

Lumina Property Group
PO BOX 12008
Wilmington, NC 28405
PinterParsons Pamela

And Breathe
1503 Carolina Beach Avenue North, NC 28428
01/01/2025 to 12/31/2025

Year End Report

1099

Box 1 (Rents)	\$23,170.64
Box 3 (Other Income)	\$4,200.00
Total amount reported to the IRS	\$27,370.64

Summary Report

Overview		Income		Expenses	
Night Occupied	218	Gross Room Revenue ¹	\$23,170.64	Management Commission	\$3,475.61
Owner Nights	37	Fees Paid to Owner ³	\$4,200.00	Maintenance	\$502.90
Occupancy	59.73%	Total Income	\$27,370.64	Cleaning Fee	\$453.85
Guest Count	102			Laundry Expense	\$65.00
				Inventory Items - Reimbursement	\$179.00
				Total Expenses	\$4,676.36

Detailed Report

Reservations

Res#	Res Type	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
2060	OWN-SC	12/27/2024	01/20/2025	24	\$0.00	\$0.00	\$0.00
2234	STA	03/01/2025	03/31/2025	30	\$1,800.00	\$270.00	\$1,530.00
2603	STA	03/31/2025	04/01/2025	1	\$60.00	\$9.00	\$51.00
2617	SC-ABnB	04/04/2025	04/06/2025	2	\$200.72	\$30.11	\$170.61
2595	HAFamOLB	04/17/2025	04/20/2025	3	\$427.51	\$64.13	\$363.38
2752	SC-ABnB	04/24/2025	04/29/2025	5	\$530.72	\$79.61	\$451.11
2757	OWN	04/29/2025	05/01/2025	2	\$0.00	\$0.00	\$0.00
2672	NPG	05/15/2025	05/22/2025	7	\$0.00	\$0.00	\$0.00
2574	SC-ABnB	05/23/2025	05/26/2025	3	\$694.26	\$104.14	\$590.12
2905	SC-ABnB	06/01/2025	06/05/2025	4	\$649.25	\$97.39	\$551.86
2348	HAFamOLB	06/07/2025	06/14/2025	7	\$1,397.07	\$209.56	\$1,187.51
2660	SC-ABnB	06/14/2025	06/19/2025	5	\$1,161.80	\$174.27	\$987.53
2569	HAFamOLB	06/20/2025	06/26/2025	6	\$1,311.00	\$196.65	\$1,114.35
2553	SC-ABnB	06/26/2025	06/29/2025	3	\$775.74	\$116.36	\$659.38
2599	SC-ABnB	06/30/2025	07/03/2025	3	\$670.01	\$100.50	\$569.51
2580	SC-ABnB	07/03/2025	07/06/2025	3	\$694.26	\$104.14	\$590.12
2715	HAFamOLB	07/10/2025	07/13/2025	3	\$655.51	\$98.33	\$557.18
2320	SC-ABnB	07/13/2025	07/18/2025	5	\$1,201.75	\$180.26	\$1,021.49
2673	NPG	07/18/2025	07/22/2025	4	\$0.00	\$0.00	\$0.00
3055	HAFamOLB	07/22/2025	07/26/2025	4	\$1,045.01	\$156.75	\$888.26
2656	SC-ABnB	07/26/2025	08/01/2025	6	\$1,321.85	\$198.28	\$1,123.57
2711	SC-ABnB	08/02/2025	08/09/2025	7	\$1,326.02	\$198.90	\$1,127.12
2913	HAFamOLB	08/09/2025	08/16/2025	7	\$1,149.99	\$172.50	\$977.49
2768	SC-ABnB	08/16/2025	08/21/2025	5	\$907.66	\$136.15	\$771.51
3228	SC-ABnB	08/22/2025	08/24/2025	2	\$286.47	\$42.97	\$243.50
2980	STA	08/26/2025	08/30/2025	4	\$775.00	\$116.25	\$658.75
3241	STA	08/30/2025	11/01/2025	63	\$4,129.04	\$619.36	\$3,509.68
Total Reservations				218	\$23,170.64	\$3,475.61	\$19,695.03