

Estimated Annual Expenses



PROPERTY OWNER: Buyer PREPARED BY: McKenzie Register DATE: 01/10/2021
 ADDRESS OR LEGAL INFORMATION: 1426 East Gulf Beach Drive PROPERTY NAME: Solitude

Utility - Electric	\$5,940	12	\$495	*Based on comparable RVP homes
Utility - Water	\$1,800	12	\$150	*Based on comparable RVP homes
Utility - Telephone (includes free long distance)	\$420	12	\$35	*RVP Bulk Rate
Utility - Cable	\$3,000	12	\$250	*RVP Bulk Rate
Utility - Internet	\$1,140	12	\$95	*RVP Bulk Rate
Utility - Garbage	\$960	12	\$80	*RVP Bulk Rate
Utility - Pest Control & Bed Bug Monitoring	\$480	12	\$40	*RVP Bulk Rate
Monthly - Landscaping	\$1,200	12	\$100	
Monthly -Pool Service	\$2,280	12	\$190	*Outside Contractor
Annual - Maintenance and Repairs	\$2,000		\$167	*Outside Contractors/RVP Subsidiary
Annual -Septic Maintenance Contract	\$350		\$350	*Required by the state of FL
Annual - HVAC Annual Service	\$365			*Outside Contractor - Recommended by RVP
Annual - Elevator Annual Service	\$800		\$0	*Outside Contractor - Recommended by RVP
Monthly- keyless entry	\$240	12	\$20	
Annual - Fire & Safety inspection	\$15	12	\$300	
Annual - Deck Inspection	\$150			*Outside Contractor - Req by FL Statutes/RVP
Annual - Preventive Maintenance inspection	\$200			*RVP Subsidiary (Inspection + Est Repairs)
Annual - Inventory/Scheduled Replacements/Wear & Tear	\$0			*Outside Contractors/RVP
Annual - Deep Cleaning Service	\$700			*Outside Contractor or Owner
Annual - Professional Carpet Care	\$0			no carpet
Annual - Professional Tile Cleaning	\$0			*Outside Contractor or Owner
Annual - Professional Upholstery Cleaning	TBD			*Outside Contractor or Owner
TOTAL OWNERSHIP CARRYING COSTS	\$22,040			Reserve Based on Monthly Carrying Costs**
Resv - Management Fee (Per resv)	\$77,150	\$477,000	15%	*Paid to RVP
Resv - Credit Card Fee Reimbursement (Per resv)	\$5,190	\$519,000	1.0%	*Independent Merchant - Vacation Rent Payment
TOTAL RENTAL OPERATING EXPENSES	\$82,340			
Estimated Ownership Carrying Costs	\$22,040			
Estimated Rental Operating Expenses	\$82,340			
TOTAL ESTIMATED INCOME	\$499,000			
TOTAL ESTIMATED ANNUAL EXPENSES	\$104,380			
PROJECTED NET	\$394,620			
ADDITIONAL WEEKS LEFT TO RENT	\$126,176			
TOTAL ELIGIBLE INCOME	\$520,796			
2022 WEDDING INCOME/RENTAL ONLY	\$55,696			<i>- 8 weddings booked - 2022</i>
TOTAL PROJECTED NET INCOME	\$576,492			
NOTE** OWNER TO OCCUPY THE HOME 2 WEEKS OF 2022				
INCLUDED IN RVP COMPENSATION				