

Welcome to the Annual
Owner Association Meeting
March 28, 2026

Beachcomber Inn



Beachcomber Inn

Annual Report
2026

South Lake Tahoe



Presented By
General Manager
Robert Townsend

Remembering Mike Scully



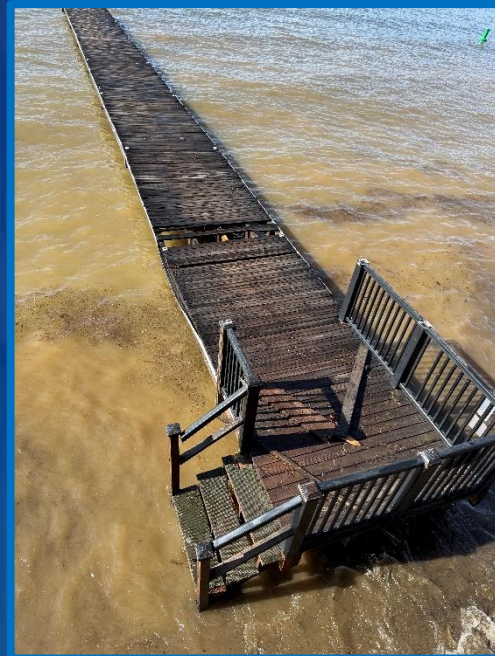
Mike Scully – Beachcomber Inn
Board Member



Beachcomber Inn



June 2025 Storm Lake Tahoe

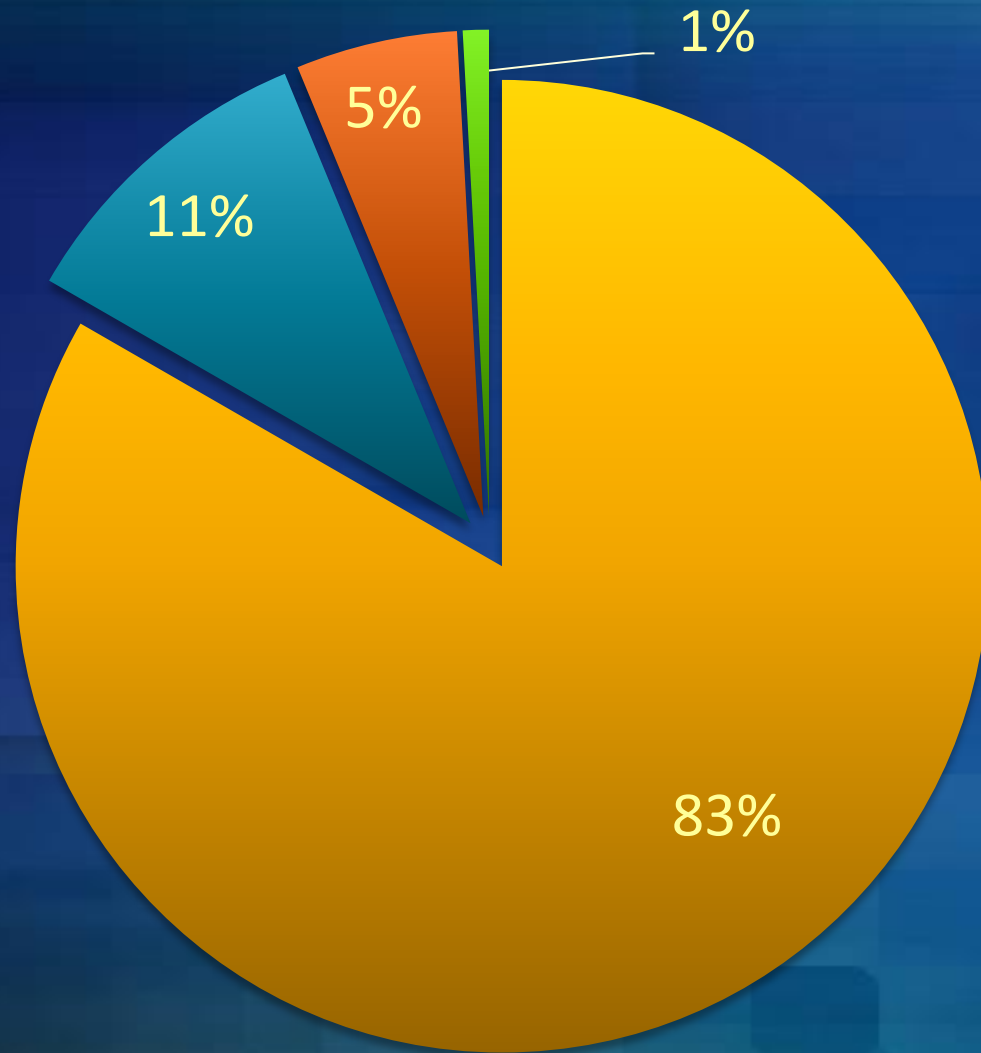


June 21, 2025

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INCOME 2025

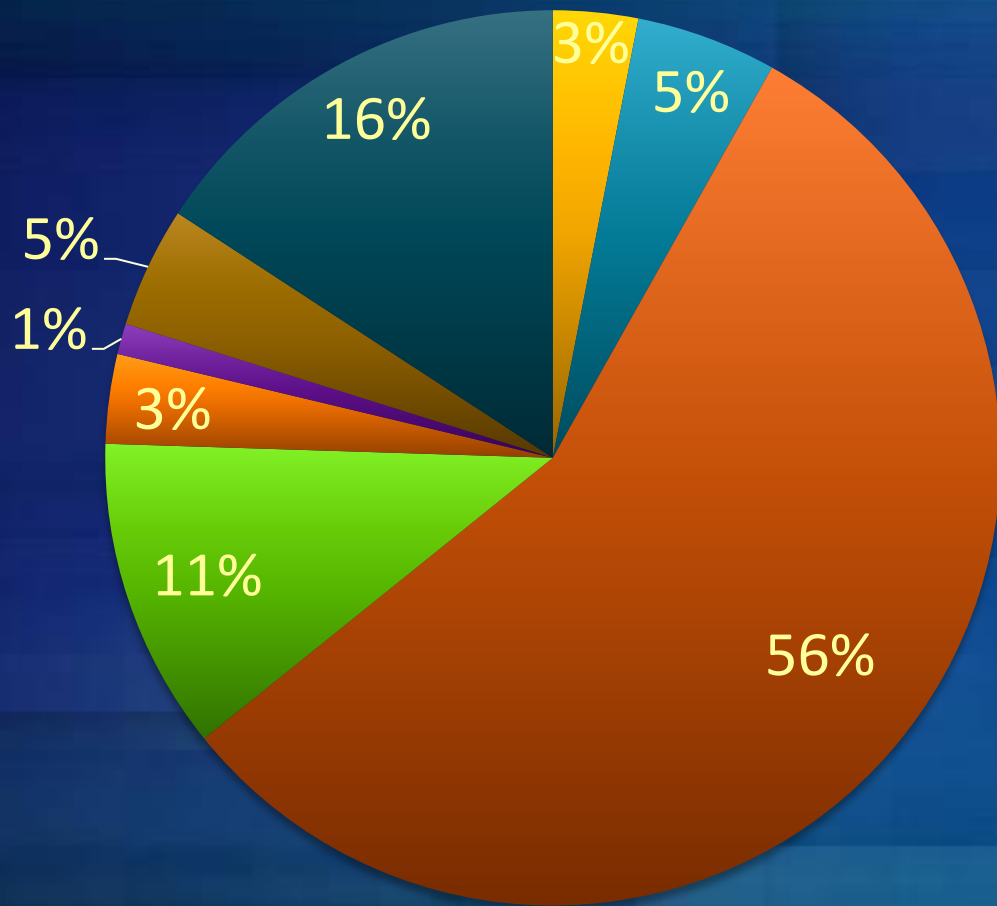


We Received **\$844,730** in Operating Income for 2025

- Maintenance Fees Collected
- Rentals
- Other Income
- Beachcomber Inn Unit Sales

Income Breakdown

EXPENSES 2025



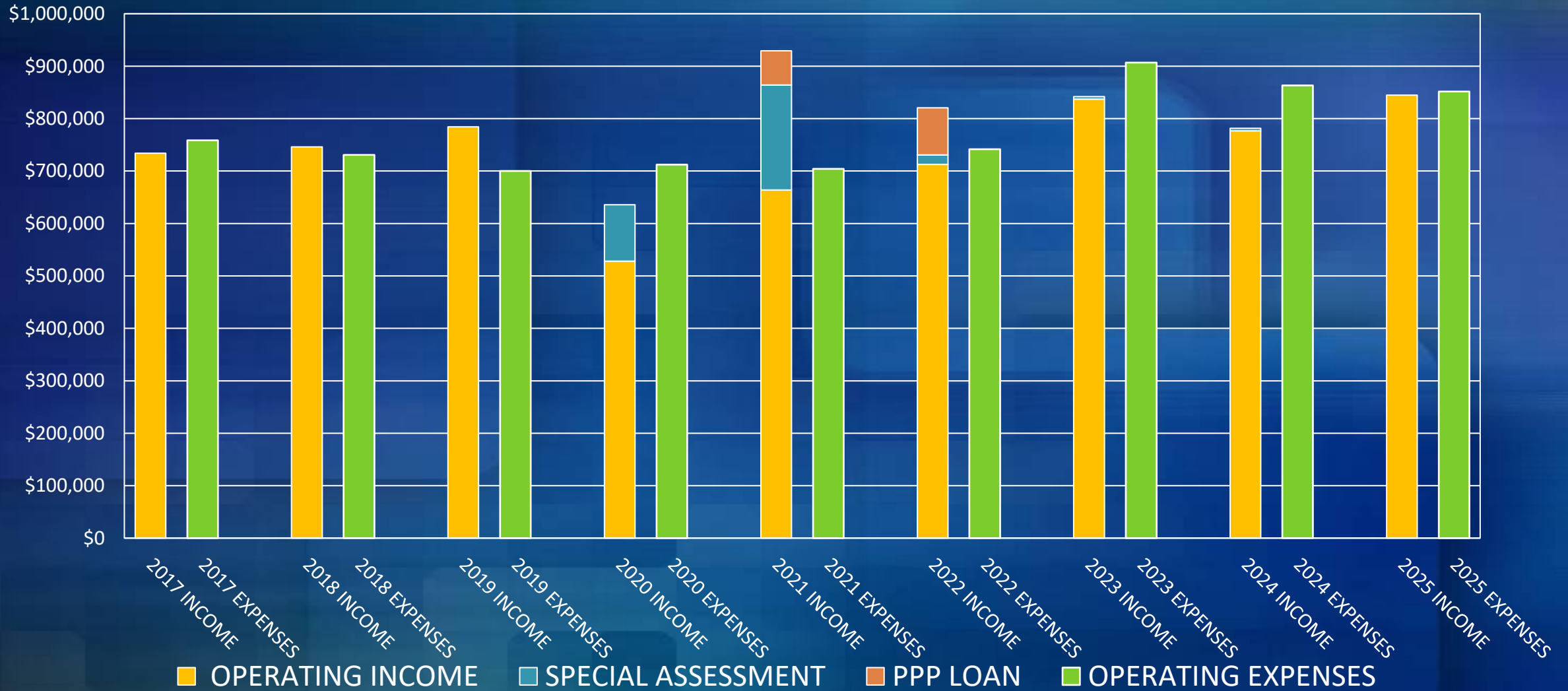
- Unit Supplies/Member Services
- Insurance - Fire - Liability & D&O
- Labor - Health & Worker's Comp
- Admin/BOD & Professional Fees
- Repairs & Maintenance
- Office Expense
- Property/Sales Taxes
- Utilities

Expenses Breakdown

Total Expenses for 2025: \$851,575

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INCOME VS. EXPENSES



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RESERVE EXPENSES - 2025

■ Back Up Appliances:	\$ 2,975
■ Heater Replacement:	\$ 1,135
■ Concrete Stairs to Units M & N:	\$ 6,500
■ Exterior Painting Project:	\$ 2,120
■ Outdoor Hot Tub Heater & Pump:	\$13,300
■ Pool Heater:	\$ 8,645
■ New Bath Vanity:	\$ 214
■ Ottomans for Units:	\$ 3,534
■ Bear Proof Trash Bins X3:	\$ 8,554
■ Observation Deck Chairs:	\$ 221

Reserve Expenses for 2025 \$46,909

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Reserve Savings Balance at End-of-Year



Reserve Savings Balance is \$68,655

RESERVE EXPENSES & INCOME

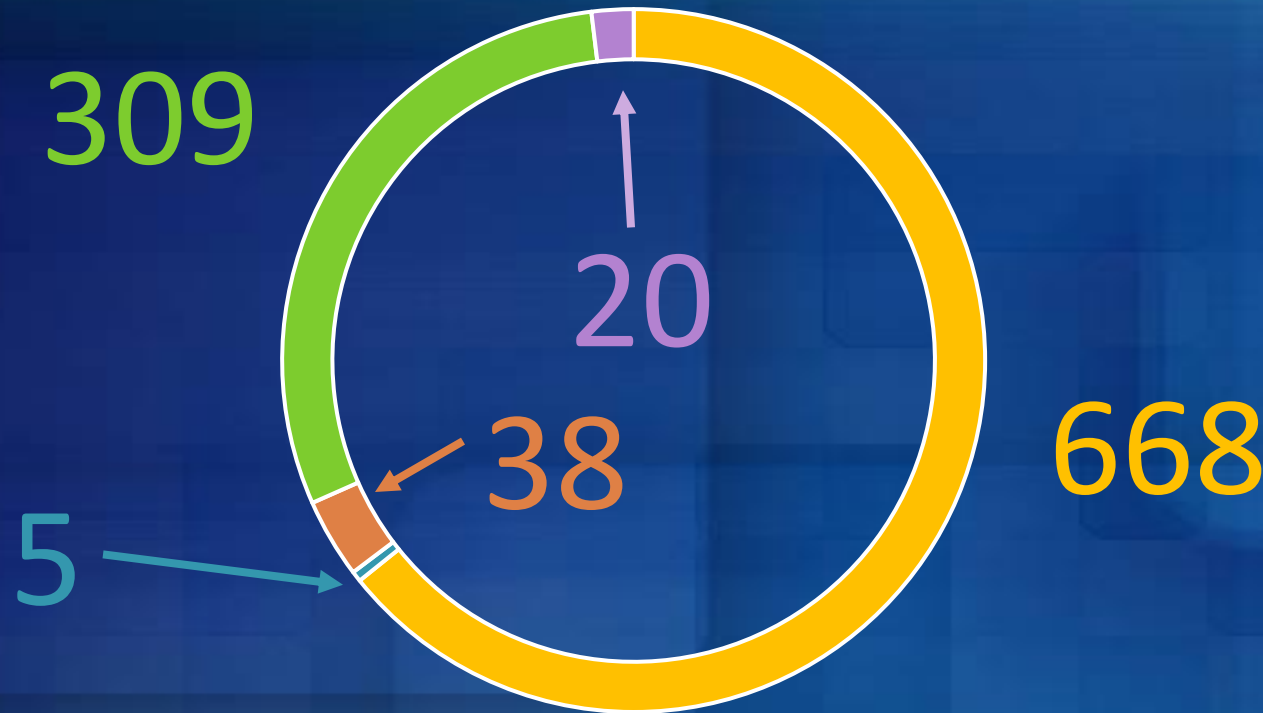
- Planning for Exterior Remodel Project:
 - Special Assessment Funds Spent to Date: \$119,830
 - No Funds were used in 2025
 - Special Assessment Balance \$169,692
- Reserve Savings Account in 2026:
 - Funds Added in January 2026: \$ 10,240
 - Funds Added in February 2026: \$ 6,600
 - Funds Added in March 2026: \$ 7,525

Reserve Savings Balance Today: \$93,064.36

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OWNERSHIP STATUS 2025



Unit Transactions 2025

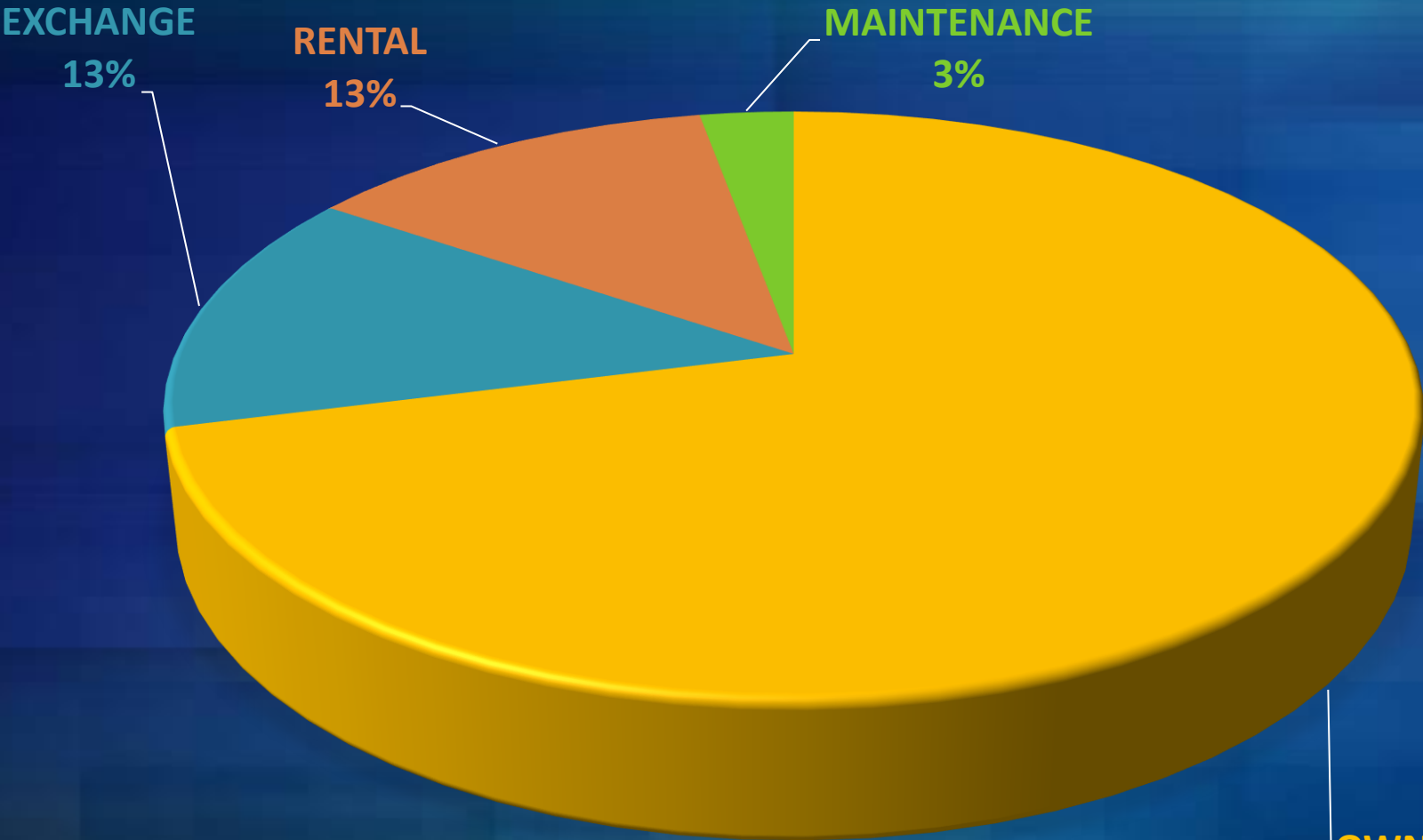
Owner Sales	10
Owner Gifted	4
Association Sales	6
Deed Backs	22
Foreclosures	21

- Good Standing - 65%
- Litigation - 4%
- Maintenance Weeks - 2%

- Delinquent - 1%
- Association Owned - 28%

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PROPERTY USAGE FOR 2025



USAGE BY ROOM NIGHTS

OWNER - 3471

EXCHANGE - 660

RENTAL - 616

MAINTENANCE - 140

**4,887 Nights From
7,371 Available Nights**

2025 USAGE
OWNER - 71% **EXCHANGE 13%** **RENTAL 13%** **MAINTENANCE 3%**

**OWNER
71%**

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OCCUPANCY BY MONTH 2025

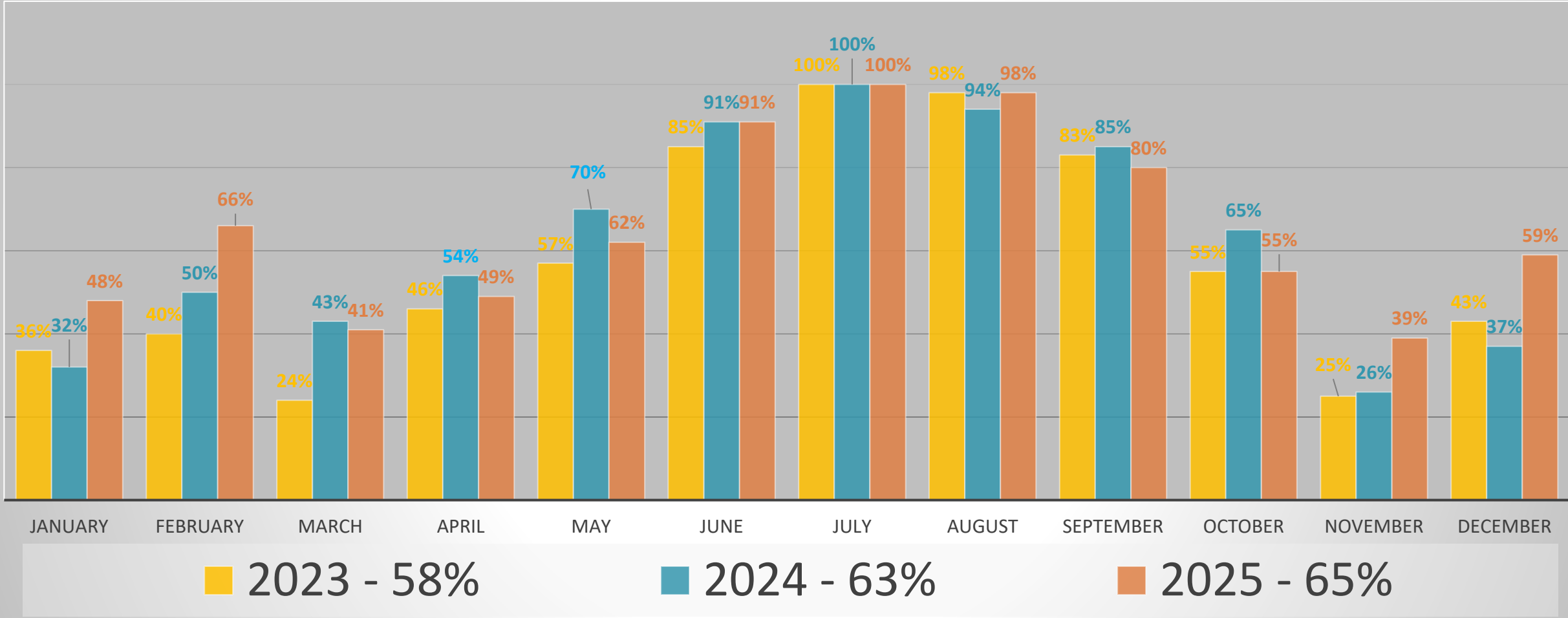


Average Occupancy for 2025 was 65%

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MONTHLY OCCUPANCY COMPARISON 2023 - 2025



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RENTAL INCOME 2025

- ❖ Resort Time - PH & W \$50,300
- ❖ Bonus Time - Units A - T \$56,750
- ❖ Cleaning Fees - \$ 6,410

Total 2025 Income From Lodging - \$113,460

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RENTAL EXPENSES 2025

- ❖ OTA Commissions - \$ 0
- ❖ Owner BT Payout - \$ 24,700

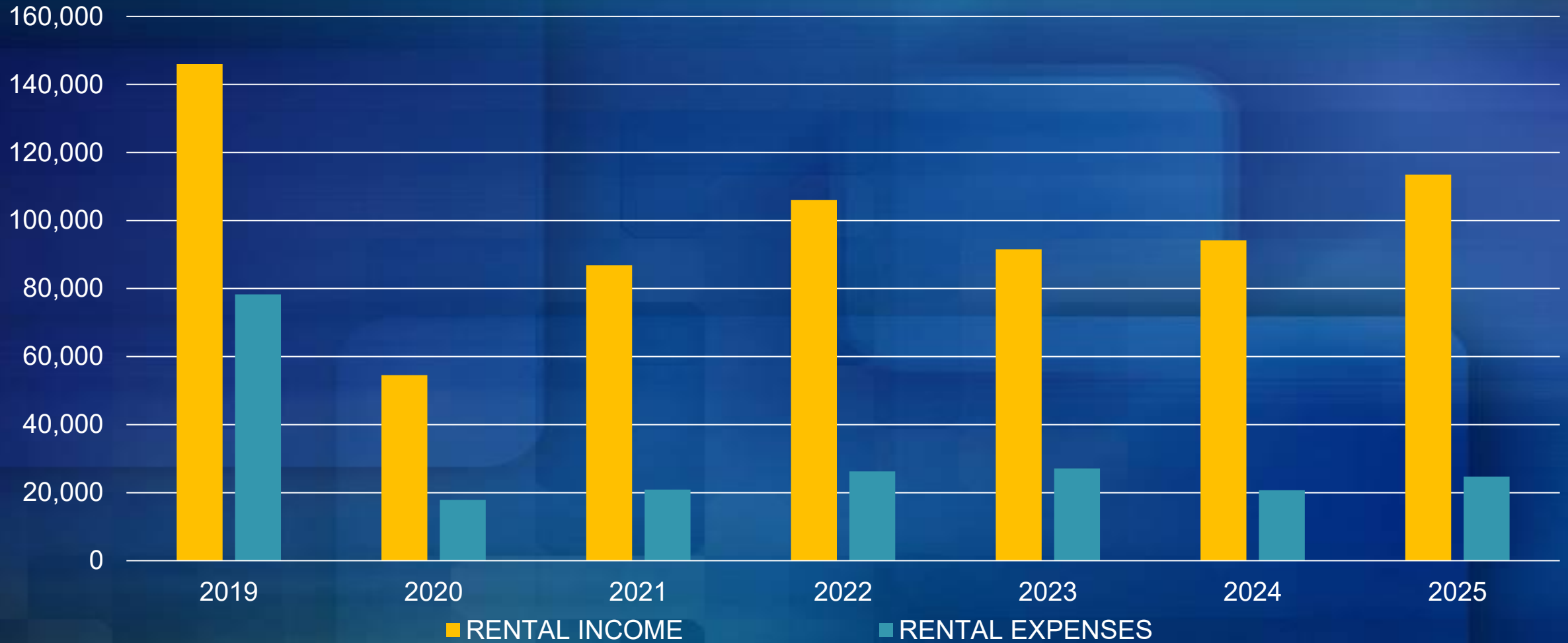
Total Expenses From Rentals: **\$24,700**

Total Net Profit from 2025 Rentals: **\$88,760**

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RENTAL INCOME VS. RENTAL EXPENSES



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2025 Accomplishments



Replaced
Outdoor Hot
Tub
Heater/Pump



New
Ottomans for
the Units



Replaced
M & N Stairs



New Pool
Heater



Bear Proof
Trash Bins



Testing the
online
Booking
Module



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2026 Goals

 Replace outdoor lighting with energy efficient Fixtures

 Replace the outdated Modems & Internet Routers on Property

 Finish the Exterior Painting Project & Slurry Seal Parking Lot

 Replace Heater Thermostats with new digital display units

 Replace Fireplaces in Units R & O

 Replace additional Furniture Items in the Units

 Update Beachcomber Inn Reserve Study – New Company

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On-Site Sales Program

The Association sold 6 Units in 2025.

There are currently 309 Unit Weeks on the Sales List, including Summer and Christmas Weeks.

Any current owner who refers a new member to the Beachcomber will receive \$100.00 referral fee once the sale is completed.

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WELCOME OUR NEW OWNERS 2025 Thank You! 2025



J-16 Forvilly

T-19 Sutton

L-32 Gardner

E-10 Niccoli

Q-40 Kuhlman

M-23 Tso

H-10 Eleopoulos

T-30 Jones

P-27 Carrillo

L-30 Brandt

O-28 Carrillo

C-19 R. Decelle IV

F-20 Wren

E-36 Hellers

T-34 Moody

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Annual Report 2025

- Please direct any questions about the Annual Report to Robert Townsend, General Manager - (530) 544-2426 Ext.280 or Robert@beachcombertahoe.com
- Robert will be available at the Resort during your next visit. You can always arrange a time to meet when you check in.



AND ALWAYS...



LOGO ITEMS FOR SALE
NEW T-SHIRTS ARE HERE!



Beachcomber Inn



Thank You!

- A special Thank you to all Association Members that continue to support the Beachcomber Inn.
- Thank you to Association Members **Randy Hess**, who served on the Election Committee, **Terry Webb** as our Election Inspector, and our Host Today **Jo Stoddard**.

See you soon at the Resort!

