

March 8, 2018

Dear Woods Manor Timeshare Owners,

On February 12, 2018, you were sent an update regarding the sale of Timeshare **Unit 304B**. Owners of weeks in that unit are being sent their proceeds checks within the next few days. That February 12th update can be seen in the Timeshare Conversion section at:

<http://www.woodsmanorcondos.com/Documents.html>

Timeshare **Unit 204B**, a 2-bedroom/2-bath unit on the second floor, closed on March 6, 2018. The closing net sales proceeds are \$578,373.02. Timeshare owners will receive 1/50 of the net closing proceeds according to the color value of their week:

Week Color	204B Week Numbers	Proceed Amount
Red Holiday	51-52	\$13,880.95
Red	1-14, 24-39, 50	\$12,145.83
White	21-23, 47-49	\$10,989.09
Blue	15-19, 40-43, 45-46	\$9,832.34

Timeshare Owners that were not able to use their 2018 week(s) in Unit 204B due to their week(s) being after the unit's closing date, weeks 9-52, will receive a full refund of their 2018 dues.

The closing proceeds from the weeks that are owned by the Homeowners Association will be deposited in a separate Woods Manor Interval (WMI) account to pay ongoing WMI invoices associated with the conversion plan. Upon completion of the Timeshare to Whole Ownership Conversion, all funds remaining in this account will be distributed to timeshare owners who participated in the conversion plan, based upon the weeks' color value.

As of this update, Woods Manor has four remaining timeshare units: 101B, 102B, 203B and 303B. This is the final status report that I will send to past owners of 304B and 204B weeks, as they are no longer timeshare owners. However, I will still communicate with past owners as it relates to the distribution of proceed checks, dues refund checks, and future reserve refund checks. Therefore, keep me posted of any address, email or phone number changes you might have.

The real estate market in Breckenridge continues to be a seller's market. Ability to close on any unit requires all timeshare owners in that unit to agree upon the terms of the conversion plan and return the contract packet to the Woods Manor attorney, Michael Connelly. Contract packets are sent out to timeshare owners of units that have a committed buyer.

The Board will consult with realtors, Paffrath and Thomas, to determine which unit will be listed for sale next.

Please go to <http://www.woodsmanorcondos.com/Documents.html> under the Timeshare Conversion section to read two motions passed by the Woods Manor Board on January 28, 2018. Working together, we will continue to achieve positive Conversion Plan success.

Thank you,



Len Vest

Woods Manor Timeshare Conversion Coordinator

lenvest@comcast.net

720-291-5678

Unit 204B final settlement sheet figures:

PROPERTY:

290 Broken Lance Drive, Unit B-204, Breckenridge, Colorado 80424

Description	Charges	Credits
Sales Price		\$635,000.00
County taxes 1/1/2018 to 3/6/2018	\$349.69	
Assessments 3/1/2018 to 3/6/2018	\$122.22	
Additional Deed Recording Fees	\$586.00	
Title - Owners Coverage Premium to: Resort Title Company, Inc.	\$1,692.00	
Title - Owners Policy Endorsement Fee to: Resort Title Company, Inc.	\$50.00	
Real Estate Commission Sellers Broker to: Paffrath and Thomas Real Estate	\$19,050.00	
Real Estate Commission Buyers Broker to: Cornerstone Real Estate	\$19,050.00	
Closing Fee to: Resort Title Company, Inc.	\$100.00	
Wire Fee to: Resort Title Company, Inc.	\$25.00	
Administrative Fee 2%	\$12,700.00	
HOA Dues - February to: Woods Manor HOA	\$757.74	
Document Prep and Provision Fee to: Wilderrest Property Management	\$150.00	
2017 RE Taxes	\$1,994.33	
CASH DUE TO SELLER(S)	\$578,373.02	
TOTAL CHARGES/CREDITS	\$635,000.00	\$635,000.00