

February 12, 2018

Dear Woods Manor Timeshare Owners,

Unit 304B, a 2-bedroom/2-bath unit on the top floor, closed on February 9, 2018. The closing net sales proceeds is \$630,559.98. The Seller(s) Closing Settlement Statement, Resort Title Company, is included in this update. Timeshare owners will receive 1/50 of the net closing proceeds according to the color value of their week:

Holiday Red Weeks: 51&52 -- \$15,133.44

Red Weeks: 1-14, 24-39 & 50 -- \$13,241.76

White Weeks: 21-23 & 47-49 -- \$11,980.64

Blue Weeks: 15-19, 40-43 & 45-46 -- \$10,719.52

Timeshare Owners that were not able to use their week(s) due to their week(s) being after the unit's closing date, weeks 5-52, will receive a full refund of their 2018 dues.

The closing proceeds from the weeks that are owned by the WMI Homeowners' Association will be deposited in a separate account to pay ongoing WMI invoices associated with the conversion plan. Upon completion of the Timeshare to Whole Ownership Conversion Plan, all funds remaining in this account will be distributed to all that participated in the conversion plan according to the color value of their week.

Unit 204B, a 2-bedroom/2-bath on the second floor, has been sold and is scheduled to close on March 6, 2018. The contracted agreed upon sales price is \$635,000.

Unit 203B is the next unit that has been listed for sale at \$525,000 with Paffrath & Thomas. This is a 1-bedroom den/2-bath unit. The real estate market in Breckenridge continues to be a seller's market. If a buyer were interested in purchasing a unit other than 203B, then contract sales price and terms would be negotiated between the Board and the buyer for that unit. Ability to close on any unit requires all timeshare owners in that unit to agree upon the terms of the conversion plan.

Go to www.woodsmanorcondos.com, click on DOCUMENTS and then scroll down to TIMESHARE CONVERSION to read two recent 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

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SELLER(S):
Woods Manor Condominium Association, Inc.

PURCHASER(S):
Beth Clair Eisenman

LENDER:
FirstBank

PROPERTY:
290 Broken Lance Drive, Unit B-304, Breckenridge, Colorado 80424

Description	Charges	Credits
Sales Price		\$690,000.00
Assessments 2/9/2018 to 2/28/2018		\$507.40
County taxes 1/1/2018 to 2/9/2018	\$213.09	
Additional Recording Fees to: Resort Title Company, Inc.	\$449.00	
Title - Owners Coverage Premium to: Resort Title Company, Inc.	\$1,791.00	
Title - Owners Policy Endorsement Fee to: Resort Title Company, Inc.	\$50.00	
Real Estate Commission Sellers Broker to: Paffrath and Thomas R.E.S.C	\$20,700.00	
Real Estate Commission Buyers Broker to: Buyer's Resource/Eby Real Estate	\$20,700.00	
Closing Fee to: Resort Title Company, Inc.	\$100.00	
Administrative Fee to:	\$13,800.00	
Document Prep & Provision Fee to: Wilderdest Property Management	\$150.00	
2017 Real Estate Taxes	\$1,994.33	
CASH DUE TO SELLER(S)	\$630,559.98	
TOTAL CHARGES/CREDITS	\$690,507.40	\$690,507.40

APPROVED AND ACCEPTED