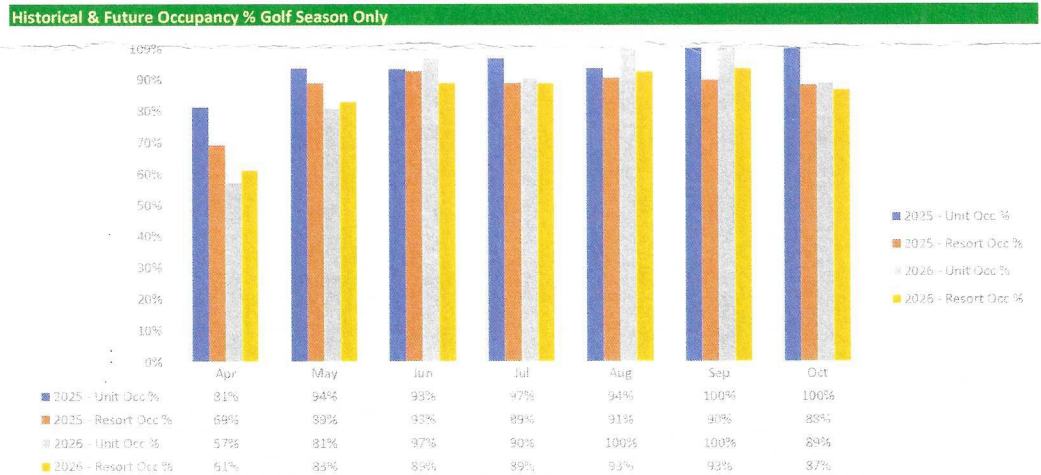


Forward Golf LLC
PO Box 362
Ponte Vedra, FL 32004

Property: MC3 2B
Homeowner Statement
April through June 2026

Rent	Current Year		Prior Year	
	April - June	YTD	April - June	YTD
Net Rental Income	\$66,050	\$79,050	\$53,450	\$58,350
Percentage to Owner	40%	40%	40%	40%
Percentage Rent to Landlord	\$26,420	\$31,620	\$21,380	\$23,340
Capital Improvements	\$0	\$315	\$0	\$0
HOA	\$2,250	\$4,500	\$2,250	\$4,500
IT	\$825	\$1,650	\$825	\$1,650
Utilities	\$394	\$1,123	\$746	\$1,576
Replacement FF&E	\$491	\$491	\$754	\$1,019
Legal	\$88	\$88	\$250	\$700
Repairs	\$0	\$398	-\$131	\$734
Cleaning	\$0	\$531	\$531	\$531
Deferred Items	\$745	\$745	\$0	\$0
Total Pass Through Expenses	\$4,794	\$9,842	\$5,225	\$10,710
Payment to Landlord	\$21,626	\$21,778	\$16,155	\$12,630

Occupancy	Current Year		Prior Year	
	April - June	YTD	April - June	YTD
Paid Occupied Room Nights	61	81	66	78
Owner Occupied Room Nights	-	-	4	4



*Future occupancy is based on current bookings as of 07/13/2026