

CJs on Siesta — 2025 Aggregate Revenue Report

Combined: The Cottages on the Key (01/01/2025 – 10/31/2025) + Vaaraway (10/30/2025 – 12/31/2025) · Generated 08/07/2026

TCOK Account	Vaaraway Account	2025 Combined Total
267 reservations	25 reservations	292 reservations
215.3 weighted nights	20.2 weighted nights	235.5 weighted nights
Gross: \$496,018.58	Gross: \$26,960.85	Gross: \$522,979.43
Net: \$331,115.04	Net: \$17,471.49	Net: \$348,586.53
ADR: \$1,537.69	ADR: \$866.35	ADR: \$1,480.20

Per-Unit Summary — All 6 Listings

Unit	T Res	T Net	T ADR	V Res	V Net	V ADR	Res	Combined Net	Combined ADR
Sea Angel	50	\$56,187.34	\$247.52	3	\$1,558.18	\$129.85	53	\$57,745.52	\$241.61
Sea Breeze	46	\$53,091.51	\$258.98	6	\$3,869.45	\$138.19	52	\$56,960.96	\$244.47
Sea Coast	49	\$63,629.08	\$257.61	3	\$1,960.48	\$150.81	52	\$65,589.56	\$252.27
Sea Dream	36	\$51,442.47	\$255.93	4	\$2,816.01	\$156.45	40	\$54,258.48	\$247.76
Sea Escape	39	\$52,648.19	\$264.56	4	\$2,654.88	\$139.73	43	\$55,303.07	\$253.68
Sea Foam	47	\$54,116.45	\$254.07	5	\$4,612.49	\$148.79	52	\$58,728.94	\$240.69
Portfolio	267	\$331,115.04	\$1,537.69	25	\$17,471.49	\$866.35	292	\$348,586.53	\$1,480.20

T = TCOK (Jan–Oct 2025)	V = Vaaraway (Oct–Dec 2025)	Combined = Full Year 2025 Aggregate
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Full Year 2025 Portfolio Totals

Total Reservations	Weighted Nights †	Gross Revenue	Net Revenue
292	235.5	\$522,979.43	\$348,586.53

T = The Cottages on the Key (TCOK) account data from 01/01/2025–10/31/2025. V = Vaaraway account data from 10/30/2025–12/31/2025. ADR calculated as Net Revenue ÷ Total Guest Nights per unit. Weighted Nights: total combined guest nights ÷ 6 units. Owner blocks and non-revenue reservations excluded from all calculations. † Weighted Nights reflect portfolio average based on 6-unit structure.