

Profit and Loss Statement for: 2003 Costa Del Mar Road - Unit 678					
Property: 2003 Costa Del Mar Road Carlsbad, CA 92009					
Report dates: from 01/01/2025 to 12/31/2025					
SUMMARY REPORT					YTD
Night Occupied:			261		261
Owner Nights:			59		59
Occupancy:			71.51%		71.51%
Guest Count:			147		147
INCOME					
Rental Revenue to Owner:			\$24,452.78		\$24,452.78
Gross Room Revenue:			\$30,565.99		\$30,565.99
Cancellation Fees:			\$0.00		\$0.00
Owner Credits:			\$0.00		\$0.00
Fees Paid to Owner:			\$0.00		\$0.00
Management commission (expense):			-\$6,113.21		-\$6,113.21
Net Income:			\$24,452.78		\$24,452.78
EXPENSE					
Owner Portfolio Payments:			\$1,230.00		\$1,230.00
Maintenance:			\$2,204.39		\$2,204.39
Haustay Paid Owner City Fees:			\$220.00		\$220.00
CA Franchise Board:			\$844.47		\$844.47
Total Expenses:			\$4,498.86		\$4,498.86
Amount Due to Owner (Income - Expense):			\$19,953.92		\$19,953.92
DETAILED REPORT					
INCOME					
Res Num	Renter's Name	Arrival	Departure	Nights	Net to Owner
5696 *	Mclennan A	12/15/2024	01/04/2025	20	\$0.00
6903	Poses W	01/09/2025	01/11/2025	2	\$275.22
6925	Stein A	01/11/2025	01/15/2025	4	\$555.35
6951	Mancini P	01/17/2025	01/20/2025	3	\$415.28
6276	Burrus B	01/20/2025	01/25/2025	5	\$967.48
6837	Jordan R	01/27/2025	01/30/2025	3	\$437.40
6811	Helser N	02/06/2025	02/09/2025	3	\$496.38
7109	Mclennan A	02/14/2025	02/21/2025	7	\$0.00
7014	Roche S	02/23/2025	02/27/2025	4	\$582.63
7162	Solis J	02/28/2025	03/02/2025	2	\$309.14
6885	Deworken F	03/02/2025	03/06/2025	4	\$556.09
7424	Melehan D	03/07/2025	03/09/2025	2	\$264.44
7521	Bresloin P	03/10/2025	03/14/2025	4	\$546.10
6942	Priebe D	03/15/2025	03/19/2025	4	\$705.60
7440	Samuel C	03/20/2025	03/23/2025	3	\$438.43
7533	Mclennan A	03/23/2025	03/29/2025	6	\$0.00
7326	Breher J	04/02/2025	04/09/2025	7	\$1,019.78
7610	Schneider N	04/13/2025	04/16/2025	3	\$421.48
7677	Berger A	04/18/2025	04/20/2025	2	\$299.10
7619	Kast J	04/24/2025	04/28/2025	4	\$561.55

7815	Greco G	05/02/2025	05/05/2025	3	\$424.80
7796	Mejia P	05/09/2025	05/11/2025	2	\$274.34
8068	Mclennan A	05/11/2025	05/17/2025	6	\$0.00
8222	Davee P	05/18/2025	05/23/2025	5	\$827.51
8233	Wilhelm L	05/23/2025	05/25/2025	2	\$555.17
7816	Pascua J	06/04/2025	06/08/2025	4	\$683.43
8162	Mylrea D	06/08/2025	06/15/2025	7	\$1,242.66
8080	Mckool L	06/15/2025	06/18/2025	3	\$533.06
8131	Shaffer J	06/19/2025	06/22/2025	3	\$654.70
8189	Gay K	06/22/2025	06/30/2025	8	\$1,757.54
7527	Ashton A	07/03/2025	07/06/2025	3	\$900.80
8216	Rizza B	07/10/2025	07/14/2025	4	\$973.90
7767	Pietruszynski C	07/17/2025	07/21/2025	4	\$1,386.22
8847	Silva J	07/23/2025	07/25/2025	2	\$284.36
8445	Morimoto M	07/25/2025	07/27/2025	2	\$541.90
8077	Lyscars J	07/31/2025	08/03/2025	3	\$772.58
8500	Mclennan A	08/06/2025	08/10/2025	4	\$0.00
9033	Alvord B	08/11/2025	08/15/2025	4	\$554.18
8795	Jane C	08/21/2025	08/26/2025	5	\$829.89
9009	Taylor K	08/29/2025	09/01/2025	3	\$570.39
9279	Pham ♦	09/04/2025	09/08/2025	4	\$632.46
9092	Mclennan A	09/12/2025	09/21/2025	9	\$0.00
9225	Studioso C	09/23/2025	09/26/2025	3	\$408.86
8856	Hoffman L	10/01/2025	10/06/2025	5	\$792.58
9496	Kreichelt J	10/10/2025	10/16/2025	0	\$0.00
Revenue Income:				190	\$24,452.78
* - This reservation carries over into the next month or carried over from a previous month.					
Date	Description				Cancellation Fee
Cancellation Fees:					\$0.00
Date	Description				Owner Credit
Owner Credits:					\$0.00
Date	Description				Fee Paid to Owner
Fees Paid to Owner:					\$0.00
Total Income:					\$24,452.78
EXPENSE					
Date	Type	W.O #	Description	Charge	
01/04/2025	Owner Portfolio Payments	5696	Cleaning Fee for reservation #5696 (Andrew Mclennan) in Reservation #5696	-\$205.00	
01/29/2025	Maintenance		Spatulas (Amazon)	-\$14.21	
02/03/2025	Maintenance		Haustay ordered and delivered dish towel replacement	-\$8.18	
02/03/2025	Maintenance		City of Carlsbad permit renewal fees	-\$47.75	
02/19/2025	Maintenance	1973	Report of toilet running. Found the handle to be damaged and not allowing the flapper to reset. Purchased and replace handle, tested multiple times. working properly now.	-\$136.41	
02/21/2025	Owner Portfolio Payments	7109	Cleaning Fee for reservation #7109 (Andrew Mclennan) in Reservation #7109	-\$205.00	
03/04/2025	Haustay Paid Owner City Fees		City of Carlsbad Permit Renewal Fee	-\$220.00	
03/10/2025	Maintenance		Makeup towels (Amazon)	-\$9.47	
03/11/2025	Maintenance		Replacement Keurig, other one broke (Amazon)	-\$160.55	

03/11/2025	Maintenance		haustay ordered and delivered two side table replacement lamps from amazon	-\$30.16
03/11/2025	Maintenance		Delivery of replacement Keurig and side table lamps	-\$16.00
03/18/2025	Maintenance	2047	Report of little to no water coming out of shower. Removed shower head and found a bunch of sediment and filter clogged. Cleared all gunk and reinstalled shower head. tested and working properly.	-\$90.00
03/18/2025	Maintenance	2052	Part of kitchen has no power. Found breaker tripped, reset and tested. all working. Informed guest to use microwave and toaster oven one at a time, using both at same time trips the breaker.	-\$60.00
03/20/2025	Maintenance		Dish soap replacement bottle	-\$8.00
03/29/2025	Owner Portfolio Payments	7533	Cleaning Fee for reservation #7533 (Andrew McLennan) in Reservation #7533	-\$205.00
05/17/2025	Owner Portfolio Payments	8068	Cleaning Fee for reservation #8068 (Andrew McLennan) in Reservation #8068	-\$205.00
05/21/2025	Maintenance		Replacement bath towels (Amazon)	-\$114.81
05/30/2025	Maintenance	2148	report of railing loose. Found the railing is slightly loose but nothing bad, the bolts are located at the bottom of the 4x4. Might be an hoa thing- i would need access to unit below.	-\$60.00
05/30/2025	Maintenance	2152	Report of no wifi and cable tv. Reset all cable boxes and wifi equipment, nothing was working even after reset. Found Spectrum is down right now. I was able to put tv on another wifi so tenants had streaming services until spectrum is back up. informed management to let guests know.	-\$90.00
05/30/2025	Maintenance	2156	Report of cable tv still not working after spectrum is up. Had to reset cable box, let it do an update and then it started working.	-\$60.00
07/02/2025	Maintenance	2218	Report of blinds not working. Found two shades had broken pull chains. Purchased and install new connection pieces on pull chains, adjusted shades. tested and working properly now.	-\$90.00
07/14/2025	CA Franchise Board		CA Franchise Board for reservation # 8216 date:07/14/2025	-\$99.57
07/22/2025	Maintenance	2253	Purchase and install two smoke and carbon units in bedrooms. Patch wall behind tv in main bedroom. Remove screen door and damaged mesh, install new mesh and reinstall screen door. Also removed gunk and rag from inside garbage disposal, tested and working properly. Materials and Labor: \$322.36	-\$322.36
07/25/2025	CA Franchise Board		CA Franchise Board for reservation # 8720 date:07/25/2025	-\$75.76
07/25/2025	CA Franchise Board		CA Franchise Board for reservation # 8720 date:07/25/2025	\$75.76
07/25/2025	CA Franchise Board		CA Franchise Board for reservation # 8812 date:07/25/2025	-\$63.30
07/25/2025	CA Franchise Board		CA Franchise Board for reservation # 8812 date:07/25/2025	\$63.30
07/25/2025	CA Franchise Board		CA Franchise Board for reservation # 8847 date:07/25/2025	-\$42.66
07/27/2025	CA Franchise Board		CA Franchise Board for reservation # 8445 date:07/27/2025	-\$61.77
08/10/2025	CA Franchise Board		CA Franchise Board for reservation # 8442 date:08/10/2025	-\$54.67
08/10/2025	CA Franchise Board		CA Franchise Board for reservation # 8442 date:08/10/2025	\$54.67
08/10/2025	Owner Portfolio	8500	Cleaning Fee for reservation #8500 (Andrew	-\$205.00

	Payments		Mclennan) in Reservation #8500	
08/11/2025	Maintenance		Replacement microwave. Old one had a big stain and a smell that would not go away (amazon)	-\$96.96
08/15/2025	CA Franchise Board		CA Franchise Board for reservation # 9033 date:08/15/2025	-\$66.27
08/26/2025	CA Franchise Board		CA Franchise Board for reservation # 8795 date:08/26/2025	-\$90.40
09/01/2025	CA Franchise Board		CA Franchise Board for reservation # 9009 date:09/01/2025	-\$67.69
09/02/2025	Maintenance	2337	Pull large picture from under the bed. Install wall anchor and install large photo on the wall in the south side bedroom, level.	-\$90.00
09/02/2025	Maintenance	2317	Found living room shade was fraying, frays were getting caught in the gears. trimmed shades up and tested, working smoothly now. Replaced bathroom toilet bolts and washers. tightened and secured toilet. installed new caulking around toilet. Materials and Labor: \$124.53	-\$124.53
09/08/2025	CA Franchise Board		CA Franchise Board for reservation # 9279 date:09/08/2025	-\$71.09
09/21/2025	Owner Portfolio Payments	9092	Cleaning Fee for reservation #9092 (Andrew Mclennan) in Reservation #9092	-\$205.00
09/26/2025	CA Franchise Board		CA Franchise Board for reservation # 9225 date:09/26/2025	-\$56.27
10/06/2025	CA Franchise Board		CA Franchise Board for reservation # 8856 date:10/06/2025	-\$102.77
10/16/2025	CA Franchise Board		CA Franchise Board for reservation # 9496 date:10/16/2025	-\$107.44
10/20/2025	Maintenance	7341	10/8/25 - Per work order repair leak source in ceiling cavity in unit 678	-\$575.00
10/21/2025	CA Franchise Board		CA Franchise Board for reservation # 9439 date:10/21/2025	-\$71.30
10/21/2025	CA Franchise Board		CA Franchise Board for reservation # 9439 date:10/21/2025	\$71.30
10/27/2025	CA Franchise Board		CA Franchise Board for reservation # 9200 date:10/27/2025	-\$78.54
12/08/2025	CA Franchise Board		CA Franchise Board for reservation # 9879 date:12/08/2025	-\$50.40
12/08/2025	CA Franchise Board		CA Franchise Board for reservation # 9879 date:12/08/2025	\$50.40
Total Expense:				-\$4,498.86
Net Income (Income - Expense):				\$19,953.92