

# THE FUN TIMES



## December 2025

From Your Association President, Phil Lee

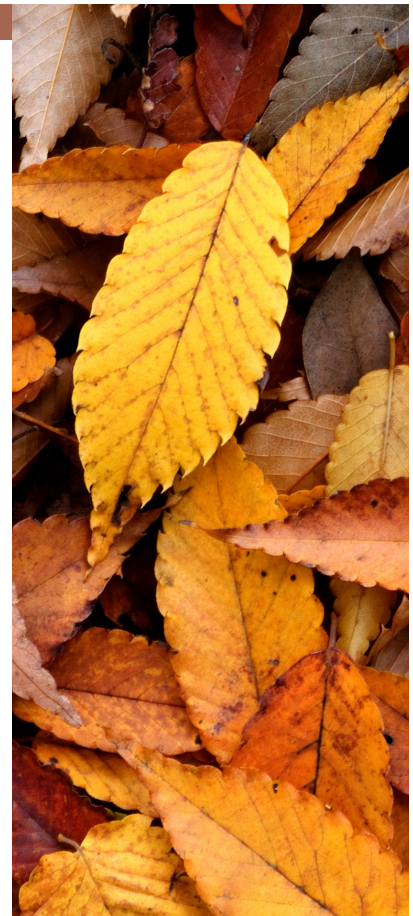
I hope everyone had a good year. I was thinking during my family's week of stay at the Beachcomber, that despite the turmoil going on in the world today, our resort can still be seen as a place of refuge and escape, albeit temporary.

This letter is to report that the Beachcomber Inn Board of Directors met on the weekend of October 25 and 26, 2025, for the annual budget planning workshop (Saturday), and to approve the Fiscal Year 2026 budget (Sunday). Our fiscal year coincides with the Calendar Year.

As you know, the budget process involves assessing previous year(s)' income and expenses as a basis for projecting the next year's budget predictions. Keep in mind the numbers are just estimates, and the final year-end ledger can vary in either direction relative to the projected estimates. The good news is that Fiscal Year 2025 was a relatively quiet year. We did not have many major repairs or catastrophic events requiring borrowing from the Reserves to fund Operations. However, based on the January 2025 – August 2025 financial report, we are estimated to fall approximately \$239,000 short of the budgeted income projections for this fiscal year (2025). Based on the same report, our gross expenses are estimated to come in at about \$90,000 under budget, which mitigates some of the loss. Thus, combining the \$239,000 income shortfall with the \$90,000 under-expenditure, we are projected to have a net loss of approximately \$149,000 by the end of this fiscal year. Again, be aware that these are early projections, since we haven't reached the end of the year yet.

Several reasons attributed to the net income loss. Although we gained a number of new members via sales of HOA owned units, we still encountered a net loss of membership through attrition. A percentage of owners have passed or reached the age where they no longer come, and their kids (if any) are not in positions to take over. We have approximately 690 deeded units compared to a possible 1,020 unit-weeks of ownership. Income losses were led by (underperforming) maintenance fees collected (due to missed sales projections), bonus time goals that did not materialize, and HOA-owned unit sales revenue missing their mark, in that order.

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#### Of interest...

- See the TRADEWINDS section updated monthly on the Beachcomber Inn Website.
- On your next visit to the Lake please help support our local businesses with your patronage. Thank you.
- Please contact the Front Office from 9 AM to 5 PM daily to get caught up on all the latest Resort News. This is the quickest and easiest way to stay informed.
- The Front Desk is open from 9 AM to 5 PM daily and until 10 PM Fridays for Check In and onsite customer services.

**From Your Association President, Phil Lee (continued...)**

On the spending side, expenses more reliably met projections, with wages and payroll leading the charge, followed by utilities, professional fees, insurance, taxes, software licenses, and maintenance, in that order. Member Services, including housekeeping expenses came in lowest of the major groupings.

In looking at the line items under the Operating Expenses, I have to conclude that close to one hundred percent of the expenses were essentially non-discretionary. These included just about every category listed in the 2026 Budget (below). As mentioned in last year's budget newsletter, inflationary impacts following the Caldor fire caused our fire insurance to almost double. Utilities have increased far beyond the Consumer Price Index (CPI). Health insurance for full-time staff continues to inflate well above the CPI. Maintenance expenses have gone towards restoring "worn or broken" components of the property (i.e. pool and spa pumps/heaters, fireplaces, heaters, plumbing, mattresses and furniture replacement, etc.). Our small work force consists of 5 full-time and 10 part-time (housekeeping) staff. There is little to no room for overlap should someone call in sick, etc. Next to the property itself, I consider our employees as our most valuable asset. They keep the resort open. As such, our pay package must remain competitive.

For most of us, coming from modest backgrounds, the habit of frugality developed during our formative years was not lost on any of the Board members at the meeting. Coming into this, I had hopes that since the Beachcomber was blessed with a relatively quiet year, with no major catastrophes (as we experienced in the last 4 years), and a substantial fee increase in 2025, that we only needed to raise the fees to match the CPI, which averaged 3 percent for the year (whether you believe that number is another matter). To be fair, the CPI is clearly not the best measure for hotel operations anyway, as the CPI measures costs for "urban consumers." Cost factors associated with running a hotel are far more numerous and volatile.

Anyway, given the numbers presented, the Board was unable to find cost savings sufficient to keep the annual fee from again increasing this year. There is a minimum threshold cost to operating a property like ours, to keep the amenities we have, while following the required laws, rules, regulations, taxes and associated fees. The ledgers show our budget flirts with that threshold each year, and during the recent years, it has caused us to be underwater, forcing us to borrow from the Reserves.

One can look at this situation in different ways. Having fewer members and guests allows for greater bonus time availability, less wear and tear on the property itself, fewer "crowds", and less labor demand. The downside is that the remaining members must bear a greater share of the operational costs. The alternative is to increase the membership numbers, which spreads the responsibility and minimizes fee increases. But with added membership, we must be prepared to add more employees to meet increased guest demand.

In the final analysis, the Board has chosen to increase income via: (1) – increased annual maintenance fees; (2) - increased membership sales; (3) - increased bonus time usage; and (4) - implementing a public rental program. Until then, the ~\$149,000 gap between income and expenses must be narrowed, if not closed. As such, the Board approved a \$210 per deeded unit fee increase beginning January 1, 2026. Given the current membership of 690 deeded units, this comes out to a projected \$144,900 gross revenue gain, narrowing the \$149,000 projected shortfall gap.

Therefore, the approved Annual Maintenance Fee for Fiscal Year 2026 will be **\$1,400.00** per deeded unit. The allocated breakdown for the Annual Maintenance Fee is as follows:

Operations	\$1,180.00
Property Tax	\$60.00
Reserves	\$160.00
<b>Total</b>	<b>\$1,400.00</b>

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**From Your Association President, Phil Lee (continued...)**

This rate essentially comes out to \$200.00 per night. Comparing current hotel industry rates with the amenities associated with our property, including 100% lake view units, kitchens, decks, access to a clubhouse, pool, spas, boat dock and buoys, exchange opportunities, and bonus time availability, this remains a good deal.

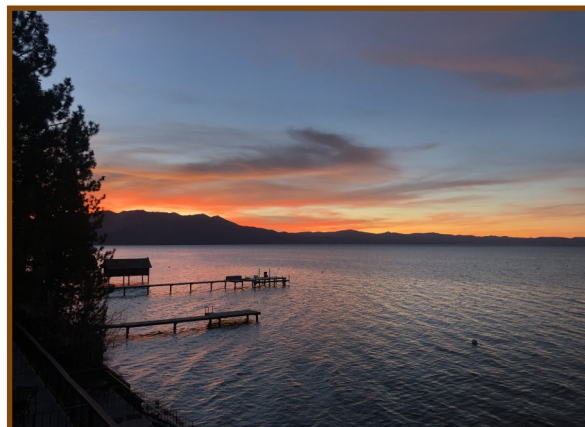
Other fees are listed in the “2026 Fees and Bonus Time Rates” section below. Note that the bonus time cleaning fees remain unchanged for 2026. The approved 2026 budget is also presented below.

Be assured that the board remains committed to preserving the Beachcomber Inn Resort in the most judicious and fiscally responsible means possible. Mindful that we have long-time members who may be on fixed incomes, the Board strives to keep costs under control the best it can, while maintaining the resort in a way that provides a positive experience for owners and guests alike.

The support from the membership is vital toward keeping the Beachcomber sustainable. If there are any questions or concerns, please do not hesitate to contact General Manager Robert Townsend at the Beachcomber, or myself at [PEL911@sbcglobal.net](mailto:PEL911@sbcglobal.net).

I thank you for taking the time to read this and hope everyone has a blessed rest of 2025.

Phil Lee, President  
Beachcomber Inn Vacation Membership Association

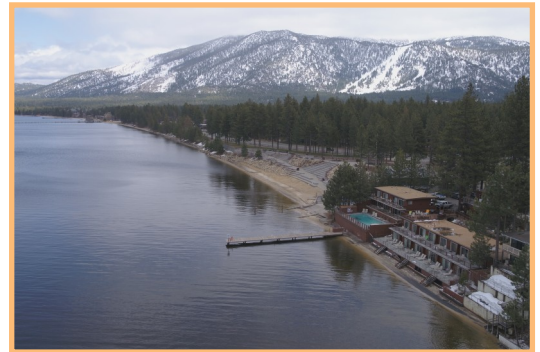


## Special Beachcomber Inn Unit Sales Offer!

Is 2026 the right time to add another week at the Beachcomber Inn?

All Association Units will be offered to anyone including the Public for **50% off** the current listed price. This might be the perfect time to reach out to your friends and family to join our unique vacation destination experience. You can contact the Front Desk at the Resort for details and a copy of the current units for sale. Even some Summer and Christmas /New Year's weeks are available. The sales list is also available on our web site for viewing and printing. Any Current Owner who refers a person that becomes a member at the Beachcomber will receive \$100.00 once the sale is complete.

*Share this information with all of your Friends and Family.*



### Interval International Getaway Weeks Available

In need of an extra vacation? If you are a current Beachcomber and Interval International member you can contact the Resort and purchase another one time use-week. We offer Getaway weeks for only \$600.00 \*\*\*. To find out more about this great program give us a call!

Phone: (530) 544-2426 Email: [info@beachcombortahoe.com](mailto:info@beachcombortahoe.com)

***\*\*\*Special offer from now until July of 2026 We are offering a SPECIAL GETAWAY price of only \$400.00 each. A \$200.00 Savings! That's a great deal!***

## 2026 Fees & Bonus Time Rates



In addition to the Maintenance fee Increases approved by the Board of Directors, several of the other resort items increased.

1. Owner Seasonal Buoy Rates are: \$1,500.00
2. Owner Weekly Buoy Rates are: \$ 170.00
3. Owner Daily Buoy Rates are: \$ 40.00

*Public Buoy rates also increased.*

### 2026 Bonus Time Rates

Bonus Time follows the same Seasonal Rate Calendar as our Public rentals. The 2026 Bonus Time Rates are as follows:

Bonus Time—1 Bedroom Condo	\$225.00 per night - High Season
	\$200.00 per night—Low Season
Bonus Time—Studio	\$200.00 per night—High Season
	\$190.00 per night – Low Season

Each Bonus Time reservation will be charged a one time Cleaning Fee; \$50.00 for Studio and \$60.00 for Condo.

All other use of Bonus Time policies remain the same.

Please contact the Resort if you have any questions.

### Stay up to date on events at the Beachcomber Inn.

If you haven't already, please sign up for our on-line newsletters. These are sent out every few months and will keep you up to date on all the exciting things going on at your Home Resort!

## What's Happening At The Beachcomber

Your Staff at the Beachcomber Inn has been busy maintaining the Resort and keeping it safe for all who visit us.

### Coming Soon!

We are in the process of building our on-line reservation system. Public Renters will be able to book on-line without calling the Resort. Once that part of the system goes live, we will be adding a portal for the Beachcomber Inn Members to book Bonus Time. The final phase of these improvements will allow Members to receive owner statements by email with the ability to view and pay your Maintenance Fees on-line. If you are interested in this option, please make sure the Resort has a valid email address on file for you. You can always call the Resort Office during regular business hours to verify or update your contact information.



### RAINBOW

These were taken on October 26th, the day of the 2026 Budget Meeting.



# BEACHCOMBER INN

# 2026 BUDGET

## Operating Income

Maintenance Fees/Property Taxes	\$855,600.00
Lobby Sales & Buoy Rentals	\$17,100.00
Administrative Fee/Commission	\$20,000.00
Bonus Time	\$41,600.00
Resort Time	\$36,900.00
Extra Cleaning	\$7,370.00
Other Income	\$10,300.00
Unit Sales	\$20,000.00
<b>Total Operating Income</b>	<b>\$1,008,870.00</b>

## Operating Expenses

Payroll/Wages	\$444,769.00
Health Insurance	\$48,000.00
Workers Comp	\$17,107.00
Payroll Taxes	\$44,044.00
Member Services/Retail	\$2,500.00
Unit Operations/Supplies/Linen	\$9,500.00
Kitchenware/Small Furnishings	\$5,000.00
Laundry & Cleaning	\$5,100.00
General Maintenance/Tools	\$12,000.00
Grounds/Snow Removal	\$2,000.00
Pool & Spa	\$15,000.00
Maintenance—Outside Services	\$6,000.00
Auto	\$500.00
Electric	\$75,000.00
Gas	\$40,000.00
Telephone	\$18,000.00
Trash	\$12,000.00
Water/Sewer	\$19,000.00
Cable TV & Internet	\$28,000.00
Board of Directors/Meeting Costs	\$5,000.00
Dues & Subscriptions	\$350.00
License & Permits	\$7,000.00
Office Supplies/Equipment	\$8,500.00
Employee Training/Travel/Meals	\$9,000.00

## Operating Expenses Cont'd

Bank Charges	\$300.00
Merchant Fees	\$16,000.00
Interest Expense	\$2,600.00
Professional Fees	\$45,000.00
Collection & Recording Fees	\$11,000.00
Software Subscriptions	\$11,000.00
Web Hosting/Design	\$400.00
Advertising	\$1,000.00
Security Service	\$600.00
Property Tax	\$38,500.00
State/Sales/Misc. Taxes	\$200.00
Property Fire & Liability	\$36,000.00
Crime/D & O/Umbrella	\$10,400.00
Vehicle Insurance	\$2,500.00
<b>Total Operating Expenses</b>	<b>\$1,008,870.00</b>

## RESERVE BUDGET

### Reserve Income

Maintenance Fees	\$112,000.00
Interest Income—Reserve	\$1,200.00
<b>Total Income</b>	<b>\$113,200.00</b>

### Reserve Expenses

Appliances	\$4,400.00
Electronics/TV's	\$7,000.00
Furniture	\$15,000.00
Heaters—Spa Heater	\$5,500.00
Repairs & Maintenance	\$8,000.00
Unit—Common Areas	\$10,000.00
Outside Services	\$10,000.00
<b>Total Expenses</b>	<b>\$59,900.00</b>
Total to Savings	\$53,300.00

## 2026 Annual Assessment Fee

The \$1,400.00 fee (\$116.67/month) breaks down as:

\$160.00 to Reserves  
 \$60.00 to Property Taxes  
 \$1,180.00 to Operations



## Membership Participation

### Calling All Candidates For 2026

March 2026 is voting time for the Beachcomber Inn! We will be electing two members to the Board of Directors.

If you choose to run and are elected, you will need to attend the four regular Board meetings and any special Board meetings that are convened. Attendance by Zoom is adequate for most of the Board meetings. Two times per year (March & September), you will need to participate in longer in-person meetings that may include workshops. Identifying your strengths, you may be asked to join a special committee to further enhance the Beachcomber Inn.

We are looking for candidates who can see the “big picture” for the future of the Beachcomber Inn and all its owners, not just for personal reasons. Volunteers are the foundation, and we are only as good as those who commit their personal time. The elected Board members will determine the Board officers after the election.

The candidate questionnaire, picture, and candidate statement (300 words max) must be received no later than Monday January 5th, 2026. Please send applications to:

The Nominating Committee  
Beachcomber Inn  
999 Lakeview Ave  
South Lake Tahoe, CA 96150

If you would like to help guide your Association, please contact Robert at (530) 544-2426 Ext. 280 for more details and to request a candidate questionnaire.

## Activities and Local Events

Don't forget you can always check out the [www.visitlaketahoe.com](http://www.visitlaketahoe.com) website to find out all of the activities going on during your upcoming use week on the South Shore.



### **YOUR BOARD OF DIRECTORS**

Phil Lee, President; [pel911@sbcglobal.net](mailto:pel911@sbcglobal.net)  
Susan Linder, Vice President; [susanlindercsr@gmail.com](mailto:susanlindercsr@gmail.com)  
Erika Conley, Treasurer; [erikaconley@gmail.com](mailto:erikaconley@gmail.com)  
Mike Scully, Secretary; [mscully@frontiernet.net](mailto:mscully@frontiernet.net)  
Paul Gardanier, Member-At-Large; [paul@silver-light.com](mailto:paul@silver-light.com)

### **General Manager**

Robert Townsend; [robert@beachcombertahoe.com](mailto:robert@beachcombertahoe.com)