



October 2007

Dear Plantation Beach Club Owner,

It has been a wonderful year at Plantation Beach Club as we continue to make improvements to your home away from home. Throughout the year, a number of important property enhancements were made, including the renovation of the front office to better serve you; installation of grab bars in all showers; construction of a walkway in the front entrance; renovation of the swimming pool; and improvements to the spa.

The staff and I take great pride in our maintenance program, which allows us to inspect resort assets, identify areas of need and make corrections. All of us at Plantation Beach Club strive to deliver superior guest service, and I'm proud to announce that for 2007, the property received the Five Star and Gold Crown ratings!

As good as this year was, 2008 promises to be even better. Your Board of Directors is working on two projects for the early part of the year, both of them financially supported in part by Hilton Grand Vacations. The first project is the much-anticipated painting and restoration of the exterior of the resort, and the other is the renovation of the grill area. Your Board of Directors is looking for revenue sources to finance the extensive restoration and painting project and has retained the services of a building envelope expert to ensure that these improvements are made in accordance with the latest techniques and that proper warranties are in place. This restoration work is not a budgeted expense, and the cost differential will be billed to the unit Owners prior to starting this important and necessary project.

It is our privilege to maintain the quality of your resort, and we look forward to creating special vacation memories for you and your family for many years to come.

2008 Maintenance Billing

Enclosed is the statement for your 2008 maintenance fee and real estate taxes. The assessment portion funds the upkeep of your resort, enabling your association to maintain your property as well as make improvements. Please know that your Board of Directors and Hilton Grand Vacations worked carefully to establish the 2008 budget for your association, addressing important needs for maintaining and enhancing your property while keeping in mind the need to manage increases to your annual maintenance fee.

Real Estate Taxes

The Martin County Tax Appraiser's Office has re-assessed the value of your unit to 126 percent of last year's value. This re-assessment has resulted in a sizable increase in real estate taxes. Your Board of Directors will continue to evaluate your yearly tax assessment and pursue any avenue available to obtain a reduction whenever possible.

Your prompt payment of this bill – due by January 1, 2008 – is appreciated. Payment on or before that date will ensure sufficient flow of funds to support ongoing operations at your resort.

Board of Directors

I would like to take this opportunity to thank your Board of Directors – Carol Martin, Kathy Woods, Sanford “Sandy” Searleman, Kirk LeBlanc and Charles Bobyack – for the notable dedication they have given on behalf of the association.

At the 2008 Annual Owners Meeting, one candidate will be elected to the Board of Directors. If you are interested in pursuing candidacy, please request a candidate form from Bunnie Coffey by emailing bcoffey@hgvc.com or calling (772) 225-0074. Your completed form must be received no later than January 15, 2008, to be included in the election ballot.

ARDA – Timeshare’s First Line of Defense

As the vacation ownership industry’s trade association, the American Resort Development Association (ARDA) promotes a “timeshare-friendly” legislative agenda at the local, state and federal levels. On behalf of ARDA’s Resort Owners Coalition/Political Action Committee (ARDA ROC/PAC), we would like to thank those who have supported these efforts by making a voluntary \$3 annual contribution to ARDA.

ARDA has been successful at protecting timeshare Owners from excess federal taxes (on prepaid assessments, surplus assessments and capital reserve funds) as well as from excess resort-use taxes. ARDA has also been instrumental in preserving the second home exemption for timeshare Owners. Your Board of Directors has made the decision to include a contribution to ARDA ROC/PAC on your billing statement and encourages you again to make this voluntary contribution of \$3 when paying your 2008 assessment. Of your voluntary contribution, \$2 will go to the ARDA ROC/PAC fund and \$1 will support ARDA ROC. To learn more about ARDA, visit www.arda.org.

If you have any questions, please feel free to contact me at (772) 225-0074 or email me at sglenn@hgvc.com. On behalf of the entire staff of Plantation Beach Club, we look forward to welcoming you back to the familiar comfort of your home away from home.

Warmest regards,



Sharon Glenn
Resort Manager

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
ANNUAL BUDGET FOR THE PERIOD
JANUARY 1, 2008 THROUGH DECEMBER 31, 2008

1,530 unit/weeks	2008 Annual Budget	2008 Per Unit/ Week	2007 Per Unit/ Week	2007 Annual Budget	2007 Proj. Actuals For Year
REVENUE					
Association Fees	984,354	643.37	572.28	875,582	875,600
Late Fee Income	10,900	7.12	5.23	8,000	10,018
Interest Income	21,960	14.36	11.96	18,300	16,856
Sales Rent Income	1,200	0.78	0.78	1,200	1,200
Prior Year Surplus (Deficit)	(60,000)	(39.22)	32.68	50,000	0
Other Revenue	19,569	12.79	12.47	19,096	19,004
TOTAL OPERATING REVENUE	977,983	639.20	635.40	972,178	922,677
ADMINISTRATIVE					
Annual Audit	6,100	3.99	3.46	5,300	5,830
Bad Debt Expense	7,500	4.90	4.90	7,500	7,500
Other Administrative Expenses	49,065	32.07	33.68	51,510	48,204
Postage, Printing, Newsletter	8,075	5.28	4.54	6,944	7,643
Management Fees	59,138	38.65	37.45	57,300	57,300
Division Fees	3,060	2.00	2.00	3,060	3,060
Financial Services Fees	18,744	12.25	12.25	18,744	18,744
Board Reimbursement	9,000	5.88	4.90	7,500	8,894
Total	160,682	105.02	103.18	157,858	157,175
OPERATING EXPENSE					
Office, Desk	137,507	89.87	87.51	133,890	124,980
Housekeeping, Laundry, Supplies	201,066	131.42	130.04	198,960	203,032
Amenity/Membership Fee	68,400	44.71	44.71	68,400	68,354
Security Provisions	4,364	2.85	2.88	4,404	4,156
Grounds & Landscaping	16,720	10.93	11.71	17,920	15,339
Pool & Spa	14,400	9.41	8.78	13,440	18,410
Recreation	0	0.00	0.00	0	(352)
Total	442,457	289.19	285.63	437,014	433,920
UTILITIES					
Electric	57,000	37.25	37.25	57,000	56,181
Water, Sewer, Gas	49,702	32.49	21.59	33,050	53,845
Waste Disposal	7,200	4.71	4.71	7,200	6,761
Telephone	8,400	5.49	5.49	8,400	8,392
Cable Television	6,900	4.51	4.51	6,900	6,811
Total	129,202	84.45	73.55	112,550	131,990
BUILDING					
Maintenance - Service, Equipment, Supplies	132,645	86.69	90.43	138,360	117,429
Building & Equipment Contracts	6,000	3.92	4.50	6,888	4,958
Elevator Contracts	5,700	3.73	3.53	5,400	5,448
Total	144,345	94.34	98.46	150,648	127,835
INSURANCE & TAXES					
General Insurance	109,697	71.70	70.66	108,108	107,786
Income Tax	6,000	3.92	3.92	6,000	10,470
Taxes Upon Timeshare Property (Ad Valorem Taxes)	n/a	n/a	n/a	n/a	n/a
Taxes Upon Leased Areas	n/a	n/a	n/a	n/a	n/a
Total	115,697	75.62	74.58	114,108	118,256
SALE OF ASSOCIATION WEEKS					
Sale of Association Weeks	24,000	15.69	0.00	0	13,500
Cost of Sales	(9,600)	(6.27)	0.00	0	(9,854)
Total	14,400	9.42	0.00	0	3,646
TOTAL OPERATING EXPENSES	977,983	639.20	635.40	972,178	965,530
OPER. SURPLUS/(DEFICIT)	0	0.00	0.00	0	(42,852)

Ad Valorem Taxes on individual weeks are billed by the Martin County Property Appraiser's office based on the relative value of the unit week and therefore, are not reflected in the above operating budget.

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
ANNUAL BUDGET FOR THE PERIOD
JANUARY 1, 2008 THROUGH DECEMBER 31, 2008

1,530 unit/weeks	Statutory Reserve Funding			With Owner Waiver of Statutory Reserve Funding			
	2008 Annual Budget	2008 Per Unit/ Week	2007 Per Unit/ Week	2007 Annual Budget	2007 Proj. Actuals For Year	2008 Annual Budget	2008 Per Unit/ Week
RESERVE REVENUE	611,204	399.48	243.54	372,622	372,622	325,500	212.75
RESERVE EXPENSES							
Capital Reserves:							
Interior	255,319	166.88	168.08	257,163	257,163	238,709	156.02
Roof	16,773	10.96	12.98	19,856	19,856	13,521	8.84
Paving	(493)	(0.32)	0.98	1,496	1,496	1,032	0.67
Recreation	0	0.00	0.00	0	0	0	0.00
Capital Improvements	92,855	60.69	59.44	90,957	90,957	71,752	46.90
Total	364,454	238.21	241.48	369,472	369,472	325,014	212.43
Painting Reserve	246,750	161.27	2.06	3,150	3,150	486	0.32
Total	246,750	161.27	2.06	3,150	3,150	486	0.32
TOTAL RESERVE EXPENSE	611,204	399.48	243.54	372,622	372,622	325,500	212.75
RESERVE PROFIT/(LOSS)	0	0.00	0.00	0	0	0	0.00

Summary	Statutory Reserve Funding			With Owner Waiver of Statutory Reserve Funding			
	2008 Annual Budget	2008 Per Unit/ Week	2007 Per Unit/ Week	2007 Annual Budget	2007 Proj. Actuals For Year	2008 Annual Budget	2008 Per Unit/ Week
OPERATING FEE	984,354	643.37	572.28	875,582	875,600	984,354	643.37
CAPITAL RESERVE	364,454	238.21	241.48	369,472	369,472	325,014	212.43
PAINTING RESERVE	246,750	161.27	2.06	3,150	3,150	486	0.32
TOTAL AMOUNT BILLED	1,595,558	1,042.85	815.82	1,248,204	1,248,222	1,309,854	856.12

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
RESERVE ANALYSIS FOR THE PERIOD
JANUARY 1, 2008 THROUGH DECEMBER 31, 2008

1530 unit/weeks Replacement Fund	Average Estimated Life (in years)	Average Estimated Remaining Life (in years)	Estimated Replacement Cost (30 units)	2008 Statutory Reserve Funding	Estimated Fund Balance As of 1/1/2008	2008 Proposed Reserve Funding	Estimated Interest Earned	2008 Projected Expenses	Estimated Fund Balance As of 12/31/2008
Interior	13.08	5.01	\$1,791,121	\$255,319	\$511,970	\$238,709	\$30,339	\$76,475	\$704,543
Roof	20.00	7.67	174,647	16,773	46,000	13,521	2,678	0	62,199
Painting	5.67	1.00	350,000	246,750	103,250	486	168	100,000	3,904
Paving	12.00	7.00	14,547	(493)	18,000	1,032	749	2,390	17,391
Capital Improvements	12.35	4.11	504,834	92,855	123,200	71,752	7,567	26,800	175,719
TOTAL			\$2,835,149	\$611,204	\$802,420	\$325,500	\$41,501	\$205,665	\$963,755

	2008 Statutory Reserve Funding	2008 Proposed Reserve Funding	** The State of Florida mandates that condominium associations prepare calculations to fully fund reserves. The Law also provides the reserve requirement may be waived or reduced, allowing the unit owners to put less money into the reserve accounts. To meet fully funded requirements for Statutory Reserves, the resulting annual maintenance fee would be \$1,042.85. The Board of Directors recommended a vote in favor of waiving the full funding requirements for Statutory Reserves at the 2007 annual meeting, thereby establishing the maintenance fee at \$856.12 for the 2008 budget year.
Operating Fee	\$643.37	\$643.37	
Capital Reserve	238.21	212.43	
Painting Reserve	161.27	0.32	
TOTAL AMOUNT BILLED	\$1,042.85	\$856.12	

NOTE:
There may be some items that may require future replacement and are not reserved for, i.e.: replacement of plumbing, railings, electrical wiring, etcetera. These types of items will need to be paid from operating funds or will require a special assessment.

The components' actual replacement costs and useful lives may vary from the estimated amounts. If additional funds are needed, the Association has the right, subject to Board approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

There are 1530 periods of 7-day annual use availability that exist within the timeshare plan for which annual fees are required to be paid to the Division of Florida Land Sales, Condominiums and Mobile Homes, Bureau of Timeshare, in accordance with Section 721.27, Florida Statutes.