

RENTAL HISTORY

Unit 325

200 Ocean Crest Drive

Palm Coast, FL 32137

Prior-owner performance: 2025 through April 2026

Current ownership statements: May 21 through July 31, 2026

Historical figures are provided for informational purposes and do not guarantee future results.

Owner identity, mailing address, and internal account identifiers have been removed.

PRIOR OWNERSHIP

Rental performance supplied by Hammock Beach Golf Resort & Spa
for 2025 and January-April 2026.



Hammock Beach™ | GOLF RESORT & SPA

**Rental Performance
One Bedroom Unit #325**

2025

Owner Net Rental Income \$22,252.52

Occupancy 59%

Owner Occupied Nights 17

2026 (As of April 2026)

Owner Net Rental Income \$7,935.01

Occupancy 61%

Owner Occupied Nights 0

The Owner's Net Income is calculated by deducting the Marketing Fee (10%) and Management Fee (50%) from the gross rental revenue. Please note that this calculation does not account for deductions such as the maintenance reserve (5% of the owner's net income), unit repairs, housekeeping charges (including deep cleans, departure cleans for owner stays, and carpet cleaning fees), Condominium Association Dues, Membership Dues, Property Taxes, utilities, insurance, and other miscellaneous ownership costs.

Prior-owner rental performance provided by the resort

200 Ocean Crest Drive, Palm Coast, FL 32137
Phone: 386-246-5660 Fax: 386-246-5635
Email: HBPropertyManagement@hammockbeach.com
Website: www.hammockbeach.com

CURRENT OWNERSHIP

Monthly owner rental statements beginning May 21, 2026.

RENTAL HISTORY - UNIT 325

Statement through 05/31/26

200 Ocean Crest Drive, Palm Coast, FL 32137

Owner and account information removed for privacy

Opening Balance	0.00			
Payments from Owner	0.00			
Payments to Owner	0.00			
Total Prior Activity	0.00	0.00	0.00	0.00
REVENUES				
Monthly Income	2012.99	2012.99	0.00	0.00
Total Revenues	2012.99	2012.99	0.00	0.00
EXPENSES				
House Commission	-905.84	-905.84	0.00	0.00
Marketing Fee	-201.31	-201.31	0.00	0.00
Home Services Parts	0.00	0.00	0.00	0.00
Home Services Labor	0.00	0.00	0.00	0.00
Housekeeping	0.00	0.00	0.00	0.00
Maintenance Reserve	-45.29	-45.29	0.00	0.00
Replacement Items	0.00	0.00	0.00	0.00
Replacement Items Tax	0.00	0.00	0.00	0.00
Settled to Escrow Acct	0.00	0.00	0.00	0.00
Settled to Escrow Tax	0.00	0.00	0.00	0.00
Other Misc Service Fee	0.00	0.00	0.00	0.00
Withholding Tax	0.00	0.00	0.00	0.00
Maintenance Rsv Escrow	-3.55	-3.55	0.00	0.00
Total Expenses	-1155.99	-1155.99	0.00	0.00
Owner's Rental Profit	857.00	857.00	0.00	0.00
Total for Escrow	48.84			

RENTAL HISTORY - UNIT 325

Statement through 05/31/26

200 Ocean Crest Drive, Palm Coast, FL 32137

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UNIT SUMMARY for Unit #: Q0325

Description	CURRENT YEAR		PREVIOUS YEAR	
	MONTH	YTD	MONTH	YTD
Nights in Period	10	10	0	0
Maintenance/000	0	0	0	0
Owner (Y)	0	0	0	0
Nights Available	10	10	0	0
Corporate (B)	0	0	0	0
Leisure (Bar) (M)	0	0	0	0
Comps (Z)	0	0	0	0
Other Leisure guests	8	8	0	0
Occupied Nights	8	8	0	0
Vacant Nights	2	2	0	0
Unit Occupancy	80.00%	80.00%	0.00%	0.00%

RENTAL HISTORY - UNIT 325

Statement through 06/30/26

200 Ocean Crest Drive, Palm Coast, FL 32137

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Opening Balance	857.00			
Payments from Owner	0.00			
Payments to Owner	-857.00			
Total Prior Activity	0.00	0.00	0.00	0.00
REVENUES				
Monthly Income	4692.27	6705.26	0.00	0.00
Total Revenues	4692.27	6705.26	0.00	0.00
EXPENSES				
House Commission	-2136.13	-3041.97	0.00	0.00
Marketing Fee	-474.69	-676.00	0.00	0.00
Home Services Parts	0.00	0.00	0.00	0.00
Home Services Labor	-45.00	-45.00	0.00	0.00
Housekeeping	-300.69	-300.69	0.00	0.00
Maintenance Reserve	-104.07	-149.36	0.00	0.00
Replacement Items	0.00	0.00	0.00	0.00
Replacement Items Tax	0.00	0.00	0.00	0.00
Settled to Escrow Acct	250.69	250.69	0.00	0.00
Settled to Escrow Tax	0.00	0.00	0.00	0.00
Other Misc Service Fee	0.00	0.00	0.00	0.00
Withholding Tax	0.00	0.00	0.00	0.00
Maintenance Rsv Escrow	3.55	0.00	0.00	0.00
Total Expenses	-2806.34	-3962.33	0.00	0.00
Owner's Rental Profit	1885.93	2742.93	0.00	0.00
Total for Escrow	-101.33			

RENTAL HISTORY - UNIT 325

Statement through 06/30/26

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UNIT SUMMARY for Unit #: Q0325

Description	CURRENT YEAR		PREVIOUS YEAR	
	MONTH	YTD	MONTH	YTD
Nights in Period	30	40	0	0
Maintenance/000	0	0	0	0
Owner (Y)	1	1	0	0
Nights Available	29	39	0	0
Corporate (B)	8	8	0	0
Leisure (Bar) (M)	0	0	0	0
Comps (Z)	0	0	0	0
Other Leisure guests	12	20	0	0
Occupied Nights	20	28	0	0
Vacant Nights	9	11	0	0
Unit Occupancy	68.97%	71.79%	0.00%	0.00%

RENTAL HISTORY - UNIT 325

Statement through 07/31/26

200 Ocean Crest Drive, Palm Coast, FL 32137

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Opening Balance	1885.93			
Payments from Owner	0.00			
Payments to Owner	-1885.93			
Total Prior Activity	0.00	0.00	0.00	0.00
REVENUES				
Monthly Income	5947.32	12652.58	0.00	0.00
Total Revenues	5947.32	12652.58	0.00	0.00
EXPENSES				
House Commission	-2676.33	-5718.30	0.00	0.00
Marketing Fee	-594.72	-1270.72	0.00	0.00
Home Services Parts	-20.27	-20.27	0.00	0.00
Home Services Labor	-30.00	-75.00	0.00	0.00
Housekeeping	-75.00	-375.69	0.00	0.00
Maintenance Reserve	-133.81	-283.17	0.00	0.00
Replacement Items	0.00	0.00	0.00	0.00
Replacement Items Tax	0.00	0.00	0.00	0.00
Settled to Escrow Acct	123.94	374.63	0.00	0.00
Settled to Escrow Tax	1.33	1.33	0.00	0.00
Other Misc Service Fee	0.00	0.00	0.00	0.00
Withholding Tax	0.00	0.00	0.00	0.00
Maintenance Rsv Escrow	-92.79	-92.79	0.00	0.00
Total Expenses	-3497.65	-7459.98	0.00	0.00
Owner's Rental Profit	2449.67	5192.60	0.00	0.00
Total for Escrow	0.00			

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UNIT SUMMARY for Unit #: Q0325

Description	CURRENT YEAR		PREVIOUS YEAR	
	MONTH	YTD	MONTH	YTD
Nights in Period	31	71	0	0
Maintenance/000	0	0	0	0
Owner (Y)	0	1	0	0
Nights Available	31	70	0	0
Corporate (B)	8	16	0	0
Leisure (Bar) (M)	0	0	0	0
Comps (Z)	0	0	0	0
Other Leisure guests	18	38	0	0
Occupied Nights	26	54	0	0
Vacant Nights	5	16	0	0
Unit Occupancy	83.87%	77.14%	0.00%	0.00%