INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

d/b/a

Fountain Beach Resort

313 S. Atlantic Ave.

Daytona Beach, FL 32118

Board of Directors' Meeting Agenda

Monday, August 10, 2026

10:00 a.m.

(First Floor Meeting Room)

I. CALL TO ORDER

II. ROLL CALL - Establish Quorum and Verify Posting of Agenda

III. PRESIDENTS REMARKS

IV. MINUTES - Disposal of Minutes from July 13, 2026 and August 4, 2026

V. CAM REPORT - Written report to be provided to the Board

VI. FINANCIAL REPORTS - Disposal of Financial Reporting

VII. LLC UPDATE

1. LLC Manager - Board Update
2. Oasis LLC Financial Reports
3. Rental Program Occupancy/Volume/Revenue

VIII. CONSULTANT UPDATE

1. Rick Durgin

IX. OLD BUSINESS/NEW BUSINESS

1. Update from CAM on collections of outstanding monies
2. Forensic Audit Update
3. FPL Doors
4. Seawall Update
5. 16/05 stack Update
6. Balcony Inspection Update
7. Replacement of First floor electrical panels – to be delivered mid-August
8. Firetronics Proposals
    a. Replacement of Fire Pump, Jockey pump and Controllers for each
    b. Sprinkler Head testing and replacement of 10 Gauges
    c. Replace 6 Control Valves in Stairwells
9. Spectrum Renewal
10. Unit 600 Reasonable Accommodations Request
11. PMD Management Resignation

X. BOARD MEMBER REMARKS/OWNER COMMENTS

XI. ADJOURNMENT

Go to the zoom website at www.zoom.us
Click on "join a meeting"
Enter the meeting ID: 3862557491
Call in phone number is (386) 347-5053

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
July 13, 2026

President Randy Deavers called the meeting to order at 5:35 p.m. Board Members present in person were Randy Deavers, President, and Diane Baker, Director at Large. Steve Saker, Vice President and Pat Akerly, Secretary attended via Zoom. Tonda Meadows, Treasurer was unable to attend. Becky Lewis from Property Management with Distinction (PMD) was in attendance. Also in attendance were Rick Durgin of Lifestyle Equity Group and Rich Musgrove representing the LLC. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

Diane Baker made a motion to approve the June 8, 2026 meeting minutes. The motion was seconded by Pat Akerly and unanimously approved.

Financial Reports

June 2026 financial report was not available and no action was taken.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that ADR & occupancy for June 2026 was down 26% from June 2025. The following projects were completed:

- Air Curtain reinstalled
- Wall around the pool was painted
- New pool signs installed

Consultant Update

Rick Durgin reported that the LLC is hiring a new CPA firm and a new bookkeeper. General Liabilityand Liquor Liability insurance has been purchased.

CAM Report

- Working on 12 active sales
- Received payoff on Unit 201/203 but payoff was less than owed due to Safe Harbour.
- Working with owner on ARB request
- Communicated with an owner regarding a reasonable accommodation request.
- Working with an owner on a water intrusion issue.
- Preconstruction meeting held for 16 stack project.
- Worked with contractor to get Notice of Commencement and Permit filed for 16 stack project.
- Met with United Engineering regarding issues found in 201/203 and 301/303.

New/Old Business

Update on Collections
Becky Lewis reported that total outstanding collections are $213,201.56, with $39,860.34 being Special Assessments due. We collected $9,009.66 of delinquent special assessments in June. There is $173,341.22 of delinquent maintenance fees, with $3,103.28 being collected in June. PMD has collected $246,724.26 since we began. Sent out letter of Intent to Lien and Rent Demand letter.

Forensic Audit Update
Lisa Latham is still working on the Reserve accounts.

FPL Doors
McDonald Painting ordered the FPL doors on May 11, 2026 with a 6-11 week lead time, so they should be arriving by the end of July or early August. Once they arrive, installation will be scheduled.

16- Stack Update
The preconstruction meeting was held with United Engineering and McDonald Painting and Quality Construction LLC to plan the logistics of the 16-stack project. Notice of Commencement has been filed and a permit has been granted. Work will begin July 20 and is expected to be completed by October 9, 2026.

Balcony Inspection Update
The required balcony inspection has been scheduled for July 22, 2026. United Engineering will be using the lift rented for the 16-stack project to inspect them from the exterior, which will save time, money and eliminate the need to enter each unit.

Seawall Update
Becky Lewis advised that the permit package was received on July 2, 2026 from United Engineering.

SIRS/Traditional Reserves
Becky Lewis presented proposals from Stone Building Solutions at a cost of $8,915 and UES Milestone Inspections LLC at a cost of $6,500 to complete both the Structural Integrity Reserves Study (SIRS) and the Traditional Reserve Study. Pat Akerly made a motion to accept the proposal from UES Milestone Inspections LLC. Diane Baker seconded the motion and the motion was approved unanimously.

Fire Safety Update
Becky Lewis reported that the current fire pump is very small, only 300 gallons per minute (GPM). Firetronics is working with the local fire officials to see if they can replace it with the same size or

if it will need to be replaced with a larger one to meet code. We expect to have a quote for the next scheduled Board meeting.

Update on First Floor Electrical Panels

Steve Saker made a motion to pay Ron Williams to rust coat the 9 new electrical panels on the first floor at a cost not to exceed $2,000. Pat Akerly seconded the motion and the motion passed unanimously.

Consideration of LRG proposal for LLC

Randy Deavers presented a list of Frequently Asked Questions and answers regarding the governance and oversight of the LLC. Of particular note, the Association cannot legally own the LLC or its business operations.

A proposal for Executive Advisory, Responsible Party and Executive Management Services by Lifestyle Realty Group, Inc. was presented for consideration. The fee for Executive Responsibility is $23,500 annually, and the fee for Executive Advisory and Operational Oversight is $21,500 annually, for a total of $45,000 annually. Steve Saker made a motion to accept the proposal, which was seconded by Pat Akerly and passed by a vote of 3 in favor, with Diane Baker opposing it. An agreement will be drafted to be reviewed by the attorneys for both the Association and the LLC before being submitted to the Board for signing.

Board Member/Owner Comments

There were no additional comments.

Randy Deavers made a motion to adjourn the meeting at 7:14 p.m. The motion was seconded by Steve Saker and passed unanimously.

International Beach Club
Sign In Sheet for July 13, 2026

Owner's Name	Unit Number	Agenda Item
Julie Dusz BAKE	426/524 520/522	10+8.

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
August 4, 2026

President Randy Deavers called the meeting to order at 12:59 P.m. Board Members present in person were Randy Deavers, President, and Diane Baker, Director at Large. Tonda Meadows, Treasurer, and Pat Akerly, Secretary attended via Zoom. Steve Saker, Vice President was unable to attend. Becky Lewis from Property Management with Distinction (PMD) was in attendance. Also in attendance was Rick Durgin of Lifestyle Equity Group and Rich Musgrove representing the LLC. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

No action was taken on approval of the minutes from the July 13, 2026 meeting minutes.

New/Old Business

Consideration and Approval of Authorization to Proceed with Investigative Demolition and Additional Work

Randy Deavers presented Authorization to Proceed with Investigative Demolition and Additional Work for the 05 and 16 stack from McDonald's Painting & Quality Construction. After work began on the contracted work, additional items were identified by United Engineering as requiring immediate attention. Tonda Meadows made a motion to approve the Authorization for the 05 stack. The motion was seconded by Randy Deavers and approved by a vote of 3 in favor, with Diane Baker voting in opposition.

Pat Akerly made a motion to approve the Authorization for the 16 stack. The motion was seconded by Diane Baker and unanimously approved.

Randy Deavers made a motion to adjourn the meeting at 2:00 p.m. The motion was seconded by Diane Baker and passed unanimously.

CAM Report 08/10/2026

Worked on 7 active sales

Working with owner on ADA request

Working with owner on water intrusion issue

Appeared at Special Magistrate Non-Compliance Hearing on July 14. Will appear again on Tuesday, August 11th

Worked with Fire Safety vendor on deficiencies noted in our annual and quarterly fire alarm and sprinkler inspections

Scheduled balcony inspections with United Engineering floors 4, 5 & 6 were done on July 29th

Floors 2 & 3 will be done August 13th

Provided spreadsheet with all insurance certificates on file to LLC. Sent out follow-up notices to those owners who are not on the rental program.

Scheduled Elevator inspection with Delaware Elevator for August 25th

Renewed General Liability and X Wind policy

Sent additional items to the Forensic Auditor

Emailed/Mailed collection letters and continued working with owners on past collection efforts

Communicated with Board and owners for additional work in 05 and 16 stack

International Beach Club COA, Inc.
Profit & Loss Budget Performance
June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Net Other Income	0.00	0.00	0.00	0.00	-25.00
Insurance Proceeds	0.00	0.00	0.00	0.00	0.00
Member Finance Charges	25.19	2,500.00	35,566.91	15,000.00	30,000.00
Late Fees and Fines	125.00	500.00	1,464.86	3,000.00	6,000.00
Member Legal Fees	42.28		42.28		
Monthly Assessments	81,400.00	81,400.00	488,400.00	488,400.00	976,800.00
Monthly Commercial Rents					
Realtor Office Rent	0.00		250.00		
Oasis Tiki Bar and Grill	0.00	1,000.00	5,000.00	6,000.00	12,000.00
Fountain Bch Resort Front Desk	1,000.00	1,000.00	5,000.00	6,000.00	12,000.00
Beach Carts Commercial Rentals	1,011.75	1,011.75	7,082.25	6,070.50	12,141.00
Total Monthly Commercial Rents	2,011.75	3,011.75	17,332.25	18,070.50	36,141.00
Net Resort Fees	0.00	16,666.67	39.56	100,000.02	200,000.04
Other Income					
Vending Income	66.53	208.33	1,020.32	1,250.02	2,500.00
Reimbursements					
Oasis LLC Ins. Reimbursement	0.00	2,268.75	0.00	13,612.50	27,225.00
Reimbursements - Other	0.00	0.00	0.00	0.00	0.00
Total Reimbursements	0.00	2,268.75	0.00	13,612.50	27,225.00
Owner Storage	0.00	30.00	240.00	180.00	360.00
Other Income - Other	0.00		181.25		
Total Other Income	66.53	2,507.08	1,441.57	15,042.52	30,085.00
Total Income	83,670.75	106,585.50	544,287.43	639,513.04	1,279,001.04
Gross Profit	83,670.75	106,585.50	544,287.43	639,513.04	1,279,001.04
Expense					
Bank Service Charges	12.00		36.00		
Administration					
Bank Service Charges	0.00	10.00	604.00	60.00	120.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
Utilities					
Cable/Internet	4,558.52	4,730.83	31,488.73	28,385.02	56,770.00
Electric	10,666.10	9,166.67	44,969.14	54,999.98	110,000.00
Propane/Gas	1,474.94	2,083.33	17,392.34	12,500.02	25,000.00
Telephone	502.02	416.67	2,834.70	2,499.98	5,000.00
Water/Sewer/Garbage	11,682.90	13,750.00	98,182.61	82,500.00	165,000.00
LLC Maint.-Reimbursement	0.00	0.00	0.00	0.00	0.00
Total Utilities	28,884.48	30,147.50	194,867.52	180,885.00	361,770.00
Insurance	0.00	23,596.05	117,669.50	141,576.30	283,152.60
Other Administration Expenses	21.28	0.00	2,771.28	0.00	0.00
Accounting Fees	0.00	1,166.67	0.00	6,999.98	14,000.00
Legal and Professional Fees	5,034.00	2,083.33	11,319.00	12,500.02	25,000.00
Management Fees	4,000.00	4,000.00	23,000.00	24,000.00	48,000.00
Office Supplies and Expense	125.00	108.33	2,033.35	650.02	1,300.00
Local Taxes & Licenses	0.00	125.00	436.25	750.00	1,500.00
Postage and Delivery	120.28	125.00	332.69	750.00	1,500.00
Property Taxes	0.00	316.67	0.00	1,899.98	3,800.00
Sales & Use Tax	4.17		383.88		
Total Administration	38,189.21	61,678.55	353,417.47	370,071.30	740,142.60
Building & Grounds Maintenance					
Shared Labor	16,000.00	17,500.00	96,000.00	105,000.00	210,000.00
Unit Repairs	0.00	0.00	154.91	0.00	0.00
Landscaping	0.00	166.67	138.25	999.98	2,000.00
Building Maintenance & Repair	10,053.04	6,250.00	27,721.84	37,500.00	75,000.00
Electrical Repairs	0.00	625.00	3,411.11	3,750.00	7,500.00
Elevator Maintenance & Repair	0.00	833.33	0.00	5,000.02	10,000.00
Equipment Rental	324.75	333.33	4,003.68	2,000.02	4,000.00
Fire Alarm and Suppression	0.00	133.33	2,884.36	800.02	1,600.00
HVAC Maintenance & Repair	0.00	416.67	1,089.00	2,499.98	5,000.00
Permits & Inspections	0.00	58.33	0.00	350.02	700.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
Pest Control	953.67	1,250.00	6,464.63	7,500.00	15,000.00
Plumbing	0.00	1,250.00	4,970.00	7,500.00	15,000.00
Pool Maintenance & Repair	3,323.45	2,708.33	16,897.39	16,250.02	32,500.00
Security	809.40	1,666.67	1,687.40	9,999.98	20,000.00
Telephone Systems	0.00	62.50	0.00	375.00	750.00
Pool Attendent	0.00	833.33	0.00	5,000.02	10,000.00
Building & Grounds Maintenance - Other	0.00		986.69		
Total Building & Grounds Maintenance	31,464.31	34,087.49	166,409.26	204,525.06	409,050.00
Total Expense	69,665.52	95,766.04	519,862.73	574,596.36	1,149,192.60
Net Ordinary Income	14,005.23	10,819.46	24,424.70	64,916.68	129,808.44
Other Income/Expense					
Other Income					
Special Assessments	0.00	0.00	0.00	0.00	0.00
Reserve Account Interest	0.00	0.00	0.00	0.00	0.00
Operating Account Interest	1.97	0.00	11.28	0.00	0.00
Total Other Income	1.97	0.00	11.28	0.00	0.00
Other Expense					
Special Assessment Expense	0.00	0.00	0.00	0.00	0.00
Fines and Penalties	1.54		1.54		
Reserve Funding					
General Fund (Pooling Account)	149.77	149.77	898.62	898.58	1,797.20
Electrical	109.46	109.46	656.76	656.76	1,313.52
Windows	407.20	407.20	2,443.20	2,443.20	4,886.40
Structural	482.49	482.49	2,894.94	2,894.94	5,789.88
Foundation	723.74	723.74	4,342.44	4,342.44	8,684.88
Floors	349.39	349.39	2,096.34	2,096.34	4,192.68
Fire Pumps	388.89	388.89	2,333.34	2,333.34	4,666.68
Fire Alarms	285.19	285.19	1,711.14	1,711.14	3,422.28
Building Painting Waterproofing	575.06	575.06	3,450.36	3,450.36	6,900.72
Elevators	342.06	342.68	2,052.36	2,056.08	4,112.16

International Beach Club COA, Inc.
Profit & Loss Budget Performance
June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
Roads & Appurtances	214.99	214.99	1,289.94	1,289.94	2,579.88
Roof	5,168.92	5,168.92	31,013.52	31,013.53	62,027.05
Total Reserve Funding	9,197.16	9,197.78	55,182.96	55,186.65	110,373.33
Total Other Expense	9,198.70	9,197.78	55,184.50	55,186.65	110,373.33
Net Other Income	-9,196.73	-9,197.78	-55,173.22	-55,186.65	-110,373.33
Net Income	**4,808.50**	**1,621.68**	**-30,748.52**	**9,730.03**	**19,435.11**

5:52 PM
08/07/26
Accrual Basis

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Net Other Income	0.00	0.00	0.00	0.00	-25.00
Insurance Proceeds	0.00	0.00	0.00	0.00	0.00
Member Finance Charges	-3,566.64	2,500.00	32,000.27	17,500.00	30,000.00
Late Fees and Fines	-238.00	500.00	1,226.86	3,500.00	6,000.00
Member Legal Fees	0.00		42.28		
Monthly Assessments	81,400.00	81,400.00	569,800.00	569,800.00	976,800.00
Monthly Commercial Rents					
Realtor Office Rent	500.00		750.00		
Oasis Tiki Bar and Grill	0.00	1,000.00	5,000.00	7,000.00	12,000.00
Fountain Bch Resort Front Desk	0.00	1,000.00	5,000.00	7,000.00	12,000.00
Beach Carts Commercial Rentals	1,011.75	1,011.75	8,094.00	7,082.25	12,141.00
Total Monthly Commercial Rents	1,511.75	3,011.75	18,844.00	21,082.25	36,141.00
Net Resort Fees	0.00	16,666.67	39.56	116,666.69	200,000.04
Other Income					
Vending Income	203.20	208.33	1,223.52	1,458.35	2,500.00
Reimbursements					
Oasis LLC Ins. Reimbursement	0.00	2,268.75	0.00	15,881.25	27,225.00
Reimbursements - Other	0.00	0.00	0.00	0.00	0.00
Total Reimbursements	0.00	2,268.75	0.00	15,881.25	27,225.00
Owner Storage	0.00	30.00	240.00	210.00	360.00
Other Income - Other	0.00		181.25		
Total Other Income	203.20	2,507.08	1,644.77	17,549.60	30,085.00
Total Income	79,310.31	106,585.50	623,597.74	746,098.54	1,279,001.04
Gross Profit	79,310.31	106,585.50	623,597.74	746,098.54	1,279,001.04
Expense					
Bank Service Charges	0.00		36.00		
Administration					
Bank Service Charges	0.00	10.00	604.00	70.00	120.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Utilities					
Cable/Internet	4,558.51	4,730.83	36,047.24	33,115.85	56,770.00
Electric	12,778.85	9,166.67	57,747.99	64,166.65	110,000.00
Propane/Gas	1,137.13	2,083.33	18,529.47	14,583.35	25,000.00
Telephone	502.02	416.67	3,336.72	2,916.65	5,000.00
Water/Sewer/Garbage	14,864.40	13,750.00	113,047.01	96,250.00	165,000.00
LLC Maint.-Reimbursement	0.00	0.00	0.00	0.00	0.00
Total Utilities	33,840.91	30,147.50	228,708.43	211,032.50	361,770.00
Insurance	90,812.73	23,596.05	208,482.23	165,172.35	283,152.60
Other Administration Expenses	0.00	0.00	2,771.28	0.00	0.00
Accounting Fees	0.00	1,166.67	0.00	8,166.65	14,000.00
Legal and Professional Fees	2,279.00	2,083.33	13,598.00	14,583.35	25,000.00
Management Fees	4,000.00	4,000.00	27,000.00	28,000.00	48,000.00
Office Supplies and Expense	244.40	108.33	2,277.75	758.35	1,300.00
Local Taxes & Licenses	20.00	125.00	456.25	875.00	1,500.00
Postage and Delivery	78.00	125.00	410.69	875.00	1,500.00
Property Taxes	0.00	316.67	0.00	2,216.65	3,800.00
Sales & Use Tax	0.00		383.88		
Total Administration	131,275.04	61,678.55	484,692.51	431,749.85	740,142.60
Building & Grounds Maintenance					
Shared Labor	16,000.00	17,500.00	112,000.00	122,500.00	210,000.00
Unit Repairs	0.00	0.00	154.91	0.00	0.00
Landscaping	0.00	166.67	138.25	1,166.65	2,000.00
Building Maintenance & Repair	866.76	6,250.00	28,588.60	43,750.00	75,000.00
Electrical Repairs	838.52	625.00	4,249.63	4,375.00	7,500.00
Elevator Maintenance & Repair	0.00	833.33	0.00	5,833.35	10,000.00
Equipment Rental	324.75	333.33	4,328.43	2,333.35	4,000.00
Fire Alarm and Suppression	0.00	133.33	2,884.36	933.35	1,600.00
HVAC Maintenance & Repair	212.99	416.67	1,301.99	2,916.65	5,000.00
Permits & Inspections	0.00	58.33	0.00	408.35	700.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Pest Control	0.00	1,250.00	6,464.63	8,750.00	15,000.00
Plumbing	1,580.75	1,250.00	6,550.75	8,750.00	15,000.00
Pool Maintenance & Repair	3,094.56	2,708.33	19,991.95	18,958.35	32,500.00
Security	448.82	1,666.67	2,136.22	11,666.65	20,000.00
Telephone Systems	0.00	62.50	0.00	437.50	750.00
Pool Attendent	754.90	833.33	754.90	5,833.35	10,000.00
Building & Grounds Maintenance - Other	53.56		1,040.25		
Total Building & Grounds Maintenance	24,175.61	34,087.49	190,584.87	238,612.55	409,050.00
Total Expense	155,450.65	95,766.04	675,313.38	670,362.40	1,149,192.60
Net Ordinary Income	-76,140.34	10,819.46	-51,715.64	75,736.14	129,808.44
Other Income/Expense					
Other Income					
Special Assessments	0.00	0.00	0.00	0.00	0.00
Reserve Account Interest	0.00	0.00	0.00	0.00	0.00
Operating Account Interest	0.00	0.00	11.28	0.00	0.00
Bad Debt Recovery	-525.00		-525.00		
Total Other Income	-525.00	0.00	-513.72	0.00	0.00
Other Expense					
Special Assessment Expense	0.00	0.00	0.00	0.00	0.00
Fines and Penalties	0.00		1.54		
Reserve Funding					
General Fund (Pooling Account)	149.77	149.77	1,048.39	1,048.35	1,797.20
Electrical	109.46	109.46	766.22	766.22	1,313.52
Windows	407.20	407.20	2,850.40	2,850.40	4,886.40
Structural	482.49	482.49	3,377.43	3,377.43	5,789.88
Foundation	723.74	723.74	5,066.18	5,066.18	8,684.88
Floors	349.39	349.39	2,445.73	2,445.73	4,192.68
Fire Pumps	388.89	388.89	2,722.23	2,722.23	4,666.68
Fire Alarms	285.19	285.19	1,996.33	1,996.33	3,422.28
Building Painting Waterproofing	575.06	575.06	4,025.42	4,025.42	6,900.72

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Elevators	342.06	342.68	2,394.42	2,398.76	4,112.16
Roads & Appurtances	214.99	214.99	1,504.93	1,504.93	2,579.88
Roof	5,168.92	5,168.92	36,182.44	36,182.45	62,027.05
Total Reserve Funding	9,197.16	9,197.78	64,380.12	64,384.43	110,373.33
Total Other Expense	9,197.16	9,197.78	64,381.66	64,384.43	110,373.33
Net Other Income	-9,722.16	-9,197.78	-64,895.38	-64,384.43	-110,373.33
	-85,862.50	**1,621.68**	**-116,611.02**	**11,351.71**	**19,435.11**

Collections

	Monthly	Collected	Special Assessment	Collected	Total Outstanding	Total Collected	
08/31/25	$236,600.20		$110,485.94				
09/30/25	$161,687.17	$74,913.03	$89,607.83	$20,878.11	$251,295.00	$95,791.14	
09/30/25	**$148,200.33**						
10/31/25	$141,818.89	$19,868.28	$74,658.61	$14,949.22	$216,477.50	$34,817.50	
			$74,658.61				
11/30/25	$101,629.78	$40,189.11	$68,385.03	$6,273.58	$170,014.81	$46,462.69	
***12/31/2025	$125,645.60	-$24,015.82	$61,925.03	$6,460.00	$187,570.63	-$17,555.82	$21,000
			$60,825.03				
****1/31/2026	$136,309.40	-$10,663.80	$55,741.75	$6,183.28	$190,951.15	-$4,480.52	$31,045.00
*****02/28/2026	$202,909.89		$58,944.60				
03/31/26	$191,757.52	$11,152.37	$53,025.94	$5,918.66	$244,783.46	$17,071.03	
							$215,142.36
04/30/26	$178,813.31	$12,944.21	$53,025.94	**$0.00**	$231,839.25	$12,944.21	
							$228,086.57
05/31/26	$176,444.50	$2,368.81	48,870.00	$4,155.94	$225,314.50	$6,524.75	
							$234,611.32
06/30/26	$173,341.22	$3,103.28	39,860.34	$9,009.66	$213,201.56	$12,112.94	
#							$246,724.26
07/31/26	$150,750.11	$22,591.11	29,726.34	$10,134.00	$180,476.45	$32,725.11	
							$279,449.37

*** Revised per the forensic audit

**** Revised per the forensic audit of 11.30.2025

***** Revised per the forensic audit of 02.25.2026

Returned file to Forensic auditor dated 06.30.2026

FIRETRONICS, INC.
FIRETRONICS, INC. - DAYTONA
FIRETRONICS EXTINGUISHERS, INC.

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

PROPOSAL SUBMITTED TO:

Name: FOUNTAIN BEACH RESORT	Date: July 13, 2026
Address: 313 S. ATLANTIC AVENUE	Phone: (386) 451-9972
Address:	Contact: BECKY LEWIS Email: manager@pmdmgt.com
City, St, Zip: DAYTONA BEACH FL 32118	

We hereby submit specifications and estimates for: FOUNTAIN BEACH RESORT
FIRE PUMP REPAIRS

ESTIMATE IS FOR THE FOLLOWING REPAIRS TO THE FIRE PUMP AT THE ABOVE REFERENCED PROPERTY.

SCOPE OF WORK:

Replace the existing ITT Fire Pump
Replace the existing Baldor Jockey Pump
Replace the existing Westinghouse Fire Pump Controller
Replace the existing Westinghouse Jockey Pump Controller
Adjust the existing piping to fit the new equipment
Permitting and Drawings included
Test the New Equipment after it has been installed and for the AHJ on the day of the Final.

THE COST FOR THE ABOVE JOB IS $45,500.00

Note: Any other repairs needed not in this scope of work will be an extra cost.
Any changes to the alarm supervisory system will be at an extra cost.

Note: Could take up to 3-4 weeks to start project due to getting materials.

WORK, APPARATUS, AND ITEMS DETAILED AS FOLLOWS ARE NOT INCLUDED IN THIS PROPOSAL:

UNDERGROUND PIPING
WATER SERVICE CONNECTION FEES OR IMPACT FEES
ADEQUACY OF WATER SUPPLY
ALL FIREPROOFING, MASONRY WORK, CARPENTER WORK, CEILING WORK
PAINTING OR PREPARATION FOR PAINTING
PATCHING OR REDECORATING
CUTTING OR PATCHING OF CONCRETE OR PAVEMENT
CENTERING OF AUTOMATIC SPRINKLERS IN CEILING TILE
ALARM SUPERVISION, CENTRAL STATION ALARM SERVICE, ANNUNCIATOR SYSTEM
ELECTRICAL WIRING (ELECTRICAL DEVICES – ELECTRICAL WORK OF ANY NATURE)
ALL FIRE EXTINGUISHERS AND EXTINGUISHER CABINETS
INTERIOR HOSE PROTECTION

FIRE ALARMS, EXTINGUISHERS, HYDRANTS, SPRINKLERS, BACKFLOW, SPECIAL HAZARDS, RESTAURANT HOOD SYSTEMS, BURGLARY, ACCESS CONTROL & CCTV
State License Fire # EF0000423 * Contractor 1 # 50746800012004 * Contractor 2 # 63490100012005
Class A # 51094200012004 * Class B # 68562700011995 * Class D # 70145200012006

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

ANY INSULATION OF PIPING
ANY OTHER WET OR DRY FIRE PROTECTION NOT SPECIFIED WITHIN THIS PROPOSAL
ANY UNFORSEEN PROBLEMS THAT ARE NOT INCLUDED IN THIS PROPOSAL
DURING REPLACEMENT OF SPRINKLER HEADS ANY C-PVC LINE BREAKAGE WILL BE REPAIRED AT EXTRA COST
ANY DRYWALL REPAIRS TO BE DONE BY OWNER OR MANAGEMENT
REPLACEMENT OF LANDSCAPING
EQUIPMENT RENTAL
IF THE FIRE DEPARTMENT REQUIRES ADDITIONAL REPAIRS, THERE WILL BE AN ADDITIONAL CHARGE
DURING REPLACEMENT OF SPRINKLER HEADS ANY C-PVC LINE BREAKAGE WILL BE REPAIRED AT EXTRA COST
ANY DRYWALL REPAIRS TO BE DONE BY OWNER OR MANAGEMENT
EQUIPMENT RENTAL
FIREWATCH
IF THE FIRE DEPARTMENT REQUIRES ADDITIONAL REPAIRS, THERE WILL BE AN ADDITIONAL CHARGE

LABOR

ALL WORK TO BE DONE BY SKILLED SPRINKLER FITTERS WITHOUT UNION AFFILIATION DURING NORMAL WORKING HOURS AND DAYS.

INSPECTION AND ACCEPTENCE

THE INSPECTION OF THE WORK SPECIFIED IN THE "SCOPE OF WORK" SHALL BE MADE BY BUYER AND THE AUTHORITY HAVING JURISDICTION

WATER SUPPLY

FIRETRONICS, INC. SHALL NOT BE LIABLE OR ACCOUNTABLE FOR THE ADEQUACY OR CONDITION OF THE WATER SUPPLY.

MODIFICATIONS TO CONTRACT

THIS CONTRACT CONSITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE MODIFIED, AMENDED OR RESCINDED EXCEPT BY WRITTEN INSTRUMENT SIGNED BY BOTH BUYER OR ITS AGENTS AND AN OFFICER OF FIRETRONICS, INC.

WARRANTY

WE REQUIRE ONE SET OF SPECIFICATIONS AND DRAWINGS. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. WE WILL PROVIDE A ONE-YEAR WARRANTY COVERING MATERIALS AND LABOR, EXCLUDING ACTS OF NATURE, FIRE, THEFT, VANDALISM OR TAMERING BY UNAUTHORIZED PERSONNEL. ANY LEGAL FEES INCURRED DUE TO NON-PAYMENT OF CONTRACT WILL BE YOUR RESPONSIBILITY. IF A JOB REQUIRES A BOND, ADD 2% TO CONTRACT PRICE.

BUYER'S OBLIGATIONS

IN ADDITION TO THOSE SPECIFIED:

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

A. THE BUYER WARRANTS THAT THE STRUCTURE OF THE PROPERTY IN WHICH INSTALLATION IS TO BE MADE IS SUFICIENT TO SUPPORT THE INSTALLATION AND FIRE PROTECTION SYSTEM SPECIFIED HEREIN.
B. BUYER SHALL SUPPLY AND MAINTAIN SUFFICIENT HEAT TO PROTECT THE FIRE PROTECTION SYSTEM AGAINST DAMAGE DUE TO FREEZING TEMPERATURE.
C. UNTIL FIRETRONICS, INC. RECEIVES FULL PAYMENT HEREUNDER, THE BUYER AGREES TO INSURE THE PREMISES AND THE MATERIALS TO BE USED IN THIS CONTRACT AND LOCATED IN AND AROUND THE PREMISES AGAINST LOSS OR DAMAGE BY FIRE, OTHER CASUALTY OR THEFT, IN A SUM WHICH WILL AT ALL TIMES EXCEED THE UNPAID BALANCE OF THIS CONTRACT AND THE REASONABLE VALUE OF SAID MATERIALS. BUYER AGREES TO ASSUME THE FULL RISK IF DAMAGE TO THE PREMISES AND TO THE IMPROVEMENTS, FIXTURES, EQUIPMENT AND ALL PERSONAL PROPERTY LOCATED THEREON, RESULTING FROM ANY OF THE PERILS INSURED AGAINST IN THE STANDARD FIRE AND EXTENDED COVERAGE INSURANCE POLICY, THE STANDARD BOILER AND MACHINERY INSURANCE POLICY AND THE STANDARD SPRINKLER LEAKAGE INSURANCE POLICY, REGARDLESS OF CAUSE OR ORIGIN, AND REGARDLESS OF WHETHER OR NOT THE LOSS OR DAMAGE IS INSURED; AND IF INSURED, WHETHER IN FULL OR IN PART.

TERMS OF PAYMENT

PAYMENT TO BE MADE AS FOLLOWS: 50% DUE AT TIME OF ACCEPTANCE FOR MATERIALS, AND 50% DUE UPON COMPLETION. THIS PROPOSAL IS SUBJECT TO THE GENERAL TERMS AND CONDITIONS ATTACHED.

PRICE

FIRETRONICS, INC. PROPOSES TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH SPECIFICATIONS, FOR THE SUM OF: see above

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. SELLER IS AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

THIS PROPOSAL IS HEREBY ACCEPTED BY BUYER AND BUYER ACKNOWLEDGES THAT THE SPECIFICATIONS AND THE FOLLOWING TERMS AND CONDITIONS HAVE BEEN READ, THAT BUYER INTENDS TO BE BOUND THEREBY, AND THAT BUYER HAS RETAINED A COPY OF THIS PROPOSAL AS SIGNED.

BUYER	**FIRETRONICS, INC.**
______________________	______________________
BUYER NAME	MIKE LEWIS, FIRE SPRINKLER MANAGER
______________________	DATE: 7/13/2026

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE BY BUYER WITHIN THIRTY (30) DAYS HEREOF, OTHERWISE FIRETRONICS, INC. AT IT'S OPTION MAY DECLARE IT NULL AND VOID. THIS CONTRACT MAY BE ASSIGNED ONLY BY BUYER, IS NOT SUBJECT TO CANCELLATION OR WITHDRAWAL BY BUYER.

FIRETRONICS, INC.
FIRETRONICS, INC. - DAYTONA
FIRETRONICS EXTINGUISHERS, INC.

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

PROPOSAL SUBMITTED TO:

Name: FOUNTAIN BEACH RESORT | Date: AUGUST 6, 2026

Address: 313 S. ATLANTIC AVENUE | Phone: (386) 451-9972

Address: | Contact: BECKY LEWIS

Email: manager@pmdmgt.com

City, St, Zip: DAYTONA BEACH FL 32118 | Job Name: FOUNTAIN BEACH RESORT

We hereby submit specifications and estimates for: FOUNTAIN BEACH RESORT
QUARTERLY SPRINKLER REPAIRS

ESTIMATE IS FOR THE FOLLOWING REPAIRS TO THE SPRINKLER SYSTEM AT THE ABOVE REFERENCED PROPERTY.

SCOPE OF WORK:

1. **Replace (10) Outdated gauges.**
2. **Remove and replace (4) fire sprinkler heads per floor for testing (total of 24 heads)**
   If they pass- they have 10 years before they need to be tested again.
   If they fail- all sprinkler heads will need to be replaced.

THE COST FOR THE ABOVE JOB IS $6,344.00

Note: Any other repairs needed not in this scope of work will be an extra cost.

Note: Could take up to 3-4 weeks to start project due to getting materials.

WORK, APPARATUS, AND ITEMS DETAILED AS FOLLOWS ARE NOT INCLUDED IN THIS PROPOSAL:

UNDERGROUND PIPING
WATER SERVICE CONNECTION FEES OR IMPACT FEES
ADEQUACY OF WATER SUPPLY
ALL FIREPROOFING, MASONRY WORK, CARPENTER WORK, CEILING WORK
PAINTING OR PREPARATION FOR PAINTING
PATCHING OR REDECORATING
CUTTING OR PATCHING OF CONCRETE OR PAVEMENT
CENTERING OF AUTOMATIC SPRINKLERS IN CEILING TILE
ALARM SUPERVISION, CENTRAL STATION ALARM SERVICE, ANNUNCIATOR SYSTEM
ELECTRICAL WIRING (ELECTRICAL DEVICES – ELECTRICAL WORK OF ANY NATURE)
ALL FIRE EXTINGUISHERS AND EXTINGUISHER CABINETS
INTERIOR HOSE PROTECTION
ANY INSULATION OF PIPING
ANY OTHER WET OR DRY FIRE PROTECTION NOT SPECIFIED WITHIN THIS PROPOSAL
ANY UNFORSEEN PROBLEMS THAT ARE NOT INCLUDED IN THIS PROPOSAL
DURING REPLACEMENT OF SPRINKLER HEADS ANY C-PVC LINE BREAKAGE WILL BE REPAIRED AT EXTRA COST

FIRE ALARMS, EXTINGUISHERS, HYDRANTS, SPRINKLERS, BACKFLOW, SPECIAL HAZARDS, RESTAURANT HOOD SYSTEMS, BURGLARY, ACCESS CONTROL & CCTV

State License Fire # EF0000423 * Contractor 1 # 50746800012004 * Contractor 2 # 63490100012005
Class A # 51094200012004 * Class B # 68562700011995 * Class D # 70145200012006

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

ANY DRYWALL REPAIRS TO BE DONE BY OWNER OR MANAGEMENT
REPLACEMENT OF LANDSCAPING
EQUIPMENT RENTAL
IF THE FIRE DEPARTMENT REQUIRES ADDITIONAL REPAIRS, THERE WILL BE AN ADDITIONAL CHARGE
DURING REPLACEMENT OF SPRINKLER HEADS ANY C-PVC LINE BREAKAGE WILL BE REPAIRED AT EXTRA COST
ANY DRYWALL REPAIRS TO BE DONE BY OWNER OR MANAGEMENT
EQUIPMENT RENTAL
PERMIT AND DRAWINGS
FIREWATCH
IF THE FIRE DEPARTMENT REQUIRES ADDITIONAL REPAIRS, THERE WILL BE AN ADDITIONAL CHARGE

LABOR

ALL WORK TO BE DONE BY SKILLED SPRINKLER FITTERS WITHOUT UNION AFFILIATION DURING NORMAL WORKING HOURS AND DAYS.

INSPECTION AND ACCEPTENCE

THE INSPECTION OF THE WORK SPECIFIED IN THE "SCOPE OF WORK" SHALL BE MADE BY BUYER AND THE AUTHORITY HAVING JURISDICTION

WATER SUPPLY

FIRETRONICS, INC. SHALL NOT BE LIABLE OR ACCOUNTABLE FOR THE ADEQUACY OR CONDITION OF THE WATER SUPPLY.

MODIFICATIONS TO CONTRACT

THIS CONTRACT CONSITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE MODIFIED, AMENDED OR RESCINDED EXCEPT BY WRITTEN INSTRUMENT SIGNED BY BOTH BUYER OR ITS AGENTS AND AN OFFICER OF FIRETRONICS, INC.

WARRANTY

WE REQUIRE ONE SET OF SPECIFICATIONS AND DRAWINGS. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. WE WILL PROVIDE A ONE-YEAR WARRANTY COVERING MATERIALS AND LABOR, EXCLUDING ACTS OF NATURE, FIRE, THEFT, VANDALISM OR TAMERING BY UNAUTHORIZED PERSONNEL. ANY LEGAL FEES INCURRED DUE TO NON-PAYMENT OF CONTRACT WILL BE YOUR RESPONSIBILITY. IF A JOB REQUIRES A BOND, ADD 2% TO CONTRACT PRICE.

BUYER'S OBLIGATIONS

IN ADDITION TO THOSE SPECIFIED:

A. THE BUYER WARRANTS THAT THE STRUCTURE OF THE PROPERTY IN WHICH INSTALLATION IS TO BE MADE IS SUFICIENT TO SUPPORT THE INSTALLATION AND FIRE PROTECTION SYSTEM SPECIFIED HEREIN.
B. BUYER SHALL SUPPLY AND MAINTAIN SUFFICIENT HEAT TO PROTECT THE FIRE PROTECTION SYSTEM AGAINST DAMAGE DUE TO FREEZING TEMPERATURE.

FIRETRONICS, INC.
FIRETRONICS, INC. - DAYTONA
FIRETRONICS EXTINGUISHERS, INC.
1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

C. UNTIL FIRETRONICS, INC. RECEIVES FULL PAYMENT HEREUNDER, THE BUYER AGREES TO INSURE THE PREMISES AND THE MATERIALS TO BE USED IN THIS CONTRACT AND LOCATED IN AND AROUND THE PREMISES AGAINST LOSS OR DAMAGE BY FIRE, OTHER CASUALTY OR THEFT, IN A SUM WHICH WILL AT ALL TIMES EXCEED THE UNPAID BALANCE OF THIS CONTRACT AND THE REASONABLE VALUE OF SAID MATERIALS. BUYER AGREES TO ASSUME THE FULL RISK IF DAMAGE TO THE PREMISES AND TO THE IMPROVEMENTS, FIXTURES, EQUIPMENT AND ALL PERSONAL PROPERTY LOCATED THEREON, RESULTING FROM ANY OF THE PERILS INSURED AGAINST IN THE STANDARD FIRE AND EXTENDED COVERAGE INSURANCE POLICY, THE STANDARD BOILER AND MACHINERY INSURANCE POLICY AND THE STANDARD SPRINKLER LEAKAGE INSURANCE POLICY, REGARDLESS OF CAUSE OR ORIGIN, AND REGARDLESS OF WHETHER OR NOT THE LOSS OR DAMAGE IS INSURED; AND IF INSURED, WHETHER IN FULL OR IN PART.

TERMS OF PAYMENT

PAYMENT TO BE MADE AS FOLLOWS: 50% DUE AT TIME OF ACCEPTANCE FOR MATERIALS, AND 50% DUE UPON COMPLETION. THIS PROPOSAL IS SUBJECT TO THE GENERAL TERMS AND CONDITIONS ATTACHED.

PRICE

FIRETRONICS, INC. PROPOSES TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH SPECIFICATIONS, FOR THE SUM OF: see above

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. SELLER IS AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

THIS PROPOSAL IS HEREBY ACCEPTED BY BUYER AND BUYER ACKNOWLEDGES THAT THE SPECIFICATIONS AND THE FOLLOWING TERMS AND CONDITIONS HAVE BEEN READ, THAT BUYER INTENDS TO BE BOUND THEREBY, AND THAT BUYER HAS RETAINED A COPY OF THIS PROPOSAL AS SIGNED.

BUYER	**FIRETRONICS, INC.**
______________________	____________________________
BUYER NAME	MIKE LEWIS, FIRE SPRINKLER MANAGER
______________________	DATE: 8/6/2026

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE BY BUYER WITHIN THIRTY (30) DAYS HEREOF, OTHERWISE FIRETRONICS, INC. AT IT'S OPTION MAY DECLARE IT NULL AND VOID. THIS CONTRACT MAY BE ASSIGNED ONLY BY BUYER, IS NOT SUBJECT TO CANCELLATION OR WITHDRAWAL BY BUYER.

FIRETRONICS, INC.
FIRETRONICS, INC. - DAYTONA
FIRETRONICS EXTINGUISHERS, INC.

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

PROPOSAL SUBMITTED TO:

Name: FOUNTAIN BEACH RESORT	Date: AUGUST 6, 2026
Address: 313 S. ATLANTIC AVENUE	Phone: (386) 451-9972
Address:	Contact: BECKY LEWIS Email: manager@pmdmgt.com
City, St, Zip: DAYTONA BEACH FL 32118	Job Name: FOUNTAIN BEACH RESORT

We hereby submit specifications and estimates for: FOUNTAIN BEACH RESORT
SPRINKLER REPAIRS

ESTIMATE IS FOR THE FOLLOWING REPAIRS TO THE SPRINKLER SYSTEM AT THE ABOVE REFERENCED PROPERTY.

SCOPE OF WORK:

1. Replace (6) 1" Rusted/Seized control valves located in stairwells.

THE COST FOR THE ABOVE JOB IS $5,988.00

Note: Any other repairs needed not in this scope of work will be an extra cost.

Note: Could take up to 3-4 weeks to start project due to getting materials.

WORK, APPARATUS, AND ITEMS DETAILED AS FOLLOWS ARE NOT INCLUDED IN THIS PROPOSAL:

UNDERGROUND PIPING
WATER SERVICE CONNECTION FEES OR IMPACT FEES
ADEQUACY OF WATER SUPPLY
ALL FIREPROOFING, MASONRY WORK, CARPENTER WORK, CEILING WORK
PAINTING OR PREPARATION FOR PAINTING
PATCHING OR REDECORATING
CUTTING OR PATCHING OF CONCRETE OR PAVEMENT
CENTERING OF AUTOMATIC SPRINKLERS IN CEILING TILE
ALARM SUPERVISION, CENTRAL STATION ALARM SERVICE, ANNUNCIATOR SYSTEM
ELECTRICAL WIRING (ELECTRICAL DEVICES – ELECTRICAL WORK OF ANY NATURE)
ALL FIRE EXTINGUISHERS AND EXTINGUISHER CABINETS
INTERIOR HOSE PROTECTION
ANY INSULATION OF PIPING
ANY OTHER WET OR DRY FIRE PROTECTION NOT SPECIFIED WITHIN THIS PROPOSAL
ANY UNFORSEEN PROBLEMS THAT ARE NOT INCLUDED IN THIS PROPOSAL
DURING REPLACEMENT OF SPRINKLER HEADS ANY C-PVC LINE BREAKAGE WILL BE REPAIRED AT EXTRA COST
ANY DRYWALL REPAIRS TO BE DONE BY OWNER OR MANAGEMENT
REPLACEMENT OF LANDSCAPING
EQUIPMENT RENTAL

FIRETRONICS, INC.
FIRETRONICS, INC. - DAYTONA
FIRETRONICS EXTINGUISHERS, INC.

1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

IF THE FIRE DEPARTMENT REQUIRES ADDITIONAL REPAIRS, THERE WILL BE AN ADDITIONAL CHARGE
DURING REPLACEMENT OF SPRINKLER HEADS ANY C-PVC LINE BREAKAGE WILL BE REPAIRED AT EXTRA COST
ANY DRYWALL REPAIRS TO BE DONE BY OWNER OR MANAGEMENT
EQUIPMENT RENTAL
PERMIT AND DRAWINGS
FIREWATCH
IF THE FIRE DEPARTMENT REQUIRES ADDITIONAL REPAIRS, THERE WILL BE AN ADDITIONAL CHARGE

LABOR

ALL WORK TO BE DONE BY SKILLED SPRINKLER FITTERS WITHOUT UNION AFFILIATION DURING NORMAL WORKING HOURS AND DAYS.

INSPECTION AND ACCEPTENCE

THE INSPECTION OF THE WORK SPECIFIED IN THE "SCOPE OF WORK" SHALL BE MADE BY BUYER AND THE AUTHORITY HAVING JURISDICTION

WATER SUPPLY

FIRETRONICS, INC. SHALL NOT BE LIABLE OR ACCOUNTABLE FOR THE ADEQUACY OR CONDITION OF THE WATER SUPPLY.

MODIFICATIONS TO CONTRACT

THIS CONTRACT CONSITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE MODIFIED, AMENDED OR RESCINDED EXCEPT BY WRITTEN INSTRUMENT SIGNED BY BOTH BUYER OR ITS AGENTS AND AN OFFICER OF FIRETRONICS, INC.

WARRANTY

WE REQUIRE ONE SET OF SPECIFICATIONS AND DRAWINGS. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. WE WILL PROVIDE A ONE-YEAR WARRANTY COVERING MATERIALS AND LABOR, EXCLUDING ACTS OF NATURE, FIRE, THEFT, VANDALISM OR TAMERING BY UNAUTHORIZED PERSONNEL. ANY LEGAL FEES INCURRED DUE TO NON-PAYMENT OF CONTRACT WILL BE YOUR RESPONSIBILITY. IF A JOB REQUIRES A BOND, ADD 2% TO CONTRACT PRICE.

BUYER'S OBLIGATIONS

IN ADDITION TO THOSE SPECIFIED:

A. THE BUYER WARRANTS THAT THE STRUCTURE OF THE PROPERTY IN WHICH INSTALLATION IS TO BE MADE IS SUFICIENT TO SUPPORT THE INSTALLATION AND FIRE PROTECTION SYSTEM SPECIFIED HEREIN.
B. BUYER SHALL SUPPLY AND MAINTAIN SUFFICIENT HEAT TO PROTECT THE FIRE PROTECTION SYSTEM AGAINST DAMAGE DUE TO FREEZING TEMPERATURE.
C. UNTIL FIRETRONICS, INC. RECEIVES FULL PAYMENT HEREUNDER, THE BUYER AGREES TO INSURE THE PREMISES AND THE MATERIALS TO BE USED IN THIS CONTRACT AND LOCATED IN AND AROUND THE PREMISES AGAINST LOSS OR DAMAGE BY FIRE, OTHER CASUALTY OR THEFT, IN A SUM WHICH WILL AT ALL

FIRETRONICS, INC.
FIRETRONICS, INC. - DAYTONA
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1035 Pine Hollow Point Dr. Altamonte Springs, FL. 32714 - phone: 407-774-6900 / fax: 407-774-2074

TIMES EXCEED THE UNPAID BALANCE OF THIS CONTRACT AND THE REASONABLE VALUE OF SAID MATERIALS. BUYER AGREES TO ASSUME THE FULL RISK IF DAMAGE TO THE PREMISES AND TO THE IMPROVEMENTS, FIXTURES, EQUIPMENT AND ALL PERSONAL PROPERTY LOCATED THEREON, RESULTING FROM ANY OF THE PERILS INSURED AGAINST IN THE STANDARD FIRE AND EXTENDED COVERAGE INSURANCE POLICY, THE STANDARD BOILER AND MACHINERY INSURANCE POLICY AND THE STANDARD SPRINKLER LEAKAGE INSURANCE POLICY, REGARDLESS OF CAUSE OR ORIGIN, AND REGARDLESS OF WHETHER OR NOT THE LOSS OR DAMAGE IS INSURED; AND IF INSURED, WHETHER IN FULL OR IN PART.

TERMS OF PAYMENT

PAYMENT TO BE MADE AS FOLLOWS: 50% DUE AT TIME OF ACCEPTANCE FOR MATERIALS, AND 50% DUE UPON COMPLETION. THIS PROPOSAL IS SUBJECT TO THE GENERAL TERMS AND CONDITIONS ATTACHED.

PRICE

FIRETRONICS, INC. PROPOSES TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH SPECIFICATIONS, FOR THE SUM OF: see above

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. SELLER IS AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

THIS PROPOSAL IS HEREBY ACCEPTED BY BUYER AND BUYER ACKNOWLEDGES THAT THE SPECIFICATIONS AND THE FOLLOWING TERMS AND CONDITIONS HAVE BEEN READ, THAT BUYER INTENDS TO BE BOUND THEREBY, AND THAT BUYER HAS RETAINED A COPY OF THIS PROPOSAL AS SIGNED.

BUYER	**FIRETRONICS, INC.**
______________________	______________________
BUYER NAME	MIKE LEWIS, FIRE SPRINKLER MANAGER
______________________	DATE: 8/6/2026

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE BY BUYER WITHIN THIRTY (30) DAYS HEREOF, OTHERWISE FIRETRONICS, INC. AT IT'S OPTION MAY DECLARE IT NULL AND VOID. THIS CONTRACT MAY BE ASSIGNED ONLY BY BUYER, IS NOT SUBJECT TO CANCELLATION OR WITHDRAWAL BY BUYER.

Current Services				Future Services				60	Months	Promo
Current Products	Quantity	Unit Cost	Current MRC	New Products	Quantity	Unit Cost	New MRC	Price Difference	Install Fee	
DFI 1000Mpbs	1	$1,349.00	$1,349.00	DFI 1000Mpbs + DdoS	1	$1,475.00	$1,475.00	$126.00	$250.00	1 Month Free
5 Static Ips	1	$0.00	$0.00	5 Static Ips	1	$0.00	$0.00	$0.00		
Hospitality Wireles	130	$8.00	$1,040.00	Centralized Wifi	130	$14.00	$1,820.00	$780.00		
Managed Router Service	1	$300.00	$300.00				$0.00	($300.00)		
FCP - Deluxe	130	$8.00	$1,040.00	FCP - Deluxe	130	$6.00	$780.00	($260.00)		
Svc Charge-Per Rm	130	$2.90	$377.00	Svc Charge-Per Rm	130	$1.00	$130.00	($247.00)		
Spectrum Business Internet Ultra	1	$200.00	$200.00	Spectrum Business Internet Ultra	1	$200.00	$200.00	$0.00		
5 Static IP	1	$29.99	$29.99	5 Static IP	1	$29.99	$29.99	$0.00		
BCP Voice	10	$40.00	$400.00	BCP Voice	10	$40.00	$400.00	$0.00		
			$0.00				$0.00	$0.00		

Spectrum
BUSINESS®

Price Difference	$99.00
Current Services:	$4,735.99
New Services:	$4,834.99
One-Time Installation Fee	$250.00

Current Services				Future Services				36	Months	Promo
Current Products	Quantity	Unit Cost	Current MRC	New Products	Quantity	Unit Cost	New MRC	Price Difference	Install Fee	
DFI 1000Mpbs	1	$1,349.00	$1,349.00	DFI 1000Mpbs + DdoS	1	$1,475.00	$1,475.00	$126.00		
5 Static Ips	1	$0.00	$0.00	5 Static Ips	1	$0.00	$0.00	$0.00		
Hospitality Wireles	130	$8.00	$1,040.00	Centralized Wifi	130	$14.00	$1,820.00	$780.00		
Managed Router Service	1	$300.00	$300.00	BCP Voice	10	$40.00	$400.00	$100.00		
FCP - Deluxe	130	$8.00	$1,040.00	Deluxe	130	$6.00	$780.00	($260.00)		
Svc Charge-Per Rm	130	$2.90	$377.00				$0.00	($377.00)		
Spectrum Business Internet Ultra	1	$200.00	$200.00	TVSA Standalone Per Room	130	$2.50	$325.00	$125.00		
5 Static IP	1	$29.99	$29.99	TVSA Provisioning Fees	1	$30.00	$30.00	$0.01		
BCP Voice	10	$40.00	$400.00				$0.00	($400.00)		
			$0.00	ROOMNET Balcony App Per TV	130	$9.50	$1,235.00	$1,235.00		
			$0.00	ROOMNET Apple TV Per TV	130	$3.50	$455.00	$455.00		
			$0.00	ROOMNET Provisioning Fee	1	$250.00	$250.00	$250.00		
			$0.00	ROOMNET Apple TV ROOMNET Caching Server	1	$12.00	$12.00	$12.00		
			$0.00				$0.00	$0.00		

Price Difference	$2,046.01
Current Services:	$4,735.99
New Services:	$6,782.00
One-Time Installation Fee	$0.00

Spectrum BUSINESS®