

**FLORIDA HOMES AND  
TRAVEL  
19TH ANNUAL  
PROPERTY MANAGEMENT  
SURVEY**

**Published June 2009**

## Top 5 Management Companies Overall

Company	Overall Rating
VIP Vacations Inc	1.33
Florida Sunbrite	1.40
Alexanders	1.61
J & M (Sunsplash)	1.66
Florida Choice	1.67

The above companies have achieved higher than the average score of 1.80 for overall satisfaction as rated by 3 or more owners. The overall score is obtained from an average of the 5 categories based on a points system where 1.00 is Excellent, 2.00 is Good, 3.50 is Poor and 5.00 is Very Poor.

## In Brief

2008 would appear to be a better year than perhaps we anticipated. Certainly this was shown by the rental weeks achieved by owners and management companies. Owners working alone to secure their rentals obtained an average of 27.12 rental weeks, up from 2007's 25.35 weeks. Management companies working alone secured an average of 21.9 rental weeks, up from 2007's 18.5, although it has to be said that 86 of the 241 total rental weeks obtained by MC's alone were from rental programmes by companies no longer functioning. If those weeks are eliminated from the result, the average becomes 17.22. Owners and management companies that combined forces obtained an average of 25.90 rental weeks. This is very respectable, bearing in mind that in this instance one or other is often the driving force, with the other party contributing occasional weeks.

It has been very interesting to see that the overall satisfaction with management company score average has increased again to 1.80 in 2008 from 1.82 in 2007. This raises the bar yet again. This rise comes against a back drop where twice the number of owners left their management company compared to 2007.

We have not shown the results of the companies no longer operating as the survey is available for purchase by non-subscribers who may not be aware of the situation.

### Historical Average Management Scores

Category	2008	2007	2006	2005	2004
Overall Satisfaction	1.80	1.82	1.83	1.98	1.90
Communications	1.86	2.05	1.88	2.10	2.31
Response to Problems	1.76	1.73	1.76	1.93	2.03
Fees	2.01	1.98	1.99	1.99	1.98
General Maintenance	1.76	1.87	1.88	1.92	1.99
Clean/Presentation	1.62	1.59	1.65	1.72	1.78

We now have 5 year's worth of data using the new scoring system for management companies, which we believe provides a much fairer and more realistic analysis. We can see that overall the trend is for improvement (perhaps the fees in 2008 reflect the current climate?) and it is very rewarding to see the overall satisfaction score increase year on year (this figure is an average of the category scores).

### Weekly Rates - Central

Size	Peak Rate	Low Rate
3 Bed		
Highest	£725	£350
Lowest	£525	£300
4 Bed		
Highest	£850	£350
Lowest	£550	£315
5 Bed		
Highest	£899	£500
Lowest	£650	£350

### Weekly Rates - Coastal

Size	Peak Rate	Low Rate
2 Bed		
Highest	£700	£450
Lowest	£650	£300
3 Bed		
Highest	£595	£475
Lowest	£475	£350
4 Bed		
Highest	£1,100	£990
Lowest	£300	£250

## Average Income and Expenditure by Week, Month or Year as Stated

Number of Bedrooms	Monthly Water & Electricity (if a combined bill)	Monthly Water	Monthly Electricity	Phone/Internet	Cable/Phone	Cable	Monthly Gas (usually for pool heat)	HOA Fees	Annual Home Insurance Premium	Annual Property Tax	Annual Maintenance/Up grades	Peak Season Weekly Rental	Low Season Weekly Rental
<b>Central Florida</b>													
2 & 3 Bedrooms	\$250.00	\$55.68	\$170.48	\$47.25	\$83.80	\$64.20	\$54.75	\$381.59	\$ 994	\$ 2,901	\$ 2,211	£442.00	£371.00
4 Bedrooms	\$296.00	\$83.50	\$208.77	\$52.37	\$62.62	\$52.39	\$93.86	\$177.00	\$ 1,005	\$ 3,585	\$ 2,331	£559.77	£436.05
5 & 6 Bedrooms	n/a	\$83.60	\$300.00	\$55.33	\$135.33	\$63.25	\$180.00	\$270.00	\$ 1,297	\$ 4,694	\$ 2,339	£712.00	£512.00
<b>Coastal Florida</b>													
2 Bedrooms	n/a	\$65.00	\$66.00	\$48.50	n/a	\$58.66	n/a	\$313.75	\$ 655	\$ 2,684	\$ 1,517	£602.00	£489.00
3 Bedrooms	n/a	\$75.00	\$129.00	\$66.71	\$81.00	\$62.66	\$37.50	\$95.00	\$ 1,700	\$ 3,779	\$ 2,048	£530.00	£425.00
4 & 5 Bedrooms	n/a	\$138.00	\$302.00	\$138.00	\$123.00	n/a	n/a	\$135.00	\$ 1,444	\$ 4,519	\$ 1,827	£830.00	£718.00

### Notes

We have combined the results for the 6 bed properties with that of 5 bed properties in Central Florida due to the small number of returns of that size properties. Likewise the 2 & 3 bed properties and the 4 & 5 bed properties in Coastal Florida. We include the combined water and electricity because a substantial number of subscribers are billed that way, but we continue to show both combined and individual results so that the average amounts for each are not distorted.

You will note that Homeowner Association Fees for smaller properties on the coast appear more expensive than larger properties. This is because all these properties are in fact Condo's (and the fees are therefore Community Association Fees) and condo owners have to contribute more for maintaining the public areas.

## Historical Comparison of Average Peak & Low Season Weekly Rental Rates by House Size

House Size/Rate	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
<b>3 Bed</b>											
Peak	\$449.00	£448.03	£482.44	£484.54	£451.16	£454.00	£452.00	n/a	£445.00	£425.00	£400.00
Low	\$377.00	£373.83	£394.02	£389.93	£363.29	£368.00	£379.00	n/a	£370.00	£360.00	£350.00
<b>4 Bed</b>											
Peak	\$559.00	£551.76	£588.37	£552.53	£553.07	£542.00	£561.00	n/a	£505.00	£515.00	£500.00
Low	\$436.00	£422.42	£455.10	£432.58	£428.33	£425.00	£446.00	n/a	£425.00	£420.00	£405.00
<b>5 Bed</b>											
Peak	\$712.00	£705.57	£686.38	£790.26	£692.86	£778.00	£722.00	n/a	£675.00	£600.00	n/a
Low	\$512.00	£547.00	£514.00	£610.33	£508.07	£560.00	£526.00	n/a	£445.00	£475.00	n/a

## Historical Comparison of Average Utility Charges

3 Bedrooms	2008	2007	2004
Water	\$55.68	\$61.24	\$45.44
Electricity	\$170	\$187.35	\$154.53
Phone/Internet	\$83.8	\$42.44	\$33.58
Cable	\$64.2	\$52.23	\$37.44

4 Bedrooms	2008	2007	2004
Water	\$83.5	\$64.80	\$69.43
Electricity	\$208.77	\$229.39	\$192.16
Phone/Internet	\$62.62	\$48.81	\$36.57
Cable	\$52.39	\$51.03	\$42.13

## Comparison of Annual Expenses

Annual Expenses	3 Bed 08	3 Bed 07	3 Bed 06	4 Bed 08	4 Bed 07	4 Bed 06	5 Bed 08	5 Bed 07	5 Bed 06
Insurance Premium	£994	\$1,048	\$918	\$1,005	\$1,068	\$1,031	\$1,297	\$1,269	\$1,114
Property Taxes	£2,901	\$3,461	\$3,226	\$3,585	\$4,209	\$4,073	\$4,694	\$5,575	\$4,042
Maintenance/Upgrades	£2,211	\$2,281	\$1,963	\$2,331	\$2,341	\$2,603	\$2,339	\$4,919	\$2,715

## Notes

For the purposes of historical comparisons we have focused on the Central Florida 3, 4 and 5 bed properties as, with greater numbers of returns for those homes, the figures are more representative. We did not separate out the Coastal results until the 2005 survey, and did not note the historical peak and low weekly rental rate for 5 beds until 1999. The rental rates for 2001 were not required on the 2002 survey as this was the year ownership of the paper changed hands. The first year we asked for monthly utility costs in the present format was 2004.

These 3 year figures show the effect of Gov Crist's efforts to reduce property taxes and property insurance, as we can see that these have mostly dipped during 2008. Maybe there was less money in general, as maintenance also went down.

## Income and Expenses

Expenses	3 Bed	4 Bed
Electricity	\$2,045	\$2,496
Water	\$668	\$1,002
Phone	\$567	\$628
Cable	\$770	\$628
Licences	\$220	\$220
Home Insurance	\$994	\$1,005
Property Taxes	\$2,901	\$3,585
HOA fees*	\$4,584	\$2,124
Advertising*	\$385	\$636
Management fees*	\$2,784	\$2,964
Clean fees 2 per month*	\$1,710	\$1,966
Maintenance	\$2,211	\$2,331
<b>Total Expenses</b>	<b>\$19,839</b>	<b>\$19,585</b>
Average Income required to meet running costs		
At 27.12 weeks	\$732	\$722
At 25.90 weeks	\$766	\$756
At 21.90 weeks	\$906	\$894

\* Figures taken from this survey

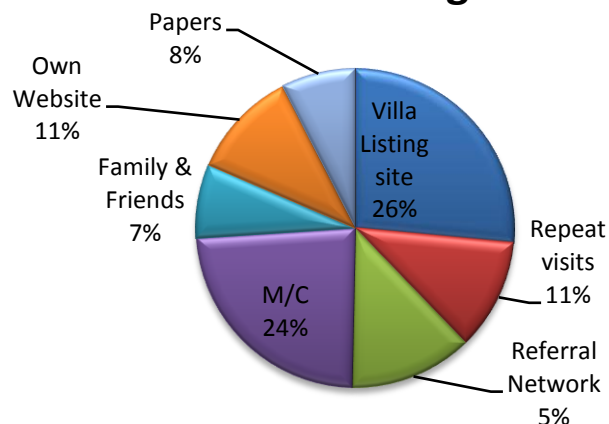
## Rental Origins

Guests Countries	Percentage
UK	50.90%
US	43.30%
Rest of the world	5.80%

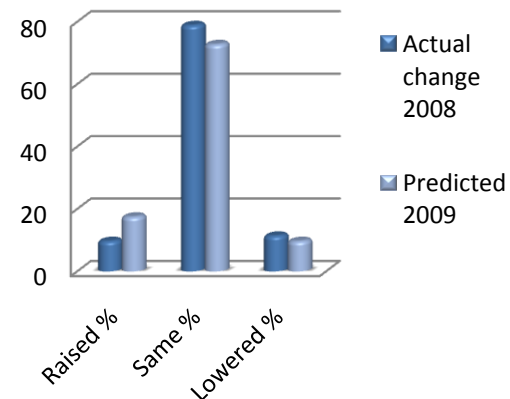
In 2004 guests from outside the UK or US accounted for only 3% of rentals so it is good to see this figure slowly creeping up, the biggest growth has been within the US which provided only 30% of rentals in 2004

In this calculation we have taken the average monthly expenditure figures supplied for 3 bed and 4 bed homes and multiplied by 12 and used that figure to calculate the weekly rate you would need to charge as an income to meet all the expenses. We take the 3 average rental weeks achieved by Owner alone: 27.12; Owner & MC combined: 25.90; and MC alone: 21.90, according to this year's survey and divide the yearly expenditures by the weeks to see what amount you would need to charge (in U.S. Dollars) for each week to break even. You can see that we have not included a charge for a mortgage or accountancy costs.

## Rentals Generated by Advertising



## Rental Rates



## Additional Facilities

Facility	# Homes
Pool Table	33
Spa/Hot Tub	29
TV Games Console	28
Computer	25
Air Hockey	25
Bikes	12
Table Tennis	7
Media Room	5

Name of Property Management Company	CFVRMA/ /Polk Seal	Overall Rating	Communication	Response to Problems	Fees	General Maintenance	Cleanliness / Presentation	Average Years With Them?	Average Monthly Fee	Average Clean Fee	Charge Made For Owner Placed Rentals	Company Generated Rental Weeks	Owner Generated Rental Weeks	Owner/Family Weeks Occupation	Considering leaving	Owners who have left
<b>Absolutely Fabulous</b>		<b>3.20</b>	<b>3.50</b>	<b>5.00</b>	<b>2.00</b>	<b>3.50</b>	<b>2.00</b>	<b>1-3</b>	<b>\$125</b>	<b>\$73</b>	<b>N</b>	<b>0.00</b>	<b>23.00</b>	<b>5.00</b>		<b>1</b>
PO Box 121087, Clermont FL34712				001-352-241-0162												www.orlandoattractions.com
<b>Advantage</b>	<b>C</b>	<b>2.10</b>	<b>2.75</b>	<b>2.00</b>	<b>2.75</b>	<b>1.50</b>	<b>1.50</b>	<b>7-10</b>	<b>\$192</b>	<b>\$90</b>	<b>Y</b>	<b>22.00</b>	<b>3.50</b>	<b>3.50</b>	<b>1</b>	
7799 Styles Blvd, Kissimmee, 34747				407-396-2262		KTornillo@advantageorlando.com										www.advantagevacationhomes.com
<b>Alexander Holiday Homes</b>	<b>C F</b>	<b>1.61</b>	<b>1.66</b>	<b>1.50</b>	<b>2.08</b>	<b>1.50</b>	<b>1.33</b>	<b>4-7</b>	<b>\$310</b>	<b>\$72</b>	<b>N</b>	<b>10.16</b>	<b>21.50</b>	<b>6.66</b>		<b>1</b>
1400 W. Oak Street, Suite H, Kissimmee, 34741				407-932-3683		bobhill@kua.net										www.floridasunshine.com
<b>All Florida Villas</b>		<b>1.80</b>	<b>1.50</b>	<b>2.00</b>	<b>1.50</b>	<b>2.00</b>	<b>2.00</b>	<b>7-10</b>	<b>\$257</b>	<b>\$75</b>	<b>N</b>	<b>10.00</b>	<b>20.00</b>	<b>6.00</b>		
3501 W. Vine Street, Suite 353, La Mirada Plaza, Kissimmee, 34741				407-933-5896		info@allfloridavillas.com										www.allfloridavillas.com
<b>American Homes Rental &amp; Management</b>	<b>C</b>	<b>1.90</b>	<b>1.83</b>	<b>1.33</b>	<b>2.50</b>	<b>1.33</b>	<b>2.16</b>	<b>4-7</b>	<b>\$353</b>	<b>\$78</b>	<b>N</b>	<b>17.33</b>	<b>11.00</b>	<b>3.66</b>		
2629 Waverly Barn Road, Suite 126, Davenport FL33897				863-420-4072		ahnmanagement1@aol.com										www.floridavacation-villas.net
<b>Ankon Inc</b>		<b>1.80</b>	<b>1.00</b>	<b>2</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>4-7</b>	<b>\$300</b>	<b>\$85</b>	<b>N</b>	<b>3.00</b>	<b>15.00</b>	<b>0.00</b>		
1970 East Oseola Parkway, Suite # 308, Kissimmee, FL 34743				407-346-6157		ankonrentals@aol.com										www.ankonrentals.com
<b>Award Vacation Homes</b>	<b>C</b>	<b>2.10</b>	<b>3.50</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>1.00</b>	<b>4-7</b>	<b>\$125</b>	<b>\$70</b>	<b>Y</b>	<b>16.50</b>	<b>6.00</b>	<b>6.75</b>		
107 Ambersweet Way, Davenport FL 33897				863-424-4499												awardpoolhomes.com
<b>Blue Sky</b>		<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1</b>	<b>1.00</b>	<b>1-3</b>	<b>\$350</b>	<b>LR</b>	<b>LR</b>	<b>LR</b>	<b>LR</b>	<b>LR</b>		
6955 Buckhorn Trail, Bay Lake Ranch, St Cloud, FL 34771				407-433-5018		sarah@blueskyhome.net										www.blueskyhome.net
<b>Cascade Services</b>		<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>4-7</b>	<b>\$300</b>	<b>\$75</b>	<b>N</b>	<b>n/a</b>	<b>10.00</b>	<b>12.00</b>		
8601 Cavendish Drive, Kissimmee, FL 34747																cascade-services-fl@hotmail.com
<b>Classic Management</b>		<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2</b>	<b>2.00</b>	<b>1-3</b>	<b>\$100</b>	<b>\$90</b>	<b>N</b>	<b>4.00</b>	<b>18.00</b>	<b>2.00</b>		
1649 US Highway 27, Clermont, FL 34714				352-242-1102		classman@earthlink.net										www.florida-disneyrentals.com
<b>Coast 2 Coast Management</b>		<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>4-7</b>	<b>\$325</b>	<b>\$90</b>	<b>Y</b>	<b>22.00</b>	<b>2.00</b>	<b>3.50</b>		
1730 Big Oak Lane, Kissimmee, FL 34746				407-944-0022		eric@coast2coastgroup.net										www.coast2coastgroup.net
<b>Condotels</b>		<b>1.80</b>	<b>2.00</b>	<b>1.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>4-7</b>	<b>\$75</b>	<b>\$45</b>	<b>N</b>	<b>3.00</b>	<b>8.00</b>	<b>3.00</b>		
3186 S. John Young Parkway, Kissimmee, 37746				407-847-6007		info@condotels.net										www.condotels.net
<b>Core Property Team</b>		<b>1.20</b>	<b>2.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>4-7</b>	<b>\$90</b>	<b>\$65</b>	<b>N</b>	<b>n/a</b>	<b>24.00</b>	<b>4.00</b>		
7901 Silver Bass Court, Kissimmee, FL 34747				407-256-0960		corepropertyteam@aol.com										www.corepropertyteam.org
<b>Deese Management &amp; Real Estate Inc</b>		<b>1.60</b>	<b>1.00</b>	<b>1.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>1-3</b>	<b>\$95</b>	<b>LR</b>	<b>LR</b>	<b>LR</b>	<b>LR</b>	<b>LR</b>		
1221 10th Street, St Cloud, FL 34769				407-891-2214		oakumrealty@aol.com										www.deesemgmtandrealstate.com
<b>Denis Homecare Services</b>		<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2</b>	<b>2.00</b>	<b>1-3</b>	<b>\$300</b>	<b>\$90</b>	<b>N</b>	<b>1.00</b>	<b>11.00</b>	<b>1.00</b>		
181 Scrub Jay Way, Davenport, FL 33896				863-259-9512		fsm@reliantmail.com										www.freshstartvillas.com
<b>DPD Group</b>		<b>2.50</b>	<b>5.00</b>	<b>2.00</b>	<b>2.50</b>	<b>1.00</b>	<b>1.00</b>	<b>7-10</b>	<b>\$315</b>	<b>\$75</b>	<b>N</b>	<b>n/a</b>	<b>40.00</b>	<b>4.00</b>		
1001 Kings Highway, Kissimmee, FL 34744				407-377-8082		derek@holidayhousemanagement.com										www.holidayhouse.com

Name of Property Management Company	CFVRMA/FVRMA / Polk Seal	Overall Rating	Communication	Response to Problems	Fees	General Maintenance	Cleanliness / Presentation	Average Years With Them?	Average Monthly Fee	Average Clean Fee	Charge Made For Owner Placed Rentals	Company Generated Rental Weeks	Owner Generated Rental Weeks	Owner/Family Weeks Occupation	Considering leaving	Owners who have left
<b>English Rose Home and Management</b> 214 Buckingham Circle, Westridge, Davenport, FL 33837		1.80	1.00	2.00	2.00	2.00	2.00	1-3	\$225	\$75	N	6.00	20.00	3.00		
				863-424-5206		englishrose14@aol.com										www.eng-rose.com
<b>Elite Properties</b> 1012 Persimon Street, Celebration, FL 34747		2.00	1.00	2.00	2.00	2.00	2.00	7-10	\$400	\$80	N	n/a	31.00	4.00		
				321-939-6100												www.disneyorlandohomes.com
<b>Exclusive Florida Homes</b> 5511 Irlo Bronson Highway, Kissimmee, 39746		3.20	2.00	3.50	3.50	3.50	3.50	4-7	\$125	\$75	Y	2.00	28.00	1.00	1	
				877-661-2272		info@exclusivefloridahomes.com										www.exclusivefloridahomes.com
<b>Executive Villas Florida Inc</b> 440 Bonville Drive, Highlands Reserve, Davenport FL 33837	C	1.40	1.00	1.00	2.00	2.00	1.00	1-3	\$125	\$90	Y	0.00	39.00	5.00		
				863-969-9180		charlotte@execvillas.com										www.executivevillasflorida.com
<b>Flamingo Properties Inc</b> 601 Sunridge Woods, Davenport, 33837	C	2.00	2.00	2.00	2.00	2.00	2.00	7-10	\$135	\$75	N	0.00	22.00	0.00		
				863-420-9152		info@floridavillas.co.uk										www.floridavillas.co.uk
<b>Florida Choice</b> 3501 West Vine St, Suite 130, Kissimmee, 34741	C	1.67	2.00	1.75	2.37	1.25	1.00	4-7	\$160	\$83	Y	24.50	6.75	8.00		
				407-847-0284		orlando@floridachoice.com										www.floridachoice.com
<b>Florida Choice</b> 865 4th Ave South, Naples, FL34102		2.00	2.00	2.00	2.00	2.00	2.00	4-7	\$125	\$80	N	30.00	0.00	3.00		
				239-434-8887		jlambert@floridachoice.com										www.floridachoice.com
<b>Florida Coastal Property Maintenance</b> 176 Broadmoor Lane, Rotunda West, FL 33947		1.80	2.00	2.00	2.00	2.00	1.00	7-10	\$400	\$90	N	n/a	28.00	10.00		
				941-698-0302		sensvvs@aol.com										
<b>Florida Deluxe Villas Inc</b> 4139 W. Vine St. Suite 108 Kissimmee, FL 34741	C	1.20	2.00	1.00	1.00	1.00	1.00	1-3	\$95	\$65	N	8.00	0.00	7.00		
				1-407-847-0027		fdvllc@aol.com										www.floridadeluxe villas.com
<b>Florida Finesse</b> 8016 Tibet-Butler Drive, Keene's Point, Windermere, FL 34786	C P	2.90	2.00	3.50	2.00	3.50	3.50	1-3	\$380	\$90	N	8.00	17.00	2.00	1	
				863-557-4510		shelagh@floridafinesse.com										www.floridafinesse.com
<b>Florida Gold</b> 713 Celebration Avenue, Celebration, FL 34747		1.60	2.00	1.00	2.00	2.00	1.00	4-7	\$280	\$85	N	n/a	36.00	6.00		
				321-939-1913		owners@floridagold.com										www.floridagold.com
<b>Florida Holidays International</b> 1619 Nectarine Trail, Greater Groves, Clermont	C	1.20	1.00	1.00	2.00	1.00	1.00	1-3	\$310	\$90	N	13.00	6.00	8.00		
				352-241-0805		international@florida-holidays.co.uk										www.florida-holidays.co.uk
<b>Florida Homeowners Direct</b> 8297 Championsgate Blvd, PMB# 141, FL 33896		1.20	1.00	1.00	1.00	2.00	1.00	1-3	\$100	\$65	N	3.00	27.00	16.00		
				352-217-5853		anita@floridahomeownersdirect.com										www.floridahomeownersdirect.com
<b>Florida Homes and Villas</b> 5509 West Irlo Bronson Hwy, Kissimmee, FL 34746		2.00	2.00	2.00	2.00	2.00	2.00	7-10	\$100	\$75	N	27.00	1.00	1.00		
				407-396-0111		info@floridavacationsinc.com										www.selectfloridavacation.com
<b>Florida Leisure Inc</b> 4924 W.Irlo Bronson Hwy, Kissimmee, FL34746	C F	2.30	2.00	2.00	2.00	2.00	3.50	7-10	\$110	\$75	N	6.00	30.00	6.00		
				407-870-1600		sales@floridaleisure.com										www.floridaleisure.com
<b>Florida Sunbrite</b> 2863 Piccadilly Circle, Lindfields, FL 34747	C	1.40	1.33	1.33	1.66	1.33	1.33	4-7	\$285	\$82	N	n/a	31.50	3.75		
				407-396-4901		admin@floridasunbrite.com										www.floridasunbrite.com
<b>Florida Vacation Villas</b> PO Box 1563, Davenport, 33836	C	1.80	2.00	1.00	2.00	2.00	2.00	15+	\$370	\$60	N	12.00	3.00	6.00		
				863-424-2578		fvvi@aol.com										www.myfloridavacationvillas.com

Florida Homes and Travel Property Management Survey 2009



Name of Property Management Company	CFVRMA/FVRMA /Polk Seal	Overall Rating	Communication	Response to Problems	Fees	General Maintenance	Cleanliness / Presentation	Average Years With Them?	Average Monthly Fee	Average Clean Fee	Charge Made For Owner Placed Rentals	Company Generated Rental Weeks	Owner Generated Rental Weeks	Owner/Family Weeks Occupation	Considering leaving	Owners who have left
<b>Florida Preferred Property Group Inc</b> 8297 Champions Gate Blvd		2.00	2.00	2.00	2.00	2.00	2.00	1-3	\$390	\$95	Y	n/a	21.00	2.00		
<b>G &amp; S Total Home Care Inc</b> 140 Harwood Circle, Kissimmee, FL 34744		1.50	1.50	1.50	1.50	1.50	1.50	4-7	\$275	\$65	N	2.50	20.00	2.50		
<b>Gone 2 Florida</b> 985 Lake Berkley Drive, Kissimmee FL 34746		1.00	1.00	1.00	1.00	1.00	1.00	1-3	\$100	\$75	N	n/a	26.00	0.00		
<b>Gulf Coast First Vacations (formerly Universal Vacations)</b> 621 67th Street Circle East, Suite 103, Bradenton, Fl 32048		1.20	1.00	1.00	2.00	1	1.00	4-7	\$295	\$85	Y	12.00	8.00	11.00		
<b>Gulf Coast Property Care</b> 4402-3 E SR 64, Bradenton FL 34203		1.76	2.00	1.3	2.00	1.30	2.16	1-3	\$285	\$81	N	3.50	26.16	5.83		
<b>Holiday Dreams</b> 601 Peters Lane, Davenport, 33837		1.60	2.00	2.00	1.00	2.00	1.00	7-10	\$30	\$70	N	n/a	32.00	4.00		
<b>Home Management Services/Margaret Taylor</b> 925 Gloucester Court, Kissimmee, 34758		1.40	1.00	2.00	1.00	2.00	1.00	14+	\$100	\$65	N	n/a	30.00	3.00		
<b>Homes Of America</b> Four Corners Carribean Plaza, 9734 West Hy 192	C	1.20	1.50	1.00	1.50	1.00	1.00	1-3	\$230	\$88	N	6.00	14.50	7.00		
<b>Homestead Management Central Inc</b> 9021 Murano Mews Ct, Kissimmee 34747		2.00	2.00	2.00	2.00	2.00	2.00	>1	\$270	\$60	N	n/a	12.00	9.00	1	
<b>J &amp; M (Sunsplash)</b> 3710 Ronald Reagan Parkway, Davenport, 33896	C P	1.66	2.00	1.66	2.00	1.66	1.00	4-7	\$330	\$68	N	11.66	11.08	6.33		
<b>J D Vacation Villas</b> 1601 Yorkshire Trail, Lakeland, Fl 33809		1.00	1.00	1.00	1.00	1.00	1.00	1-3	\$225	\$65	N	n/a	35.00	3.00		
<b>Jeeves</b> 2304 Boggy Creek Road, Kissimmee	C	1.30	1.00	1.50	2.00	1.00	1.00	6-8	\$350	\$82	N	1.00	29.00	1.50		
<b>Kathy Nesbit Vacations Inc</b> 7205 Estero Blvd, Suite 707, Santini Marina Plaza, Fort Myers, 33931		1.80	2.00	2.00	2.00	2	1.00	2	10%	\$125	Y	12.00	20.00	8.00		
<b>Liberty Vacation Homes</b> 1119 Clear Creek Circle, Clermont, 34711	C P	2.90	3.50	2.00	5.00	2.00	2.00	1-3	\$315	\$80	N	14.00	5.00	5.00		
<b>Loyalty Inc</b> 1579 Oak Hill Trail, Kissimmee, 34747	C	2.16	2.16	2.50	2.00	2.00	2.16	7-10	\$385	\$85	Y/N	13.00	8.30	6.66		2
<b>Magical Memories</b> 5075 West Irlo Bronson Hwy, Kissimmee, Fl 34746		2.00	2.00	2.00	2.00	2	2.00	7-10	\$230	\$90	Y	8.00	15.00	5.00		
<b>Manatee Tropical Villas</b> 2607 81ST Avenue East, Ellenton Fl 34222		1.90	1.00	2.00	3.50	2	1.00	4-7	\$264	\$80	Y	n/a	20.00	0.00		

Name of Property Management Company	CFVRMA/FVRMA / Polk Seal	Overall Rating	Communication	Response to Problems	Fees	General Maintenance	Cleanliness / Presentation	Average Years With Them?	Average Monthly Fee	Average Clean Fee	Charge Made For Owner Placed Rentals	Company Generated Rental Weeks	Owner Generated Rental Weeks	Owner/Family Weeks Occupation	Considering leaving	Owners who have left
<b>Mayflower Management Vacation Homes</b> 1970 E Osceola Parkway, Suite 263, Kissimmee, 34743		2.00	2.00	2.00	2.00	2.00	2.00	18+	\$95	\$55	N	8.00	4.00	6.00		
				407-348-6816		sbrich@mayflowervacationhomes.com										www.mayflowervacationhomes.com
<b>Mount Vernon Property Management</b> 5023 Ringwood Meadow, Sarasota, FL 34245		1.80	2.00	1.00	2.00	2.00	2.00	16+	15%	\$80	N	12.00	12.00	3.00		
				941-371-3494		mhssunny@verizon.net										
<b>Oasis Vacations Homes</b> PO Box 575, Intercession City, FL, 33848		1.20	1.00	1.00	2.00	1.00	1.00	1-3	\$280	\$97	N	1.00	43.00	3.00		
				407 944 9398		info@oasisvacationhomes.com										www.oasisvacationhomes.com
<b>Orlando Holiday Villas</b> 8024 Spring Creek Drive, Kissimmee, FL		1.50	2.00	1.50	2.00	1.00	1.00	>1	\$355	\$75	Y	n/a	28.50	5.50		
				407-791-2402		orlandoholvillas@aol.com										
<b>Peach Property Management Inc</b> 7414 Gathering Court, Reunion, Kissimmee, FL 34747		2.00	2.00	2.00	2.00	2.00	2.00	1-3	\$330	\$115	N	15.00	3.00	2.00		
				321 250 1661		peach.coleen@gmail.com										www.peachpropertymanagement.com
<b>Premier Home Management</b> PO Box 1375, Haines City, 33845	C P	2.00	2.00	2.00	2.00	2.00	2.00	7-10	\$217	\$78	N	8.00	3.00	10.00		
				863-421-6115		premierhomes1@earthlink.net										www.premierhomevillas.com
<b>Premier Vacation Homes Inc</b> 3160 Vineland Rd, Suite One, Kissimmee FL 34746	F	2	2	2	2	2	2	13	\$135	\$70	Y	19	0	8		
				407-396-2401												
<b>Premier Vacation Rentals</b> 4012 Brookmyra Drive, Orlando, FL 32837		1.00	1.00	1.00	1.00	1.00	1.00	1-3	\$120	\$75	N	4.00	30.00	6.00		
				407-454-1638		alansley@lineone.net										
<b>Prime Villas</b> 4594 Eaglet Lane, Kissimmee, FL 34746		2.00	2.00	2.00	2.00	2.00	2.00	7-10	\$100	\$80	N	20.00	30.00	10.00		
				407-493-4748												www.primevillas.com
<b>P V Management</b> 8358 Quimby Circle, Davenport, FL 33896		1.80	2.00	2.00	2.00	2.00	1.00	1-3	\$335	\$90	N	n/a	24.00	4.00		
				407-964-9169		pvmanagement@aol.com										www.pvmanagement.net
<b>Renters Choice Homes</b> PO Box 420820, Kissimmee, FL 34742		2.00	2.00	2.00	2.00	2.00	2.00	1-3	\$105	NR	NR	NR	NR	NR		
																www.renterschoicehomes.com
<b>RMG Orlando Villas</b> 1147 Clear Creek Circle, Clermont, FL 34714		1.10	1.00	1.00	1.50	1	1.00	1-3	\$305	\$65	N	15.00	9.50	7.00		
				352-394-3894		rmgorlando@gmail.com										www.rmgorlandovillas.com
<b>Ron &amp; Family Pool &amp; Lawn Services</b> PO Box 701165, St Cloud, FL 34770		1.00	1.00	1.00	1.00	1.00	1.00	4-7	\$300	\$50	N	2.00	14.00	0.00		
				407-460-3876		ron4lawns@aol.com										
<b>Royal By Appointment</b> 7778 Indian Oaks Trail, Kissimmee, 34747		2.90	2.00	3.50	2.00	3.50	3.50	4-7	\$90	\$79	N	14.00	6.00	7.00		
				407-396-2992		royalbyapp@aol.com										www.royalbyappointment.com
<b>Select Vacations</b> 9310 West Hwy 192, Suite 6 Zac Plaza, Clermont 34714		1.20	1.00	1.00	2.00	1.00	1.00	1-3	\$400	\$75	Y	26.00	13.00	6.00		
				863-424-6200		management@villas-usa.com										www.villas-usa.com
<b>Shorewalk Vacation Villas</b> 4601 46th St Ct west, Bradenton, FL 34210		4.10	3.50	2.00	5.00	5.00	5.00	4-7	NR	NR	NR	NR	NR	NR		1
				941-794-9800		reservations@shorewalk.com										www.shorewalkresort.com
<b>Spectrum Home Services</b> 2733 Formosa Blvd, Formosa Garden Estate, Kissimmee, 34747		1.20	2.00	1.00	1.00	1.00	1.00	4-7	\$245	\$95	N	n/a	36.00	2.00		
				407-396-8297		spectrumhomes2@aol.com										

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<b>Sun Vista</b> 19455 Gulf Blvd, Suite 1, Indian Shores, 33785		2.6	3.5	3.5	2	2	2	7-10	\$150	\$100	Y	2.00	21.00	9.00		
				727-595-1605												www.sunvistareservations.com
<b>Superior Vacation Home Services</b> 678 Capistrano Drive, Nokomis, FL 34275		1.70	2.00	2.00	2.00	1.50	1.00	4-7	\$290	\$113	?	4.00	33.00	6.00		
																martindoyle64@aol.com
<b>TCB Associates</b> 249 Aster Drive, Davenport, FL 33897		1.20	1.00	1.00	2.00	1.00	1.00	1-3	\$285	\$80	N	0.00	20.00	4.00		
				863-424-4458												none given
<b>Terry's Vacation Homes Inc</b> PO Box 691041, Orlando, 32869		1.30	1.50	1.00	2.00	1.00	1.00	7-10	\$200	\$60	N	4.00	22.50	3.50		
				407-363-9121												jheaman@mindspring.com www.terrysvacationhomes.com
<b>The Villages Property Management</b> 1000 Laizo Sumter Landing, The Villages, FL, 32162		2.30	2.00	2.00	3.50	2.00	2.00	13+	0.18	\$60	Y	18.00	4.00	18.00		
				0800 585 645												info@thevillages.com www.thevillages.com
<b>Trelis USA Inc</b> Po Box 420 183, Kissimmee, FL		1.00	1.00	1.00	1.00	1.00	1.00	4-7	\$195	\$87	N	0.00	14.00	10.00		
				407 931 2291												lise@trelisvacationhomes.com www.trelisvacationhomes.com
<b>Unique Florida Rentals</b> Suite # 4, Terra Verde Resort, Kissimmee, FL		1.80	2.00	2.00	2.00	2.00	1.00	4-7	\$100	\$85	N	18.00	0.00	3.00		
				407-390-1858												uniquesue@juno.com www.uniquefloridarentals.com
<b>Universal Vacations</b> 7050 Winklor Rd, Suite 109, Fort Myers FL 33919		1.40	1.50	1.50	1.50	1.50	1.00	4-7	\$295	\$80	?	18.50	4.50	3.00		
				239-466-9914												gary@univacus.com www.univac.com/florida
<b>US Holidays Management Group</b> 532 Cagan Park Avenue, Suite #6, Clermont, FL		2.90	2.00	3.50	3.50	3.50	2.00	4-7	\$200	\$100	Y	9.00	24.00	0.00	1	
				352-432-3911												info@usholidaysvacationhomes.com www.usholidaysvacationhomes.com
<b>Vacation-A-Way Inc</b> 113 Menlo Park, Davenport FL		1.80	1.00	2.00	2.00	2.00	2.00	4-7	\$255	\$105	N	8.00	14.00	4.00		
				1-800-470-7142												reservations@vacationhomes-pool.com www.vacationhomes-pool.com
<b>Villas 4 U</b> 141 Web Drive, Suite 312, Davenport, FL	C P	2.25	2.25	3.00	1.50	2.25	2.25	1-3	\$185	\$70	N	5.00	22.00	3.00		1
				877-845-5248												villas4u@hotmail.com www.villas4u.com
<b>VIP Management</b> 2200 E Irlon Bronson Hwy, Suite 107 Kissimmee FL 34741		2.00	2.00	2.00	2.00	2.00	2.00	12+	\$120	\$65	N	4.00	8.00	12.00		
				407-874-2242												vipmanagementgroup@aol.com www.vipmanagement.com
<b>VIP Vacations</b> PO Box 430065, Kissimmee, 34743		1.33	1.33	1.33	1.33	1.33	1.33	4-7	\$151	\$67	N	12.60	10.60	7.66		
				407-348-6553												vipusa@ism.com www.vipvacations.org

NR = Non Rental ; LR = Long Term Rental

P = Holder of the Polk County Seal of Approval

C = A member of the Central Florida Vacation Rental Managers Association.

F = A member of the Florida Vacation Rental Managers Association

? = indicates conflicting information given

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