.98	$991.93
13738	06/30/2025	07/02/2025	2	$814.04	$162.81	$651.23
12723	07/02/2025	07/06/2025	4	$3,222.41	$644.48	$2,577.93
14037	07/06/2025	07/10/2025	4	$1,595.14	$319.03	$1,276.11
12988	07/10/2025	07/15/2025	5	$3,782.00	$756.40	$3,025.60
13506	07/15/2025	07/20/2025	5	$4,150.52	$830.10	$3,320.42
14031	07/20/2025	07/23/2025	3	$1,632.53	$326.51	$1,306.02
14293	07/24/2025	07/26/2025	2	$1,287.03	$257.41	$1,029.62
13788	07/26/2025	08/02/2025	7	$4,165.62	$833.12	$3,332.50
14786	08/02/2025	08/04/2025	2	$922.12	$184.42	$737.70
12529	08/05/2025	08/14/2025	9	$6,099.15	$1,219.83	$4,879.32
14052	08/14/2025	08/18/2025	4	$1,954.02	$390.80	$1,563.22
15277	08/21/2025	08/23/2025	2	$620.96	$124.19	$496.77
14061	08/23/2025	08/26/2025	3	$1,233.20	$246.64	$986.56
13032	08/29/2025	09/05/2025	7	$3,554.71	$710.94	$2,843.77
15154	09/05/2025	09/07/2025	2	$746.18	$149.24	$596.94
14725	09/07/2025	09/18/2025	11	$3,826.58	$765.32	$3,061.26
15770	09/18/2025	09/20/2025	2	$477.77	$95.55	$382.22
13895	09/20/2025	09/24/2025	4	$1,417.83	$283.57	$1,134.26
15064	09/24/2025	09/30/2025	6	$2,513.85	$502.77	$2,011.08
15827	10/01/2025	10/04/2025	3	$935.98	$187.20	$748.78
15258	10/04/2025	10/08/2025	4	$1,590.96	$318.19	$1,272.77
15649	10/08/2025	10/12/2025	4	$2,219.00	$443.80	$1,775.20
15861	10/12/2025	10/15/2025	3	$886.57	$177.31	$709.26
15371	10/17/2025	10/20/2025	3	$1,538.12	$307.62	$1,230.50
15641	10/24/2025	10/27/2025	3	$957.23	$191.45	$765.78
15039	10/30/2025	11/03/2025	4	$1,407.12	$281.42	$1,125.70
13973	11/05/2025	11/09/2025	4	$1,638.26	$327.65	$1,310.61
16230	11/12/2025	11/15/2025	3	$881.48	$176.30	$705.18
16808	11/15/2025	11/17/2025	2	$492.75	$98.55	$394.20
16285	11/19/2025	11/22/2025	3	$932.29	$186.46	$745.83
15808	11/24/2025	11/28/2025	4	$1,815.91	$363.18	$1,452.73
16939	11/28/2025	11/30/2025	2	$467.07	$93.41	$373.66
15610	12/03/2025	12/07/2025	4	$1,297.19	$259.44	$1,037.75
16395	12/13/2025	01/15/2026	33	$8,007.17	$1,601.43	$6,405.74
Total Reservations			**321**	**$130,627.18**	**$26,125.42**	**$104,501.76**

Expense

Date	Type	W.O #	Description	Charge
01/10/2025	Maintenance		Property window wash	$185.00
01/10/2025	Maintenance		01/06/25: LIGHTING: - Inspect lights & replace bulbs as needed	$119.02
01/31/2025	Maintenance		January Noise Decibel Tracking Device Subscription	$20.00
02/28/2025	Maintenance		February Noise Decibel Tracking Device Subscription	$20.00
03/31/2025	Maintenance		March Noise Decibel Tracking Device Subscription	$20.00
04/30/2025	Maintenance		April Noise Decibel Tracking Device Subscription	$20.00
05/01/2025	Maintenance		May Noise Decibel Tracking Device Subscription	$20.00
06/01/2025	Maintenance		May window washing	$185.00

Date	Type	W.O #	Description	Charge
06/01/2025	Maintenance		June Noice Decibel Tracking Device Subscription	$20.00
07/01/2025	Maintenance		July Noise Decibel Tracking Device Subscription	$20.00
07/01/2025	Maintenance		June window cleaning	$600.00
07/30/2025	Maintenance		July window cleaning service	$600.00
08/06/2025	Maintenance		Re-seal window shut at end of hallway before staircase	$244.45
08/31/2025	Maintenance		August Noise Decibel Tracking Device Subscription	$20.00
09/01/2025	Maintenance		August window cleaning	$600.00
09/30/2025	Maintenance		September Noise Decibel Tracking Device Subscription	$20.00
10/01/2025	Maintenance		October Noise Decibel Tracking Device Subscription	$20.00
10/02/2025	Maintenance		Replace Fleetwood locks on window above sink & slider on NE top floor patio	$681.96
11/01/2025	Maintenance		November Noise Decibel Tracking Device Subscription	$20.00
12/01/2025	Maintenance		December Noise Decibel Tracking Device Subscription	$20.00
12/20/2025	Maintenance		Tv mount - the TV in the east bedroom needed to be replaced and the old mounting hardware wasn't compatible with the new tv	$43.06
12/20/2025	Maintenance		Replacement kitchen trash can - old one was rusting badly and needed to be replaced	$107.74
12/20/2025	Maintenance		Replacement set of pots and pans, old set hand a good amount of wear and tear on them and needed replacing	$172.40
01/11/2025	Supplies		Reusable coffee filter	$10.76
01/19/2025	Supplies		Replacement wine glasses x6	$26.93
02/22/2025	Supplies		Sink stoppers x2 - current ones stick and get jammed when pushed down	$18.30
02/22/2025	Supplies		Windex x2 for cleaning glass windows	$7.50
03/05/2025	Supplies		Replacement sink stoppers for en-suite bathroom sinks - Current ones get stuck in the down position and need to be forced up	$21.52
03/12/2025	Supplies		Replacement set of 6 pint glasses - only 2 left from original set	$23.71
03/12/2025	Supplies		Guest use ground coffee	$12.49
03/12/2025	Supplies		Guest use ground coffee	$12.49
03/26/2025	Supplies		Utensil Holder-For Kitchen utensils	$18.31
04/01/2025	Supplies		Cooking Utensil Set existing in need of replacement due to normal wear and tear.	$25.85
04/12/2025	Supplies		Replacement set of cutlery - current ones are worn or missing	$38.78
04/12/2025	Supplies		Replacement toilet seat	$20.00
05/25/2025	Supplies		multipurpose spray for kitchen stock	$6.00
06/01/2025	Supplies		1 3lb coffee tin for kitchen stock	$25.00
07/05/2025	Supplies		Bulk olive oil + dispenser for guest use	$34.75
09/09/2025	Supplies		Bulk guest use coffee	$15.51
09/25/2025	Supplies		Roku TV replacement tv for the east bedroom - old tv lost all power	$286.14
09/30/2025	Supplies		Protective Bedding Restock – Mattress & Pillow Protectors/Encasements: As part of the post-summer audit, protective bedding, including mattress and pillow protectors/ encasements, has been restocked where needed to maintain property hygeine and guest comfort.	$28.00
10/18/2025	Supplies		1 smoke alarm for the east bedroom, old alarm was a non replaceable battery & was beeping	$35.00

Date	Type		W.O #	Description	Charge
11/15/2025		Supplies		Replacement stemless wine glasses - home currently only had one	$25.81
11/15/2025		Supplies		Guest use refill of coffee beans	$15.73
Total Expenses					**$4,487.21**

Net Income (Income - Expense):	**$100,014.55**

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