



7380 W. Sand Lake Road
Suite 130
Orlando, FL 32819
LemonjuiceSolutions.com

September 3, 2025

To: Owners of Beach House Golf and Racquet Club

The sale of the Beach House Golf and Racquet Club has now officially closed. The property was sold at public auction for \$3.2 million, with an additional \$160,000 auction premium paid by the purchaser. We hoped for a higher sales price, but the worsening real estate market did not cooperate. This sale completes a long and challenging chapter for the resort. We are now prepared to begin distributing proceeds to owners in accordance with governing agreements and financial records.

As many of you know, the Beach House faced significant financial burdens before and after the discovery of structural issues. Debts accumulated during the shutdown period of 25 months, including real estate taxes, utilities, management fees, and temporary structural remediations. Lemonjuice has made a conscious choice to give back part of its fees, to shore up distribution to individual owners. A bit more than \$100,000 will be added to the distribution to individual owners. While the fees were contractually earned, Lemonjuice relinquished a portion of them in order to increase the amount returned to individual owners. This contribution from Lemonjuice was not made out of obligation, but as a gesture of goodwill and in recognition of the patience and perseverance owners have shown throughout this challenging period.

For transparency, the official closing statement (HUD-1) and a breakdown of deducted expenses before distributions are available at:

<https://beachhouserestructuring.info>

Distribution Details

Start Date: September 5, 2025

Note: Any unpaid HOA balances may reduce distributions.

Unit Type	Cash Distribution	Additional Distribution	Total Distribution
1 Bedroom	\$154.00	\$202.22	\$356.22
2 Bedroom	\$170.00	\$202.22	\$372.22
3 Bedroom	\$186.00	\$202.22	\$388.22
Penthouse	\$347.00	\$202.22	\$549.22

**Required: Submission of IRS Form W-9**

A valid IRS Form W-9 must be submitted before any distribution check can be issued. One form per household is sufficient, unless co-owners file taxes separately.

- **Submit Online:** <https://qrco.de/bfxRmg>
- **Mail to:** Global Point Closing Services

Attn: Stefanie Bayse
C/O: Beach House Escrow
122 N Laurel Drive
Clarksville, GA 30523

Please send questions to: **beachhousereimagined@lemonjuice.biz**

Fee Schedule and Timing Notes

One check per owner has been prepaid. Additional fees apply under the following circumstances:

Action	Fee
Replacement Check / Admin Research	\$195
Stop Payment / Skip Trace	\$50 / \$195
Escrow Hold After 6 Months (Monthly)	\$25 /month

Failure to submit a W-9 within six months of the distribution start date will result in a \$25 monthly escrow fee until the issue is resolved.

This process has been a long and emotional journey for owners. While the outcome may not be what anyone had initially hoped, Lemonjuice is grateful for your understanding and resilience throughout this process. By working together, we were able to bring closure to the resort and provide owners with a more favorable result than would have otherwise been possible.

On behalf of the entire Lemonjuice team, thank you for your patience. Lemonjuice wishes you the very best in the future.

Sincerely,

Kris Johnson
Project Manager