

		2023		2024		2025		2026
40-103		(total property) 2023	2023 actual	(total property) 2024	2024 actual/32	(total property) 2025	2025 actual	2026 proforma
fully furnished	3 bedroom, 2.5 bath 1536 sf							2500
Income	rent	VRBO, AirBnb + monthly	\$27,015	VRBO, AirBnb + monthly	\$30,913	VRBO, AirBnb + monthly	\$27,170	\$30,000
	pet fees		\$300		\$400		\$100	\$0
	fees		\$40		\$0		\$225	\$0
Total Income			\$27,355.00		\$31,313.00		\$27,494.59	\$30,000.00
Expenses	accounting	3000	\$94	3019	\$94	4075	\$127	HOA
	advertising	180	\$6	144	\$5	0	\$0	\$0
	appliances	refrigerator	\$600	0	\$0	0	\$0	\$0
	cleaning	owner	\$0	owner	\$0	owner	\$50	
	HOA		\$0		\$0		\$0	\$1,200
	insurance	15667	\$490	18231	\$570	22075	\$690	\$400
	internet	0	\$900	0	\$900	0	\$900	\$900
	landscape	0	\$0	680	\$21	5352	\$167	HOA
	maintenance		\$0		\$3,031	0	\$0	\$0
	management	owner	\$0	owner		owner		owner
	pest control	mostly owner		mostly owner				
	property electric	500	\$16	516	\$16	648	\$20	HOA
	property taxes	15903	\$497	15903	\$497	15903	\$497	\$497
	supplies	0	\$0	0			\$100	\$100
	trash	4800	\$150	5294	\$165	5361	\$168	HOA
	unit electric	tenant		tenant		tenant		
	water -submetered 8/25	16000	\$500	17458	\$546	16685.87	\$521	\$521
	Total Expenses	\$56,050	\$3,252	\$61,245	\$5,845	\$70,100	\$3,241	\$3,618
Profit			\$24,103		\$25,468		\$24,254	\$26,382