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**2004 FOR PROFIT CORPORATION
ANNUAL REPORT**

DOCUMENT # 640859

1. Entity Name
BEECH MOUNTAIN VACATIONS, INC.



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

04 DEC -8 AM 8:00

REINSTATEMENT 04



09232004 Chg-P CR2E034 (10/03)

MRS

Principal Place of Business
2665 S BAYSHORE DR
SUITE 908
MIAMI, FL 33133 US

Mailing Address
2665 S BAYSHORE DR
SUITE 908
MIAMI, FL 33133 US

2. Principal Place of Business 3. Mailing Address

Suite, Apt. #, etc. Suite, Apt. #, etc.

City & State City & State

Zip Country

Zip Country

4. FEI Number 59-2719785	Applied For Not Applicable
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5. Certificate of Status Desired \$8.75 Additional Fee Required

6. Name and Address of Current Registered Agent

EIDELSTEIN, GARY P
2665 S BAYSHORE DR.
SUITE 908
MIAMI, FL 33133

Name

Street Address (P.O. Box Number is Not Acceptable)

City

FL Zip Code

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE

Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating) DATE

**FILE NOW!!! FEE IS \$550.00
Due by September 8, 2004**

9. Election Campaign Financing
Trust Fund Contribution.

\$5.00 May Be
Added to Fees

10. OFFICERS AND DIRECTORS

11.

ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 11

TITLE P Delete
NAME EIDELSTEIN, GARY P
STREET ADDRESS 2665 S BAYSHORE DR., STE. #908
CITY-ST-ZIP MIAMI, FL 33133

TITLE Change Addition
NAME
STREET ADDRESS
CITY-ST-ZIP

TITLE Delete
NAME
STREET ADDRESS
CITY-ST-ZIP

TITLE Change Addition
NAME
STREET ADDRESS
CITY-ST-ZIP

TITLE Delete
NAME
STREET ADDRESS
CITY-ST-ZIP

TITLE Change Addition
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TITLE Change Addition
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STREET ADDRESS
CITY-ST-ZIP

TITLE Delete
NAME
STREET ADDRESS
CITY-ST-ZIP

TITLE Change Addition
NAME
STREET ADDRESS
CITY-ST-ZIP

12. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address which is other than empowered.

SIGNATURE: *Mark P. Collins*

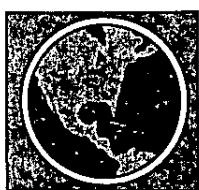
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Date

Daytime Phone #

1/26/04

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UNIVERSAL
REALTY & DEVELOPMENT

December 6, 2004

Florida Department of State
Division of Corporations Corporate Records
P.O. Box 6327
Tallahassee, Florida 32314

RE: Condovest, Inc. - #59-2477871
RealTrust, Inc. - #65-0208140
Universal Holding Company - #59-1304483
Universal Realty & Development - #59-1729682
Hobe Sound - #65-07633852
Beech Mountain - #59-2719785

Dear Sir or Madame:

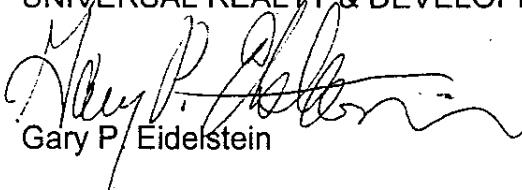
My original check in a lump sum for all corporations was received the end of November, and accordingly, as per your conversation with Elizabeth Duprey on November 18, 2004, enclosed please find the Uniform Business Reports for the above-referenced corporations, together with a separate check in the sum of \$150.00 for each corporation.

As agreed, Division of Corporations will be waiving the \$400.00 filing fee due to us never receiving the form prior to May 1, 2004, pursuant to 607.193(1)(b), Florida Statutes. (Attached copy of envelop when we received the reports dated September 24, 2004.)

Thank you for your cooperation.

Very truly yours,

UNIVERSAL REALTY & DEVELOPMENT, INC.


Gary P. Eidelstein

GPE:ed
gary\divisionofcorp.ltr