

Beachside Hilton Head Island
 PO Box 7842
 Hilton Head Island, SC 29938
Janis Kim

Year End Report

Lookout Lagoon
 226 S Sea Pines Dr, Unit 1594, SC 29928
 01/01/2025 to 12/31/2025

1099

Box 1 (Rents)	\$93,513.02
Box 3 (Other Income)	\$5,220.90
Total amount reported to the IRS	\$98,733.92

Summary Report

Overview		Income		Expenses	
Night Occupied	291	Gross Room Revenue ¹	\$93,513.02	Management Commission	\$18,702.59
Owner Nights	49	Fees Paid to Owner ³	\$5,220.90	Maintenance	\$2,831.97
Occupancy	79.73%	Total Income	\$98,733.92	Cleaning Fee (for HK costing purpose)	\$1,395.00
Guest Count	142			Total Expenses	\$22,929.56

Detailed Report

Reservations

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
9753	12/27/2024	01/01/2025	5	\$1,756.25	\$351.25	\$1,405.00
9891	01/03/2025	01/06/2025	3	\$685.00	\$137.00	\$548.00
9800	01/08/2025	01/25/2025	17	\$0.00	\$0.00	\$0.00
10132	01/29/2025	02/02/2025	4	\$1,180.00	\$236.00	\$944.00
9942	02/15/2025	02/22/2025	7	\$1,569.06	\$313.81	\$1,255.25
10026	03/01/2025	03/08/2025	7	\$2,222.70	\$444.54	\$1,778.16
10137	03/08/2025	03/15/2025	7	\$2,392.30	\$478.46	\$1,913.84
10191	03/15/2025	03/29/2025	14	\$5,692.05	\$1,138.41	\$4,553.64
10307	03/29/2025	04/03/2025	5	\$0.00	\$0.00	\$0.00
10299	04/03/2025	04/06/2025	3	\$862.86	\$172.57	\$690.29
10146	04/06/2025	04/14/2025	8	\$3,511.41	\$702.28	\$2,809.13
9733	04/16/2025	04/22/2025	6	\$3,912.29	\$782.46	\$3,129.83
10445	04/23/2025	04/28/2025	5	\$2,207.32	\$441.46	\$1,765.86
10341	04/28/2025	05/05/2025	7	\$2,575.02	\$515.00	\$2,060.02
10366	05/05/2025	05/08/2025	3	\$906.01	\$181.20	\$724.81
10317	05/08/2025	05/11/2025	3	\$1,125.00	\$225.00	\$900.00
10845	05/11/2025	05/16/2025	5	\$0.00	\$0.00	\$0.00
10034	05/16/2025	05/31/2025	15	\$6,414.80	\$1,282.96	\$5,131.84
10073	05/31/2025	06/07/2025	7	\$4,155.00	\$831.00	\$3,324.00
11018	06/12/2025	06/15/2025	3	\$931.99	\$186.40	\$745.59
11095	06/15/2025	06/19/2025	4	\$1,336.25	\$267.25	\$1,069.00
10208	06/19/2025	06/23/2025	4	\$2,603.44	\$520.69	\$2,082.75
10970	06/25/2025	06/29/2025	4	\$2,336.00	\$467.20	\$1,868.80
10859	06/30/2025	07/06/2025	6	\$4,595.01	\$919.00	\$3,676.01
11073	07/06/2025	07/09/2025	3	\$808.00	\$161.60	\$646.40
10290	07/09/2025	07/15/2025	6	\$3,955.02	\$791.00	\$3,164.02
11080	07/15/2025	07/20/2025	5	\$2,053.10	\$410.62	\$1,642.48
11400	07/24/2025	07/27/2025	3	\$1,179.30	\$235.86	\$943.44
11151	07/28/2025	08/02/2025	5	\$2,631.99	\$526.40	\$2,105.59
10446	08/02/2025	08/09/2025	7	\$4,279.75	\$855.95	\$3,423.80
10440	08/13/2025	08/19/2025	6	\$0.00	\$0.00	\$0.00
11380	08/23/2025	08/30/2025	7	\$2,239.01	\$447.80	\$1,791.21

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
11548	08/30/2025	09/02/2025	3	\$667.00	\$133.40	\$533.60
9882	09/06/2025	09/20/2025	14	\$5,250.08	\$1,050.02	\$4,200.06
11387	09/22/2025	09/26/2025	4	\$1,302.00	\$260.40	\$1,041.60
11314	09/28/2025	10/04/2025	6	\$1,720.00	\$344.00	\$1,376.00
11460	10/09/2025	10/18/2025	9	\$0.00	\$0.00	\$0.00
9734	10/18/2025	10/25/2025	7	\$2,683.00	\$536.60	\$2,146.40
10616	10/25/2025	11/22/2025	28	\$7,443.01	\$1,488.60	\$5,954.41
9919	11/22/2025	11/29/2025	7	\$0.00	\$0.00	\$0.00
11217	11/30/2025	12/10/2025	10	\$2,201.00	\$440.20	\$1,760.80
11850	12/11/2025	12/15/2025	4	\$784.00	\$156.80	\$627.20
11696	12/22/2025	12/27/2025	5	\$1,347.00	\$269.40	\$1,077.60
Total Reservations			291	\$93,513.02	\$18,702.59	\$74,810.43

Fees Paid to Owner

Date#	Description	Fee
2025-01-06	Folio Item: Pet Fee PTO for reservation #9891 date:01/06/2025	\$100.00
2025-01-06	Pet Fee PTO for reservation #9753 date:01/06/2025	\$300.00
2025-02-22	Pet Fee PTO for reservation #9942 date:02/22/2025	\$300.00
2025-03-08	Airbnb Pet Fee for reservation #10026 date:03/08/2025	\$175.00
2025-03-29	Folio Item: Pet Fee PTO for reservation #10191 date:03/29/2025	\$400.00
2025-04-15	Folio Item: Pet Fee PTO for reservation #10146 date:04/15/2025	\$175.00
2025-04-26	Airbnb Pet Fee for reservation #9733 date:04/26/2025	\$400.00
2025-05-05	Pet Fee PTO for reservation #10341 date:05/05/2025	\$300.00
2025-05-11	Pet Fee PTO for reservation #10366 date:05/11/2025	\$300.00
2025-05-31	Pet Fee PTO for reservation #10034 date:05/31/2025	\$400.00
2025-06-07	Pet Fee PTO for reservation #10073 date:06/07/2025	\$300.00
2025-06-21	Folio Item: Pet Fee (Booking.com) for reservation #11095 date:06/21/2025	\$78.00
2025-07-06	Pet Fee PTO for reservation #10859 date:07/06/2025	\$300.00
2025-07-12	Pet Fee PTO (1-3 Nights) for reservation #11073 date:07/12/2025	\$50.00
2025-07-22	Pet Fee PTO (4-6 Nights) for reservation #11080 date:07/22/2025	\$0.00
2025-08-09	Pet Fee PTO for reservation #10446 date:08/09/2025	\$175.00
2025-09-20	Pet Fee PTO for reservation #9882 date:09/20/2025	\$300.00
2025-09-27	Pet Fee PTO for reservation #11387 date:09/27/2025	\$150.00
2025-11-24	Pet Fee PTO for reservation #10616 date:11/24/2025	\$300.00
2025-12-16	Pet Fee PTO for reservation #11217 date:12/16/2025	\$300.00
2025-12-16	Pet Fee PTO for reservation #11850 date:12/16/2025	\$210.00
2025-12-29	Pet Fee PTO (4-6 Nights) for reservation #11696 date:12/29/2025	\$207.90
Total Fees Paid to Owner		\$5,220.90

Expense

Date	Type	W.O #	Description	Charge
01/08/2025	Maintenance		Oven Mitts	\$33.15
01/12/2025	Maintenance	31480855	Propane Tank for Grill/Firepit for WO #31480855	\$50.00
01/26/2025	Maintenance		Chair Leg Floor Protectors	\$25.67
02/24/2025	Maintenance	32190894	Shower part for WO #32190894	\$63.00
02/24/2025	Maintenance	32190894	Nook Parts for WO #32190894	\$13.67
03/08/2025	Maintenance	32785915	Pool pass for WO #32785915	\$1,553.91
03/24/2025	Maintenance	32785934	Household items for WO #32785934	\$17.78

Date	Type	W.O #	Description	Charge
05/08/2025	Maintenance		Microwave Fuse	\$24.37
05/09/2025	Maintenance		Microwave Fuse	\$6.24
05/16/2025	Maintenance		Authorized Appliance - Microwave/Oven Repair	\$260.00
05/18/2025	Maintenance		Able Appliance Repair - Ice Maker Service Call	\$123.00
07/27/2025	Maintenance	34849962	Salad Fork for WO #34849962	\$0.00
07/27/2025	Maintenance	34849962	King Pillow for WO #34849962	\$18.81
07/27/2025	Maintenance	34849962	Propane Tank for Grill/Firepit for WO #34849962	\$25.00
08/10/2025	Maintenance		exhaust fan vent cover	\$19.08
10/26/2025	Maintenance		Install shut off behind fridge	\$250.00
10/27/2025	Maintenance	36365280	Propane Tank for Grill/Firepit for WO #36365280	\$25.00
10/31/2025	Maintenance	36434881	Propane Tank for Grill/Firepit for WO #36434881	\$25.00
11/28/2025	Maintenance		Replace garbage disposal	\$238.39
12/29/2025	Maintenance		Back up king comforter	\$59.90
01/25/2025	Cleaning Fee (for HK costing purpose)		Owner Departure Clean 1.25.25	\$225.00
04/03/2025	Cleaning Fee (for HK costing purpose)		Owner Departure Clean 4.3.25	\$225.00
05/16/2025	Cleaning Fee (for HK costing purpose)		Owner Departure Clean 5.16.25	\$225.00
08/19/2025	Cleaning Fee (for HK costing purpose)		Owner Departure Clean 8.19.25	\$225.00
10/18/2025	Cleaning Fee (for HK costing purpose)		Owner Departure Clean 10.18.25	\$225.00
11/23/2025	Cleaning Fee (for HK costing purpose)		Laundry Bedding	\$45.00
11/29/2025	Cleaning Fee (for HK costing purpose)		Owner Departure Clean 11.29.25	\$225.00
Total Expenses				\$4,226.97

Net Income (Income - Expense):	\$75,804.36
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¹Income item applied to Box 1 on 1099

³Income item applied to Box 3 on 1099