

Resort Vacation Properties
 125 West Gulf Beach Drive, St. George Island, FL 32328

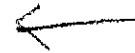
2015

Stephens , Byron Account: **TOWERINGDU / Towering Dunes**
 1001 Forest Harbor Ct
 Hendersonville, TN 37075

STATEMENT SUMMARY DATE FROM January 1, 2015 TO December 31, 2015

SUMMARY:

	Current Period	
	Income	Expense
Rent	34,071.12	
Cleaning Fee		4,045.00
Owner Fund		1,000.00
Maintenance - Plumbing		268.00
Maintenance - General Repairs		75.00
Previous Balance		234.21
Linen Fee		1,480.00
Rental Commission		6,819.45
Pool Heat	316.10	
Utility - Electric		4,499.66
Utility - Cable		612.33
Utility - Telephone		360.77
Utility - Internet		420.00
Maintenance - Appliance		363.80
Maintenance - A/C & Heat		629.00
Utility - Water		1,166.48
Utility - Garbage		895.00
Utility - Pest Control		300.00
Maintenance - Yard Work		400.00
Maintenance - Pool		329.00
Monthly Pool/Hot Tub Service		2,180.00
Monthly Keyless Entry		89.40
Carpet/Tile/Upholstery Cleaning		788.00
Fire and Safety Inspection		70.00
Water Softener Service		1,912.64
Maintenance - Propane		726.88
Utility - Propane		73.95
Deep Clean		328.00
Laundry Service		33.00
RVP Inventory		80.25
Work Order		660.92



Cleaning Owner Will				
PAYMENTS TO ACCOUNT		6,000.00		
PAYMENTS FROM ACCOUNT			10,900.81	
ENDING BALANCE			1,354.33	
TOTAL INCOME/EXPENSE		34,387.22	30,840.74	
Occupancy Nights: Rented Owner/Owner Guest Total Occ %				
YEAR-TO-DATE	165	31	196	53.70



2014

February 19, 2015
 Byron Stephens
 1001 Forest Harbor Ct
 Hendersonville, TN 37075
 USA

Plantation Towering Dunes

For the Month ending December 31, 2014

TRANSACTION DESCRIPTION	REFERENCE	CURRENT PERIOD		YEAR-TO-DATE
		INCOME	EXPENSE	
Opening Balance				
		-	-\$286.43	-
127417				
Cleaning Fee	127417; Owner; 12/18/2014-12/22/2014	-	-\$205.00	
	Total 127417	-	-\$205.00	
	Net	-	-\$205.00	
Guests Summary				
Rental Revenue		-	-	\$40,982.62
Rental Fees		-	-\$205.00	-\$9,741.54
	Total	-	-\$205.00	\$31,241.08
	Net	-	-\$205.00	
RENTAL REVENUE				
Rental Fees				
Cleaning Fee	Touchup clean 12/26	-	-\$80.00	-\$5,100.00
	TOTAL	-	-\$80.00	-\$5,100.00
Payment Received				
Minimum Reserve		-	-	-\$594.20
Check	Rec'd from Owner	\$300.00	-	\$3,591.00
	TOTAL	\$300.00	-	\$2,996.80
EXPENSES				
Maintenance & Housekeeping				
General Maintenance	WO#: P-18298 / T-18432	-	-\$23.01	-\$4,922.85
General Maintenance	WO#: P-18040 / T-18171	-	-\$122.50	
	TOTAL	-	-\$145.51	-\$4,922.85
Utilities				
Electric Service	Electric Nov	-	-\$192.54	-\$4,753.23
Water Service	Water Nov	-	-\$70.62	-\$1,398.11
Cable SGC	Cable/SGC/Jan	-	-\$46.88	-\$562.56
Phone Service	Telephone Dec	-	-\$29.78	-\$339.55
Garbage Service	Garbage/Nov	-	-\$70.00	-\$839.88
Pest Control Services	Pest Control Dec	-	-\$25.00	-\$325.00
Internet-Fairpoint	Internet/Fairpoint/Dec	-	-\$35.00	-\$420.00
	TOTAL	-	-\$469.82	-\$8,638.33
Other Expenses				
Fire and Safety Inspection		-	-	-\$10.00



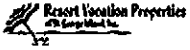
February 19, 2015
 Byron Stephens
 1001 Forest Harbor Ct
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Plantation Towering Dunes

For the Month ending December 31, 2014

TRANSACTION DESCRIPTION	REFERENCE	CURRENT PERIOD		YEAR-TO-DATE
		INCOME	EXPENSE	
EXPENSES				
Other Expenses				
Water Softener Service		-	-	-\$66.90
Global Transfer		-	-	-\$410.00
Monthly Pool Service	Aqua Pool Nov	-	-\$170.00	-\$2,040.00
Monthly Pool Service	Aqua Pool Dec	-	-\$170.00	
Keyless Entry Fee		-	-\$7.45	-\$89.40
	TOTAL	-	-\$347.45	-\$2,616.30
Payment to Owner				
Owner Check		-	-	-\$14,194.61
	TOTAL	-	-	-\$14,194.61
Reserve				
Minimum reserve :		\$1,000.00	-	
Opening reserve balance :		\$1,000.00	-	
Reserve activity for this month :		-	-	
Closing reserve balance :		\$1,000.00	-	
Amount due to reserve :		-	-	
Payment				
Please remit		-\$1,234.21	-	-\$1,234.21

Resort Vacation Properties



www.resortvacationproperties.com

ADMINISTRATIVE FOLIO : CONDO UNIT

Mr Byron Stephens
1001 Forest Harbor Ct
Hendersonville, TN
37075
USA

Account Name TOWERINGDU / Stephens, Byron
Account No. AD 100661 Begin 01/01/13
Folio Type Current End 12/31/38
Suite: Towering Dunes

Fax :

Seq.	Date	Transaction Description	Ref/Comments	Amount	TX	S/F
	01/22/14	Check	Rec'd from owner	(1,000.00)	I	A
	03/27/14	Check	Rec'd from owner	(1,400.00)	I	A
	10/24/14	Check	Rec'd from owner	(891.00)	I	A
	12/16/14	Check	Rec'd from Owner	(300.00)	I	A
		Electric Service		4,753.23	I	A
		Phone Service		339.55	I	A
		Pest Control Services		325.00	I	A
		Water Service		1,398.11	I	A
		Garbage Service		839.88	I	A
		Water Softener Service		66.90	I	A
		Monthly Pool Service		2,040.00	I	A
		Keyless Entry Fee		89.40	I	A
		Fire and Safety Inspection		10.00	I	A
		Owner Revenue		(40,632.62)	I	A
		Owner Check		14,194.61	I	A
		Global Transfer		410.00	I	A
		Management Fee		8,126.54	I	A
		Cable SGC		562.56	I	A
		Pool Heat Pay Back		(350.00)	I	A
		Internet-Pairpoint		420.00	I	A
		Minimum Reserve		594.20	I	A
		General Maintenance		518.01	I	A
		Cleaning Fee to Owner		5,100.00	I	A
		Lincn Fee to Owner		1,615.00	I	A
		General Parts		431.65	I	A
		General Labor		450.00	I	A
		Work Order Vendor		3,523.19	I	A
			TOTAL	1,234.21		

This bill is in currency : US Dollar

Print date: 01/21/15

Resort Vacation Properties

Hotel date : 01/21/15
Report date : 01/01/14 to 12/31/14

STATISTICS FOR CONDO OWNER

Page 310 of 326
Time : 14:47

	OCCUPATION TYPE		PERIOD		PROPERTY		YEAR		PROPERTY	
	ROOM	ROOM TYPE	ROOM	ROOM TYPE	ROOM	ROOM TYPE	ROOM	ROOM TYPE	ROOM	ROOM TYPE
TOVERINGDU / Stephens, Byron - Owner admin. No : 100661										
Owner :	23	6.30 %	23	6.30 %	9 792	7.69 %	23	6.30 %	9 792	7.69 %
Friends :	0	0.00 %	0	0.00 %	773	0.61 %	0	0.00 %	773	0.61 %
Guests : (*)	219	60.00 %	219	60.00 %	60 228	47.28 %	219	60.00 %	60 228	47.28 %
Complimentary :	0	0.00 %	0	0.00 %	41	0.03 %	0	0.00 %	41	0.03 %
T/O : (*)	0	0.00 %	0	0.00 %	0	0.00 %	0	0.00 %	0	0.00 %
Out of inventory :	0	0.00 %	0	0.00 %	0	0.00 %	0	0.00 %	0	0.00 %
Out of sale :	0	0.00 %	0	0.00 %	833	0.65 %	0	0.00 %	833	0.65 %
TOTAL	242	66.30 %	242	9.47 %	71 667	8.04 %	242	9.47 %	71 667	8.04 %
Avg. per paying guests : (*)	185.54 \$		185.54 \$		267.82 \$		185.54 \$		267.82 \$	

Property Marketing Info Sheet

2013

Run Date: 01/13/2014 4:23:53 PM

Property: TOWERING DUNES

Owner Code: STEPHEN

Prop.Code: TOWERD

Current MTD/YTD Expenses and Income

<u>Expenses</u>	<u>MTD</u>	<u>YTD</u>	<u>Income</u>	<u>MTD</u>	<u>YTD</u>
Maintenance	\$0.00	\$4,108.19	Telephone Income	\$0.00	\$0.00
Utilities	\$0.00	\$8,510.57	Utilities Income	\$0.00	\$0.00
Rental Supplies	\$0.00	\$485.89	Rental Income	\$0.00	\$40,644.72 ←
Credit Card Charges	\$0.00	\$0.00		\$0.00	\$700.00
Pool Maintenance	\$0.00	\$2,372.00	Cleaning Income	\$0.00	\$0.00
Linen Fee	\$0.00	\$1,445.00	Pet Fee Income	\$0.00	\$100.00
Cleaning Fees	\$0.00	\$5,096.70	Misc. Income B	\$0.00	\$0.00
Management Fee	\$0.00	\$8,128.94	Advance to owner	\$0.00	\$0.00
Other Owner Expense	\$0.00	\$181.40			
TOTALS	\$0.00	\$30,328.69		\$0.00	\$41,444.72
			NET TO OWNER	\$0.00	\$11,116.03

Commission: 20 % Cleaning Fee: \$205.00

Amenities:

- | | | | |
|------------------|----------------|------------------|------------------|
| XPool Heat Avail | Fireplace | Nature | Dock |
| XGulfView | Screened Porch | XSpecial Events | Semi Private Po |
| XPets Allowed | XElevator | Fishing Pier | X Community Pool |
| XWireless Intern | XPrivate Pool | BeachView | BayView |
| XComm Tennis | Hot Tub | X Allows monthly | Year Round <Wk |
| XAll Specials | | | |

Description: Complex: P **Location:** BA **Type:** SAT **Bedrooms:** 4 **Baths:** 4+
Bedding No. of King: 2 Queen: 1 Full: 0 Twin: 2 **Sofa Beds** No. of King: 0 Queen: 3 Full: 0 Small: 0

{hb}
 Multiple decks from this home provide excellent panoramic Gulf views. An exceptional kitchen, three separate living areas including a ground floor sitting room with French doors that open onto the pool deck, Multiple TVs and VCRs including 27" flat screens with DVD/VHS and a large children's video library. Enjoy breezy outdoor dining with an elevated grill area with a picnic table. Furnished decks and easy access to the beach walkover. Sorry, no elevator access to the top floor suite.

Listing Dates: 3/13/2003 - 3/1/2010 **Agent:** BB

Current Year Occupany:

Total # Unit Days	365		
# Unit Days Owner	43		
# Unit Days Unavailable	0		
# Unit Days Available	322	Percent Tentative	0
# Unit Days Tentative Reservations	0	Percent Confirmed	56.2
# Unit Days Confirmed Reservations	181	Percent Total	56.2

Directions:

Statistics Calendar

01/01/2013 - 01/01/2014

Run Date: 01/13/2014 3:53:08 PM

Property TOWERD

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Percent	
1/2013	_	_	_	_	_	_	_	_	_	_	_	_	_	C	c	c	c	c	c	c	c	c	_	_	_	_	_	_	_	_	_	_	25.806
2/2013	_	_	_	O	o	o	o	C	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	83.333	
3/2013	c	c	c	c	c	c	c	c	_	_	_	_	_	_	C	c	c	c	c	c	c	c	_	_	_	_	_	_	C	c	54.839		
4/2013	c	c	c	c	c	_	_	_	_	_	_	_	_	_	_	O	o	o	O	o	o	_	_	_	_	_	_	_	_	_	_	20.833	
5/2013	_	_	_	_	_	_	_	C	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	_	O	o	o	_	53.571	
6/2013	C	c	c	c	c	c	c	O	o	o	o	o	o	C	c	c	c	c	c	c	c	C	c	c	c	c	c	c	C	c	100.000		
7/2013	c	c	c	c	c	c	c	c	c	c	c	c	C	c	c	c	c	c	c	C	c	c	c	c	c	c	C	c	c	c	c	100.000	
8/2013	c	c	c	c	c	c	c	C	c	c	c	c	c	c	_	_	_	_	_	_	_	_	_	_	_	_	_	C	c	_	58.065		
9/2013	c	_	_	_	C	c	c	c	c	c	c	c	O	o	o	o	o	o	O	c	c	c	c	c	c	c	_	_	_	_	69.565		
10/2013	_	C	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	90.323	
11/2013	_	_	_	_	O	o	o	_	O	o	o	o	o	o	o	o	o	o	o	o	o	o	o	_	_	_	_	_	_	_	_	0.000	
12/2013	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	0.000	

Total # Days	365		
# Days Unavailable	43	Includes Owner Days	
# Days Available	322		
# Days Tentative Reservations	0	Percent Tentative	0.000
# Days Confirmed Reservations	181	Percent Confirmed	56.211
# Days Owner Reservations	43	Percent Total C's & T's	56.211

T = Tentative Reservation
 C = Confirmed Reservation
 O = Owner Reservation
 U = Unavailable to Rent
 Upper case denotes day of arrival