

**Royal Retreat**  
 526 Via Del Rey, NM 87710  
 01/01/2025 to 12/31/2025

1099

<b>Box 1 (Rents)</b>	\$35,402.48
<b>Box 3 (Other Income)</b>	\$0.00
<b>Total amount reported to the IRS</b>	<b>\$35,402.48</b>

## Summary Report

Overview		Income		Expenses	
Night Occupied	163	Gross Room Revenue <sup>1</sup>	\$35,402.48	Management Commission	\$14,107.06
Owner Nights	86	<b>Total Income</b>	<b>\$35,402.48</b>	Maintenance - Taxable	\$1,456.42
Occupancy	44.66%			New Owner Set Up Fee	\$200.00
Guest Count	109			Processing Fee	\$324.38
				Other	\$521.47
				Owner Portfolio Payments	\$989.20
				<b>Total Expenses</b>	<b>\$17,598.53</b>

## Detailed Report

### Reservations

Res#	Arrival	Departure	Nights	Gross Rent	Mgmt Comm	Net to Owner
20026731	11/14/2024	01/06/2025	53	\$0.00	\$0.00	\$0.00
20027179	02/02/2025	02/08/2025	6	\$1,501.01	\$600.40	\$900.61
20027213	02/12/2025	02/17/2025	5	\$2,010.20	\$804.08	\$1,206.12
20027246	02/17/2025	02/21/2025	4	\$1,455.00	\$582.00	\$873.00
20027989	02/22/2025	02/25/2025	3	\$0.00	\$0.00	\$0.00
20028004	03/17/2025	03/21/2025	4	\$4,061.97	\$1,624.79	\$2,437.18
20028268	04/05/2025	04/10/2025	5	\$0.00	\$0.00	\$0.00
20027169	06/12/2025	06/15/2025	3	\$1,109.82	\$443.93	\$665.89
20027738	06/18/2025	06/22/2025	4	\$1,396.00	\$558.40	\$837.60
20028918	07/02/2025	07/06/2025	4	\$1,800.00	\$720.00	\$1,080.00
20027178	07/13/2025	07/28/2025	15	\$0.00	\$0.00	\$0.00
20028159	08/01/2025	08/11/2025	10	\$3,490.00	\$1,396.00	\$2,094.00
20029524	08/15/2025	08/18/2025	3	\$1,047.00	\$418.80	\$628.20
20027847	08/22/2025	08/25/2025	3	\$848.97	\$339.59	\$509.38
20029943	08/29/2025	09/01/2025	3	\$539.42	\$161.83	\$377.59
20028330	09/13/2025	09/21/2025	8	\$2,861.62	\$1,144.65	\$1,716.97
20030195	10/02/2025	10/05/2025	3	\$1,069.86	\$427.94	\$641.92
20029906	10/11/2025	10/14/2025	3	\$1,050.00	\$420.00	\$630.00
20030196	11/26/2025	11/29/2025	3	\$1,907.10	\$762.84	\$1,144.26
20030772	12/07/2025	12/11/2025	4	\$0.00	\$0.00	\$0.00
20027588	12/15/2025	12/19/2025	4	\$2,289.27	\$915.71	\$1,373.56
20030986	12/22/2025	12/29/2025	7	\$6,965.24	\$2,786.10	\$4,179.14
20030252	12/30/2025	01/05/2026	6	\$0.00	\$0.00	\$0.00
<b>Total Reservations</b>			<b>163</b>	<b>\$35,402.48</b>	<b>\$14,107.06</b>	<b>\$21,295.42</b>

### Expense

Date	Type	W.O #	Description	Charge
02/16/2025	Maintenance - Taxable		3 large tubs for owners' linens -dollar	\$52.68

Date	Type	W.O #	Description	Charge
02/16/2025	Maintenance - Taxable		Snow plow & Shovel 01/31/25	\$134.40
02/22/2025	Maintenance - Taxable		Replaced 1 GE 20w Halo Fld light in the Apt bedroom 02/17	\$8.21
03/10/2025	Maintenance - Taxable	32328243	Dropped off amenities for guests 03/07/25 for WO #32328243	\$0.00
03/31/2025	Maintenance - Taxable	32289568	repairs to leaking H2O line & 3/4 shark bit-3/6/25 for WO #32289568	\$476.04
03/31/2025	Maintenance - Taxable		Shovel walkway/stairs for guest arrival 03/17/25	\$48.38
03/31/2025	Maintenance - Taxable	32610310	Guest left 1 bag of trash in garage trash can. Picked up bag of trash and emptied refrigerator some food was left. 03/21 for WO #32610310	\$0.00
05/19/2025	Maintenance - Taxable	33482196	Tarp outdoor fire pit and place sign on top. Tarped 1 outdoor fire pit and placed sign Do not use fire restrictions 5/16 for WO #33482196	\$0.00
06/26/2025	Maintenance - Taxable		Replaced 2 bulbs in Livingroom house lamp 6/9	\$10.75
06/26/2025	Maintenance - Taxable	33994126	Removed outside fire pit tarp and sign. Burn ban lifted 6/11 for WO #33994126	\$37.63
06/26/2025	Maintenance - Taxable	33482196	8x10 Tarp 5/16 for WO #33482196	\$19.24
06/26/2025	Maintenance - Taxable		3 New Fire Extinguishers 5/29/25	\$193.54
07/03/2025	Maintenance - Taxable	34348884	Multiple bags of trash in garage. Removed trash and took to dump station 7/2 for WO #34348884	\$0.00
08/15/2025	Maintenance - Taxable	35138991	Apt couch leg off. Reattached leg with epox 8/15. for WO #35138991	\$37.63
08/28/2025	Maintenance - Taxable		Replaced Specialty bulb in bedroom above the garage 8/28	\$5.38
09/18/2025	Maintenance - Taxable	35551631	Main floor living room rocking chair handle loose. Added L bracket under arm rest 9/12 for WO #35551631	\$37.63
09/18/2025	Maintenance - Taxable	35551631	L bracket 9/12 for WO #35551631	\$2.46
11/30/2025	Maintenance - Taxable	36902874	Batteries replaced in the yale (back house) for WO #36902874	\$5.38
12/27/2025	Maintenance - Taxable		Chimney Inspection Swept/Cleaned 2x (December 2025)	\$258.05
12/31/2025	Maintenance - Taxable		Snow plow and shovel to front door 12/06/25	\$129.02
02/16/2025	New Owner Set Up Fee		New owner set up fee	\$200.00
02/16/2025	Processing Fee		CC Processing for reservation # 20027213 date:02/12/2025	\$36.45
02/22/2025	Processing Fee		CC Processing for reservation # 20027246 date:02/17/2025	\$25.72
06/26/2025	Processing Fee		CC Processing - integrations for reservation # 20027169 date:06/12/2025	\$13.87
06/26/2025	Processing Fee		CC Processing for reservation # 20027738 date:06/18/2025	\$27.56
07/25/2025	Processing Fee		CC Processing for reservation # 20028918 date:07/02/2025	\$33.36
08/25/2025	Processing Fee		CC Processing for reservation # 20028159 date:08/01/2025	\$58.04
08/25/2025	Processing Fee		CC Processing for reservation # 20029524 date:08/15/2025	\$22.48
10/22/2025	Processing Fee		CC Processing for reservation # 20029906 date:10/11/2025	\$19.83
12/27/2025	Processing Fee		CC Processing - integrations for reservation # 20030986 date:12/22/2025	\$87.07
02/22/2025	Other		Short term rental permit fee for 4 bathrooms	\$322.56
02/28/2025	Other		Purchase floorplans for short term rental permit	\$48.38
10/31/2025	Other		Annual Fire Extinguisher Inspection (\$35.00 per extinguisher)	\$150.53

<b>Date</b>	<b>Type</b>	<b>W.O #</b>	<b>Description</b>	<b>Charge</b>
02/27/2025	Owner Portfolio Payments		Charge Owner for reservation #20027989 (Hjelm, Bryan & Alicyn Hjelm / Yarbrough) in Reservation #20027989	\$247.30
04/15/2025	Owner Portfolio Payments		Charge Owner for reservation #20028268 (Hjelm, Bryan & Alicyn Hjelm / Yarbrough) in Reservation #20028268	\$247.30
07/28/2025	Owner Portfolio Payments		Charge Owner for reservation #20027178 (Valeri Reeder) in Reservation #20027178	\$247.30
12/27/2025	Owner Portfolio Payments		Charge Owner for reservation #20030772 (Bryan And Rick & Valeri Hjelm And Reeder) in Reservation #20030772	\$247.30
<b>Total Expenses</b>				<b>\$3,491.47</b>

<b>Net Income (Income - Expense):</b>	<b>\$17,803.95</b>
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<sup>1</sup>Income item applied to Box 1 on 1099

<sup>3</sup>Income item applied to Box 3 on 1099