

# Carolina Retreats I VRPPM LLC

4600 Touchton Rd E  
Suite 2-220

Annual Statement for 2025

Jacksonville, Florida 32246

(888) 506-9003

**Owner:** Stewart & Natalie Langley DBA Blue  
Water Coastal Investing, LLC -  
Oceans 111  
DBA Blue Water Coastal Investing, LLC  
1934 Graves Mill Rd  
Lynchburg, VA 24502  
US

**Account:** Stewart & Natalie Langley DBA  
Blue Water Coastal Investing, LLC -  
Oceans 111

<u>Date</u>	<u>Description</u>	<u>Charges</u>	<u>Income</u>
<b>Unit: Oceans 111</b>			
<b>Reservation #271859: laura norris (04/03/2025 - 04/06/2025) 3 Nights</b>			
04/03/2025	Rental Income		\$1,134.00
04/03/2025	Commission	\$170.10	
<b>Reservation #272390: Stewart Langley (04/22/2025 - 05/25/2025) 33 Nights</b>			
05/25/2025	Owner Cleaning Fee	\$260.00	
<b>Reservation #267418: Allison Szczukowski (05/25/2025 - 06/01/2025) 7 Nights</b>			
06/29/2025	Rental Income		\$9,934.00
06/29/2025	Commission	\$1,490.10	
<b>Reservation #267935: Jeanna List (06/01/2025 - 06/08/2025) 7 Nights</b>			
06/01/2025	Rental Income		\$6,938.00
06/01/2025	Commission	\$1,040.70	
<b>Reservation #264104: Marsh Smith (06/08/2025 - 06/15/2025) 7 Nights</b>			
06/08/2025	Rental Income		\$9,117.00
06/08/2025	Commission	\$1,367.55	
<b>Reservation #274435: Kalie Jernigan (06/19/2025 - 06/22/2025) 3 Nights</b>			
06/19/2025	Rental Income		\$865.17
06/19/2025	Commission	\$129.78	
<b>Reservation #269395: Cara Lehman (06/22/2025 - 06/29/2025) 7 Nights</b>			
06/22/2025	Rental Income		\$7,380.90
06/22/2025	Commission	\$1,107.16	
<b>Reservation #273146: Dan Van der westhuizen (06/29/2025 - 07/06/2025) 7 Nights</b>			
06/29/2025	Rental Income		\$9,036.00
06/29/2025	Commission	\$1,355.40	
<b>Reservation #265034: Lora Kent Smith (07/06/2025 - 07/20/2025) 14 Nights</b>			

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07/06/2025	Rental Income		\$19,528.00
07/06/2025	Commission	\$2,929.20	
<b>Reservation #274438: Jeremy Brown (07/21/2025 - 07/27/2025) 6 Nights</b>			
07/27/2025	Rental Income		\$1,775.89
07/27/2025	Commission	\$266.40	
<b>Reservation #265914: Denise Fox (07/27/2025 - 08/03/2025) 7 Nights</b>			
08/03/2025	Rental Income		\$9,389.00
08/03/2025	Commission	\$1,408.35	
<b>Reservation #274490: Margaret Arne (08/03/2025 - 08/09/2025) 6 Nights</b>			
08/09/2025	Rental Income		\$1,764.29
08/09/2025	Commission	\$264.66	
<b>Reservation #274415: Kendra Palmer (08/09/2025 - 08/16/2025) 7 Nights</b>			
08/09/2025	Rental Income		\$2,156.00
08/09/2025	Commission	\$323.40	
<b>Reservation #275245: Misty Smith (08/30/2025 - 09/06/2025) 7 Nights</b>			
08/30/2025	Rental Income		\$2,018.73
08/30/2025	Commission	\$302.82	
<b>Reservation #275557: Stewart Langley (09/13/2025 - 09/17/2025) 4 Nights</b>			
09/17/2025	Owner Cleaning Fee	\$260.00	
<b>Reservation #275101: MaryAnn Vitale (09/19/2025 - 09/28/2025) 9 Nights</b>			
09/19/2025	Rental Income		\$6,612.60
09/19/2025	Commission	\$991.88	
<b>Reservation #276322: Ann Murphy (09/29/2025 - 10/04/2025) 5 Nights</b>			
09/29/2025	Rental Income		\$2,523.00
09/29/2025	Commission	\$378.45	
<b>Reservation #270394: Hope Marstin (10/05/2025 - 10/12/2025) 7 Nights</b>			
10/05/2025	Rental Income		\$4,314.00
10/05/2025	Commission	\$647.10	
<b>Reservation #277132: mary montgomery (11/05/2025 - 11/09/2025) 4 Nights</b>			
11/05/2025	Rental Income		\$1,347.25
11/05/2025	Commission	\$202.08	

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**Reservation #276963: Marlee Kauffman (12/03/2025 - 12/07/2025) 4 Nights**

12/03/2025	Rental Income		\$1,667.57
12/03/2025	Commission	\$250.14	

**Unit Work Orders**

06/27/2025	Work Order #28619	\$-25.00
06/27/2025	Work Order #28675	\$-12.00
08/18/2025	Work Order #30418	\$-314.70
08/19/2025	Work Order #29203	\$-392.39
10/16/2025	Work Order #28733	\$0.00
10/17/2025	Work Order #28789	\$0.00
10/17/2025	Work Order #28892	\$0.00
11/20/2025	Work Order #31245	\$0.00
11/30/2025	Work Order #32634	\$-35.57
12/09/2025	Work Order #33163	\$-300.00

**Payments To Owner**

12/08/2025	ACH Payment made to Owner	\$1,109.60
11/06/2025	ACH Payment made to Owner	\$5,811.45
10/07/2025	ACH Payment made to Owner	\$7,076.63
09/08/2025	ACH Payment made to Owner	\$10,605.79
08/05/2025	ACH Payment made to Owner	\$25,788.89
07/07/2025	ACH Payment made to Owner	\$28,802.78
05/07/2025	ACH Payment made to Owner	\$963.90
01/06/2026	ACH Payment made to Owner	\$1,117.43

**\$97,501.40** **\$97,501.40**

Please mail all check payments to:  
 Vacation Rental Pros  
 4600 Touchton Road East, Suite 2-220  
 Jacksonville, Florida 32246

**Transaction Summary**

	<b>YTD</b>
Payments From Owner	\$0.00
Payments To Owner	\$-81,276.47
Rental Income	\$97,501.40
Owner Cleaning Fee	\$-520.00
Work Orders	\$-1,079.66
Commission	\$-14,625.27

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**Unit Performance Summary**

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<b><u>Revenue</u></b>	<b><u>Expenses</u></b>	<b><u>Net</u></b>
\$97,501.40	\$-16,224.93	\$81,276.47