PROPERTY EXPENSE OVERVIEW

10 N Forest Beach | Unit PH2 | Hilton Head Island, SC

REPORTED OPERATING EXPENSES

PROPERTY TAXES **PERSONAL PROPERTY TAX**	**$37,486/year** **$4,345.80/year**	Taxed at the 6% non-resident rate. 3 Property Tax Bills = 2 Units + 1 storage
PALMETTO ELECTRIC	**$4,500 / year**	Utilities for both units; paid through Island Time. Rental guest usage may increase costs.
MAINTENANCE	**$6,500 / year**	Rental use may result in higher wear and tear.
REGIME DUES / ASSESSMENTS	**$3,494.06 / month**	Effective 11/01/2026
HO-6 PROPERTY INSURANCE	**$8,470.46 / year**	Through Johnson & Johnson; includes optional flood, loss of rental income, and special coverages.
INTERNET / CABLE	**$1,400 / year**	Provided through the regime; paid annually. ($700 each for 2 units)

RENTAL MANAGEMENT

Management and rental commissions depend on the company selected. Prior owners self-managed through Airbnb/VRBO; Island Time management fee reported at 15%.

THE MAXEY TEAM

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