



The Turtle Tracks
*A Newsletter for the Owners of
Turtle Reef Club*

LETTER FROM THE PRESIDENT

Dear Owners,

I frequently receive questions from owners. I thought you might want to listen in on a few of the questions and responses:

Question: Why didn't you give us a questionnaire allowing us to check off our preferences of the strategic priorities being considered by the Board ?

Response: Our prior Owner Survey was totally open-ended, simply asking what pleases you about Turtle Reef and what improvements you would like to see. In our Strategic Planning Retreat we took all your wonderful ideas, and honed them down in light of the favorable and unfavorable forces in our environment, and the strengths and weaknesses of Turtle Reef. We now have a list of priorities to which we can ask you to respond. They are on a separate insert in this edition of the Turtle Tracks and will be posted on the Website. Please return your advice to the Board with respect to Turtle Reef's priorities.

Question: You protected two sides of the building from hurricanes with the hurricane shutters. The kitchen and second bedroom windows are still vulnerable. Why didn't you get shutters for them as well?

Response: Thanks to the research done by Kevin Gallagher, our Vice President for Property Development, we discovered that our windows are those which were originally installed when the buildings were built and that we have been experiencing a lot of maintenance problems with them. He also did comparative research on shutters and "impact-resistant windows" which hold up under very high winds (at least 140 miles an hour). The Board voted to replace our current windows with high-quality impact windows, so that Turtle Reef will soon be fully protected..

Question: Are the Turtle Reef Buildings structurally sound?

Response: We had a comprehensive inspection by our engineer in May, 2007. He confirmed that our buildings are structurally sound. We do have a few cosmetic issues, some cracks and rust spots. We will be sealing the building and correcting these.

An owner who attended our August Board Meeting commented on how impressed he is with how hard the Board is working. I want to acknowledge that you have a very dedicated, hard-working Board of five independent thinkers, each of whom spends countless hours in and between meetings, without compensation, to serve your interests.

Sincerely,

Lynne Kweder

Turtle Reef Condominiums 1, Inc.
10800 S. Ocean Drive
Jensen Beach, FL 34957

Phone: 772-229-1772
Fax: 772-229-2486
E-mail: mgr@trc.fdn.com

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TRCI BILLING AND COLLECTION POLICY

November 15– Billing Statements are mailed to owners.

January 1– Assessments are due.

January 11– Delinquent date for current year fees- \$25.00 Late Fee assessed on all delinquent accounts plus interest at the rate of 9% per annum until paid.

February 15– Second billing statements are mailed to delinquent owners.

March 1– “Lock Out” fee of \$15.00 assessed to all delinquent owner accounts.

April 1– All unpaid accounts are sent to a Collection Agency and an additional 40% is added to each past due account.

July 1– The Collection Agency returns unpaid accounts to TRCI. A 30-Day demand letter is mailed and Notice to File Claim of Lien.

August 1– TRCI files the Claim of Lien and charges an additional \$60.00 to unpaid accounts.

August 15– TRCI receives the recorded Claim of Lien and accounts are turned over to the Association’s Attorney for Foreclosure.



2008 BUDGET ANNOUNCEMENT

The 2008 budget is enclosed in this edition of the Turtle Tracks for owner review. The final version was prepared by the entire Board of Directors with the assistance of Ken McKelvey, CEO of Defender, reviewing and fine-tuning the draft, line by line, in our August Board Meeting. Background preparation was done by Richard Russell, Secretary-Treasurer of the Board, and staff members of Defender Resorts.

You will note a small increase anticipated in the Maintenance Fee for 2008 totaling \$533 per unit week in C and D buildings. We continue to aspire to keep our maintenance fees among the lowest anywhere on the coast. You may also note some large planned expenditures for furniture, completion of the heater/air-conditioner closets, and improvements to the building. There is an operational contingency for the unknowns we continue to encounter as we tear out the walls in the closets and address issues related to exterior repairs. On the revenue side we also have a major unknown. As we go to press on this Turtle Tracks, we are continuing to work on negotiating the final payment from our hurricane insurance proceeds. Overall, this budget represents our best effort to exercise our fiduciary responsibility to insure the safety and security of our buildings and grounds and the fiscal solvency and health of Turtle Reef Club.

Lynne Kweder, President

NOTICE OF ANNUAL MEETING & BOARD ELECTION

NOTICE OF ANNUAL MEETING AND BOARD ELECTION

The 2007 Annual Meeting and Board Election is scheduled for Saturday, December 8th at 10:00 a.m. There is one expiring term this year. Turtle Reef Condominiums 1, Inc. is a non-profit organization and there is no compensation for time spent in Board service.

If you are interested in being a candidate for the Board, please submit an information sheet about yourself– a biographical sketch of your relevant skills and experience for Board service, no larger than one 8 1/2” x 11” page.

Your submission must be received at the Resort no later than 5:00 p.m., October 26, 2007 in order to place your name on the ballot mailed to all owners in preparation for the annual meeting.

FROM THE MANAGEMENT

After a busy summer season, the quiet fall season is upon us. We remained close to 100% occupied throughout the summer months which keeps all of the staff on their toes. We are thankful for this slower time of year to be able to focus on new projects, deep cleaning and preventative maintenance to the units. We are presently in the process of performing a small upgrade to the lobby area; the wallpaper is being removed and the walls painted and luggage cart bumpers are being installed to avoid further damage to the walls. We are excited about this change and look forward to your comments on your next visit.

In conjunction with Defender Realty, a VIP Program has been put into place at the resort. The program allows for discounts at multiple area vendors which include restaurants, boat rentals, wildlife tours, gift shops and more! Please remember to ask for your VIP card at check in. We look forward to our continued relationships with area vendors and if you should have any recommendations for Program members, please let us know.

As always, my staff and I enjoy making your vacations memorable and look forward to seeing you on your next trip!

~ Pam Cordell, General Manager



HAS ANYTHING CHANGED??

Have you recently moved, changed your name or updated ownership information?

Please remember to submit any changes to your personal information to us in writing. You may do so by:

e-mail: mgr@trc.fdn.com

Fax: (772) 229-2486

U.S. Mail: 10800 S. Ocean Drive, Jensen Beach, FL 34957

or

In Person

OWNER RELATIONS

Defender Resorts is pleased to introduce you to Charlie Andrews. Charlie joins our staff in Florida and is working with the Turtle Reef Club in Jensen Beach. Property management, community relations, real estate and sales are but a few of the areas of expertise that Charlie has to offer our owners and resort staff. Originally, from Maryland, Charlie is happy to call Ft. Lauderdale home now.

As more and more services are unfurled in Florida, particularly at Turtle Reef Club, we are pleased to announce a resale program aimed at stabilizing and enhancing unit values. "We would love to have more Prime Weeks", Charlie said. Although Florida is "Red" year round, the weeks in demand are Weeks 1 through 15, 47, 51 and week 52. Should you have those weeks at Turtle Reef Club, and you are interested in listing, give Charlie or Defender Realty, Inc. a call. Even if you are not interested in listing or purchasing at this time, take the time to meet Charlie at the resort and get to know him. He is very motivated to serve the best interests of the owners and guests at Turtle Reef.

Charles Andrews
954-734-4902
Defender Realty, Inc.
1-800-799-0798
candrews@defenderresorts.com



BOARD OF DIRECTORS

Lynne M. Kweder– President
12700 Lake Avenue #412
Lakewood, OH 44107
Phone: (216) 221-8385

Peter M. Ashton– V.P. for Evaluation
P.O. Box F-42683
Chancery Court
The Mall
Freeport, Bahamas
Phone: (242) 352-3356

Yvonne C. Parker– V.P. for Policy Development
4005 Grovewood Lane
Titusville, FL 32780
Phone: (321) 268-1151

Kevin E. Gallagher– V.P. for Property Development
P.O. Box 25
Southold, NY 11971
Phone: (631) 765-4114

Richard R. Russell– Secretary/Treasurer
1780 Jamaica Street
Titusville, FL 32780
Phone: (321) 267-8952



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Presorted Standard
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Stuart, FL
PERMIT 230

We're on the Web!
www.turtlereefcondo1.com

LONG-TERM STRATEGIC PLANNING PRIORITIES

Turtle Reef Club is in the process of identifying and prioritizing actions to be considered between 2007 and 2012. Owners are requested to advise the Board on your opinion about priorities for Turtle Reef. For this process, we ask that you stand back, consider not only your personal experience at Turtle Reef, but the experience of others you have witnessed: other adults, families, children, teens, and older persons. What are your recommendations to the Board?

Please check your top three to five priorities on the following list:

- _____ Install internet accessibility throughout the resort
- _____ Accelerate furniture replacement, focusing on furniture perceived as damaged
- _____ Replace A & B buildings with new living units
- _____ Develop a variety of sharing arrangements with Vistana, e.g.
 - _____ Use of other's resources in case of inability to use own resources
 - _____ TR guest's use of child-focused activities at Vistana
 - _____ Vistana's guests use of adult-focused activities to be developed at TR
(e.g. adult lounge with bridge or other games and activities)
- _____ Create a small fitness room with exercise equipment
- _____ Develop a plan to encourage heirs to retain ownership of TR units
- _____ Continue to attract diverse multi-generational, family-centered clientele
- _____ Provide adult lounge space
- _____ Provide kids' entertainment space
- _____ Install automatic entrance doors
- _____ Add an elevator to C & D buildings
- _____ Add a lift to C & D instead of an elevator
- _____ Improve handicapped amenities
- _____ Put TV's in second bedroom
- _____ Replace aging appliances in some units
- _____ Increase light preventive maintenance
- _____ Provide transportation locally and to and from airports
- _____ Expand hours and services of the no-seeum bar: e.g. a concessionaire who would sell lunches daily
- _____ Improve transaction processing with Turtle Reef via the internet
- _____ Develop a Turtle Reef "business center"
- _____ Buy the lot south of Turtle Reef if it becomes available again
- _____ Other priorities, specify:

Owner's Name _____

Contact Information: _____

Please return this questionnaire to Lynne Kweder, 12700 Lake Ave. #412, Lakewood, Ohio 44107. Or email your priorities to Lkweder@cox.net.

**TURTLE REEF CLUB I
2008 BUDGET**

	<u>TOTAL ANNUAL COSTS</u>	<u>A-B-C-D COMMON WEEKLY</u>	<u>C-D DESIGNATED WEEKLY</u>	<u>A-B COMMON WEEKLY</u>	<u>A-1 DESIGNATED WEEKLY</u>	<u>MONTH</u>
ADMINISTRATION						
AUDITING COSTS	\$ 13,000.00	\$ 4.63				\$ 19.91
ADVERTISING-BROCHURES	\$ 1,500.00	\$ 0.53				\$ 2.30
ACTIVITY FUNCTION	\$ 3,500.00	\$ 1.25				\$ 5.36
BOARD REIMBURSEMENT	\$ 16,000.00	\$ 5.70				\$ 24.50
FISCAL ACCOUNTING AND BILLING	\$ 26,000.00	\$ 9.26				\$ 39.81
LEGAL	\$ 5,000.00	\$ 1.78				\$ 7.66
LEGAL LIENS & FORECLOSURES COSTS	\$ 30,000.00	\$ 10.68				\$ 45.94
COMPUTER SUPPORT	\$ 7,000.00	\$ 2.49				\$ 10.72
MANAGEMENT COMPANY	\$ 52,000.00	\$ 18.52				\$ 79.63
MGMT SEMINAR/TRAINING	\$ 2,000.00	\$ 0.71				\$ 3.06
MGMT/INTERIOR CONSULTANT	\$ 1,000.00	\$ 0.36				\$ 1.53
MISCELLANEOUS	\$ 2,000.00	\$ 0.71				\$ 3.06
OFFICE EQUIPMENT RENTAL	\$ 1,500.00	\$ 0.53				\$ 2.30
OFFICE SUPPLIES	\$ 7,500.00	\$ 2.67				\$ 11.49
PERMITS & LICENSES	\$ 7,500.00	\$ 2.67				\$ 11.49
POSTAGE & SHIPPING	\$ 10,000.00	\$ 3.56				\$ 15.31
PRINTING & STATIONARY	\$ 4,000.00	\$ 1.42				\$ 6.13
SALARIES - ADMINISTRATIVE	\$ 123,950.00	\$ 44.14				\$ 189.81
PAYROLL FICA EXPENSE	\$ 7,415.12	\$ 2.64				\$ 11.36
FUTA EXPENSE	\$ 500.00	\$ 0.18				\$ 0.77
SUTA EXPENSE	\$ 1,500.00	\$ 0.53				\$ 2.30
TAX OTHER	\$ 200.00	\$ 0.07				\$ 0.31
INCOME TAXES C-D	\$ 1,000.00		\$ 0.38			\$ 1.65
MILEAGE REIMBURSEMENT	\$ 2,000.00	\$ 0.71				\$ 3.06
HEALTH INSURANCE	\$ 17,479.57	\$ 6.22				\$ 26.77
PENSION	\$ 2,390.00	\$ 0.85				\$ 3.66
COMMUNITY TURTLE NEST	\$ 2,390.80	\$ 0.85				\$ 3.66
LOCKBOX CHARGES	\$ 5,000.00	\$ 1.78				\$ 7.66
CREDIT CARD PROCESS FEE	\$ 1,000.00	\$ 0.36				\$ 1.53
COLLECTION FEES	\$ 340.00	\$ 0.12				\$ 0.52
BANK FEES	\$ 1,500.00	\$ 0.53				\$ 2.30
SECURITY	\$ -	\$ -				\$ -
CONTRACT LABOR	\$ 500.00	\$ 0.18				\$ 0.77
SALARIES ACTIVITIES	\$ 2,000.00	\$ 0.71				\$ 3.06
PAYROLL FICA ACTIVITIES	\$ 262.38	\$ 0.09				\$ 0.40
UNIFORMS	\$ 3,000.00	\$ 1.07				\$ 4.59
OFFICE PROMOTION	\$ 750.00	\$ 0.27				\$ 1.15

TOTAL ADMINISTRATION \$ 362,677.87 \$ 128.80 \$ 0.38 \$ - \$ - \$ 555.51

HOUSEKEEPING

SALARIES COMMON	\$ 5,500.00	\$ 1.96				\$ 8.42
PAYROLL FICA	\$ 399.28	\$ 0.14				\$ 0.61
CLEANING SUPPLIES C-D	\$ 9,500.00		\$ 3.65			\$ 15.71
LAUNDRY SUPPLIES C-D	\$ 1,500.00		\$ 0.58			\$ 2.48
WELCOME KIT C-D	\$ 7,000.00		\$ 2.69			\$ 11.58
LOBBY CLEANING/SUPPLIES	\$ 300.00	\$ 0.11				\$ 0.46
SALARIES C-D	\$ 141,500.00		\$ 54.42			\$ 234.02
PAYROLL FICA C-D	\$ 11,008.60		\$ 4.23			\$ 18.21
HEALTH INSURANCE C-D	\$ 8,392.54		\$ 3.23			\$ 13.88
PENSION C-D	\$ 2,482.76		\$ 0.95			\$ 4.11
MISCELLANEOUS C-D	\$ 200.00		\$ 0.08			\$ 0.33
CARPET/DRAPERY CLEANING C-D	\$ 4,500.00		\$ 1.73			\$ 7.44
WINDOW SERVICE C-D	\$ 2,500.00		\$ 0.96			\$ 4.13
CLEANING SUPPLIES A-1	\$ 25.00				\$ 0.48	\$ 2.07
WELCOME KIT A-1	\$ 450.00				\$ 8.65	\$ 37.21
SALARIES A-1	\$ 500.00				\$ 9.62	\$ 41.35
PAYROLL FICA A-1	\$ 193.93				\$ 3.73	\$ 16.04
MISCELLANEOUS A-1	\$ -				\$ -	\$ -
CARPET/ DRAPERY CLEANING A-1	\$ -				\$ -	\$ -

TOTAL HOUSEKEEPING \$ 195,952.11 \$ 2.21 \$ 72.53 \$ - \$ 22.48 \$ 418.04

**TURTLE REEF CLUB I
2008 BUDGET**

TOTAL ANNUAL COSTS
A-B-C-D COMMON WEEKLY
C-D DESIGNATED WEEKLY
A-B COMMON WEEKLY
A-1 DESIGNATED WEEKLY
MONTH

MAINTENANCE

FIRE PROTECTION	\$ 5,000.00	\$ 1.78				\$ 7.66
GROUNDS	\$ 6,000.00	\$ 2.14				\$ 9.19
PEST CONTROL	\$ 6,500.00	\$ 2.31				\$ 9.95
PEST CONTROL C-D	\$ 2,800.00		\$ 1.08			\$ 4.63
PEST CONTROL A-1	\$ 200.00				\$ 3.85	\$ 16.54
LOCKS	\$ 250.00	\$ 0.09				\$ 0.38
LOCKS C-D	\$ 4,500.00		\$ 1.73			\$ 7.44
LOCKS A-1	\$ 300.00				\$ 5.77	\$ 24.81
PLUMBING	\$ 500.00	\$ 0.18				\$ 0.77
PLUMBING C-D	\$ 5,000.00		\$ 1.92			\$ 8.27
PLUMBING A-1	\$ 880.00				\$ 16.92	\$ 72.77
POOL	\$ 850.00	\$ 0.30				\$ 1.30
REPAIRS	\$ 3,000.00	\$ 1.07				\$ 4.59
MISCELLANEOUS	\$ 1,000.00	\$ 0.36				\$ 1.53
REPAIRS C-D	\$ 9,500.00		\$ 3.65			\$ 15.71
REPAIRS A-1	\$ 500.00				\$ 9.62	\$ 41.35
SALARIES COMMON	\$ 32,000.00	\$ 11.40				\$ 49.00
SALARIES C-D	\$ 36,000.00		\$ 13.85			\$ 59.54
SALARIES A-1	\$ 1,000.00				\$ 19.23	\$ 82.69
PAYROLL FICA	\$ 3,126.44	\$ 1.11				\$ 4.79
PAYROLL FICA C-D	\$ 3,011.68		\$ 1.16			\$ 4.98
PAYROLL FICA A-1	\$ 79.86				\$ 1.54	\$ 6.60
HEALTH INSURANCE	\$ 11,127.89	\$ 3.96				\$ 17.04
PENSION	\$ -	\$ -				\$ -
HEATING A/C	\$ 200.00	\$ 0.07				\$ 0.31
HEATING A/C C-D	\$ 2,800.00		\$ 1.08			\$ 4.63
HEATING A/C A-1	\$ -				\$ -	\$ -

TOTAL MAINTENANCE \$ 136,125.87 \$ 24.77 \$ 24.47 \$ - \$ 56.92 \$ 456.47

UTILITIES

ELECTRIC	\$ 15,000.00	\$ 5.34				\$ 22.97
ELECTRIC C-D	\$ 48,000.00		\$ 18.46			\$ 79.38
ELECTRIC A-1	\$ 3,500.00				\$ 67.31	\$ 289.42
GAS	\$ 18,000.00	\$ 6.41				\$ 27.56
SEWER	\$ 5,000.00	\$ 1.78				\$ 7.66
SEWER TREATMENT PLANT	\$ 14,000.00	\$ 4.99				\$ 21.44
REFUSE	\$ 9,750.00	\$ 3.47				\$ 14.93
WATER	\$ 17,000.00	\$ 6.05				\$ 26.03
TELEPHONE	\$ 14,000.00	\$ 4.99				\$ 21.44
TELEPHONE C-D	\$ 19,500.00		\$ 7.50			\$ 32.25
TELEPHONE A-1	\$ 500.00				\$ 9.62	\$ 41.35
ELEVATOR C-D	\$ 4,000.00		\$ 1.54			\$ 6.62
CABLE C-D	\$ 18,000.00		\$ 6.92			\$ 29.77
CABLE A-1	\$ 500.00				\$ 9.62	\$ 41.35

TOTAL UTILITIES \$ 186,750.00 \$ 33.03 \$ 34.42 \$ - \$ 86.54 \$ 662.17

OTHER

INSURANCE	\$ 19,000.00	\$ 6.77				\$ 29.10
INSURANCE C-D	\$ 82,000.00		\$ 31.54			\$ 135.62
FLOOD INSURANCE C-D	\$ 13,000.00		\$ 5.00			\$ 21.50
INSURANCE A-B	\$ 11,000.00				\$ 52.88	\$ 227.40
FLOOD INSURANCE A-B	\$ 3,000.00				\$ 14.42	\$ 62.02
WORKMENS COMP INSURANCE	\$ 10,000.00	\$ 3.56				\$ 15.31
INCOME RENTAL & OTHER	\$ (74,500.00)	\$ (26.53)				\$ (114.08)
INCOME INTEREST	\$ (40,000.00)	\$ (14.25)				\$ (61.25)
OPERATING CONTINGENCY	\$ 95,000.00	\$ 33.83				\$ 145.48
BAD DEBTS	\$ 80,052.00	\$ 28.51				\$ 122.59

TOTAL OTHER \$ 198,552.00 \$ 31.89 \$ 36.54 \$ 67.31 \$ - \$ 583.67

TOTAL OPERATIONAL	\$ 1,080,057.85	\$ 220.70	\$ 168.34	\$ 67.31	\$ 165.94	\$ 2,675.86
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**TURTLE REEF CLUB I
2008 BUDGET**

	<i>TOTAL ANNUAL COSTS</i>	<i>A-B-C-D COMMON WEEKLY</i>	<i>C-D DESIGNATED WEEKLY</i>	<i>A-B COMMON WEEKLY</i>	<i>A-1 DESIGNATED WEEKLY</i>	<i>MONTH</i>
RESERVES						
RESERVES AMENITIES/EQUIP.	\$ 25,507.59	\$ 9.08				\$ 39.06
RESERVES PAVING	\$ 2,035.71	\$ 0.72				\$ 3.12
RESERVES BAD DEBT	\$ 2,203.46	\$ 0.78				\$ 3.37
RESERVES ROOF C & D	\$ 9,225.00		\$ 3.55			\$ 15.26
RESERVES EXT. PAINTING C & D	\$ 5,167.00		\$ 1.99			\$ 8.55
RESERVES PAVING C & D	\$ 1,125.00		\$ 0.43			\$ 1.86
RESERVES CATWALK COATING C & D	\$ 7,214.00		\$ 2.77			\$ 11.93
RESERVES CATWALK RAILINGS C & D	\$ 1,967.00		\$ 0.76			\$ 3.25
RESERVES BALCONY COATING C & D	\$ 7,214.00		\$ 2.77			\$ 11.93
RESERVES BALCONY RAILINGS C & D	\$ 4,281.00		\$ 1.65			\$ 7.08
RESERVES INT. FURNISHING C & D	\$ 210,361.00		\$ 80.91			\$ 347.90
RESERVES EXT GROUP C&D	\$ 22,230.00		\$ 8.55			\$ 36.77
RESERVES SHUTTERS C & D	\$ 25,400.00		\$ 9.77			\$ 42.01
RESERVES-ENVIRONMENTAL REPAIRS C&D	\$ 31,650.00		\$ 12.17			\$ 52.34
RESERVES BAD DEBT C & D	\$ 26,066.72		\$ 10.03			\$ 43.11
RESERVES INTERIOR A-1	\$ 7,520.00				\$ 144.62	\$ 621.85
RESERVES BAD DEBT A-1	\$ 676.80				\$ 13.02	\$ 55.97
RESERVES ROOF A & B	\$ 1,870.00			\$ 8.99		\$ 38.66
RESERVES EXT. PAINTING A & B	\$ 1,375.00			\$ 6.61		\$ 28.43
RESERVES-ENVIRONMENTAL REPAIRS A&B	\$ 2,640.00			\$ 12.69		\$ 54.58
RESERVES EXTERIOR EQUIPMENT A& B	\$ 679.00			\$ 3.26		\$ 14.04
RESERVES REMODEL	\$ -			\$ -		\$ -
RESERVES BAD DEBT A & B	\$ 1,126.71			\$ 5.42		\$ 23.29
RESERVES INCOME INTEREST	\$ (55,000.00)	\$ (19.59)				\$ (84.22)
TOTAL RESERVES	\$ 342,534.99	\$ (8.99)	\$ 135.35	\$ 36.97	\$ 157.63	\$ 1,380.12

REAL ESTATE TAXES						
REAL ESTATE TAXES C-D	\$ 44,875.00		\$ 17.26			\$ 74.22
REAL EST TAX BAD DEBT C-D	\$ 3,590.00		\$ 1.38			\$ 5.94
REAL ESTATE TAXES A-B	\$ 1,875.00			\$ 9.01		\$ 38.76
REAL EST TAX BAD DEBT A-B	\$ 150.00			\$ 0.72		\$ 3.10
REAL EST TAX INCOME INT	\$ (2,000.00)		\$ (0.77)			\$ (3.31)
TOTAL REAL ESTATE TAXES	\$ 48,490.00	\$ -	\$ 17.87	\$ 9.74	\$ -	\$ 122.02

TOTAL	\$ 1,471,082.84	\$ 211.71	\$ 321.56	\$ 114.02	\$ 323.57	\$ 4,178.00
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of Weeks **2,808** **2,600** **208** **52**

Total Assessments / # of Weeks	\$ 211.71	\$ 321.56	\$ 114.02	\$ 323.57
Add: A-B Common	\$ -	\$ -	\$ -	\$ 114.02
Add: A-B-C-D Common	\$ -	\$ 211.71	\$ 211.71	\$ 211.71
Total Annual Fee Per Week	\$ 211.71	\$ 533.27	\$ 325.73	\$ 649.30

Maintenance Fee per Owner:	C-D	A-B
2007 Annual Maintenance Fee	\$ 389.05	\$ 453.95
2007 Reserves	\$ 126.35	\$ 185.61
2007 Real Estate Taxes	\$ 17.87	\$ 9.74
Total Annual Fee Per Week	\$ 533.27	\$ 649.30

Rounded to	\$ 533.00	\$ 649.00
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