

1220 Tarpon Avenue, Sarasota, FL 34237

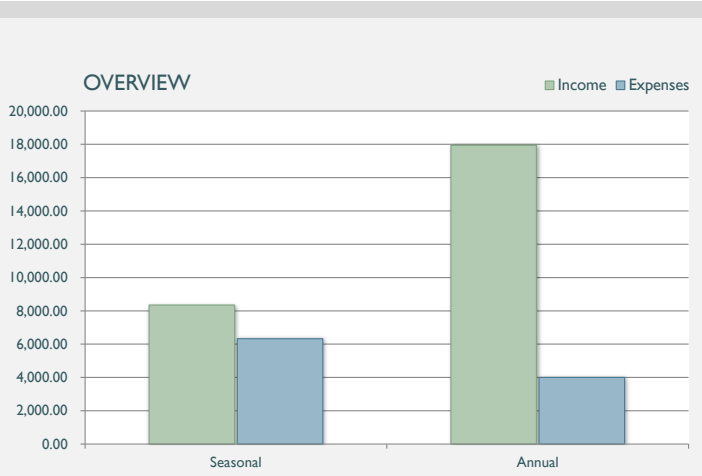
Estimated Vacation Rental Rates				18%
Season	Rate	Months	Totals	
High Season	\$ 2,200.00	3	\$ 6,600.00	
Low Season	\$ 1,750.00	1	\$ 1,750.00	
Holiday Season	\$ 2,200.00	0	\$ -	
			4	\$ 8,350.00



Estimated Annual Rental Rates				10%	50%
	Monthly Rent	Months	Totals		
Annual	\$1,495.00	12	\$ 17,940.00		

## Seasonal v. Annual

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BUDGET TOTALS	Seasonal	Annual	DIFFERENCE
Income	8,350.00	17,940.00	9,590.00
Expenses	6,323.00	4,001.50	2,321.50
<b>Balance (Income minus E</b>	<b>2,027.00</b>	<b>13,938.50</b>	<b>11,911.50</b>



### WHAT ARE MY TOP 5 HIGHEST OPERATING EXPENSES?

EXPENSE	AMOUNT	% OF EXPENSES	15% REDUCTION
Landscaping (Average \$80/mo	960.00		
Maintenance and repairs	500.00		
Other	0.00		
Utilities	0.00		
Telephone	0.00		
<b>Total</b>	<b>1,460.00</b>		

NOTES:  
Great Annual Property. Not so great Vacation Rental.

INCOME	Seasonal	Annual	DIFFERENCE
Annual Totals	8,350.00	17,940.00	9,590.00
Total	8,350.00	17,940.00	9,590.00

PERSONNEL EXPENSES	Seasonal	Annual	DIFFERENCE
Management Fee	1,503.00	1,794.00	(291.00)
Leasing Fee	0.00	747.50	(747.50)
Total Personnel	1,503.00	2,541.50	(1,038.50)

OPERATING EXPENSES	Seasonal	Annual	DIFFERENCE
Miscellaneous	0.00	0.00	0.00
Electric (Average \$150/month)	1,800.00	0.00	1,800.00
Water (Average \$50/month)	600.00	0.00	600.00
Cable & Phone (Average \$80/mo	960.00	0.00	960.00
Landscaping (Average \$80/mont	960.00	960.00	0.00
Furniture/Furnishing	0.00	0.00	0.00
Pest Control	0.00	0.00	0.00
Pool Service	0.00	0.00	0.00
Legal and auditing	0.00	0.00	0.00
Maintenance and repairs	500.00	500.00	0.00
Office supplies			0.00
Postage			0.00
Rent or mortgage			0.00
Sales expenses			0.00
Shipping and storage			0.00
Supplies			0.00
Taxes			0.00
Telephone			0.00
Utilities			0.00
Other			0.00
<b>Total Operating</b>	<b>4,820.00</b>	<b>1,460.00</b>	<b>3,360.00</b>

<b>Total Expenses</b>	<b>6,323.00</b>	<b>4,001.50</b>	<b>2,321.50</b>
<b>Income less Expenses</b>	<b>2,027.00</b>	<b>13,938.50</b>	