

March 2009
Falmouth, MA



Beachside Village

45 Surf Drive, Falmouth, MA 02540

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General Manager's Corner

Beachside Village Resort is once again gearing up for a great season.

As always our goal is to welcome you back to what we feel confident is your favorite vacation spot. A home away from home. We take pleasure in doing all that we can to get you settled in so you can immediately begin enjoying your vacation.

With spring approaching and bringing more pleasurable weather, we are reminded the Cape has so much to offer. Here are a few of the many attractions available for your enjoyment.

- Nature walks in a variety of locations; slow down enough to take in the beautiful surroundings
- In Barnstable, there is the Long Pasture Wildlife Sanctuary.
- The Nobska Point Lighthouse Viewings.
- Sandwich Glass Museum is fun for adults and children.

Cape Cod offers wonderful restaurants, museums and galleries, antique shops, golf, and horse back riding to name a few more.

Summer will soon bring even more outdoor events for your enjoyment. The beaches and all the water sports that go with it will be in full swing soon. Falmouth alone has over 68 miles of coastline. You can fish right from the beaches, take a short boat trip to see the Islands, or try the majesty of whale watching.

Check with the front desk for information on "what's going on" at the Cape.

Cape Cod is very unique and loaded with things to do and see, but don't forget; just a few steps from your door are the great amenities provided by your resort: yard games, a refreshing swimming pool and picnic tables with grills for cookouts.

Come back and see for yourself.

Your resort staff is anxious to help make this a memorable stay. Your time at Beachside Village will be "the trip" you must take every year.

Dori Tolley

General Manager

Chairman's Message

March 12, 2009

Dear Fellow Owners;

Best wishes for a 2009 season from your Beachside Village Board of Managers and our management company, Defender Resorts. Please review the 2008 Financial Report included with this newsletter. This is the first full year that the Board of Managers could send a full-year report to you. Per the Association By-Laws, this report will be issued each year in April.

Defender Resorts uses a very detailed financial reporting system that helps the Board in budgeting and evaluating the finances of the Association. We have instituted and work together on a cost reduction program that will help reduce our deficit over time and still provide the service and accommodations we all deserve.

We are committed to making your time share vacation experience both enjoyable and relaxing; this begins with the finances of the Association. You can help us in doing this by being timely with your maintenance fees.

Please use our amenities and the resources that Defender brings to Beachside Village. If you have questions, call the Village. Our staff, headed by Dori Tolley, will do their best to help you. While at Beachside, please fill out the comment cards. These cards are an important link to let us know how we are doing and on what we need to improve on. Part of each Board of Managers meeting is reviewing these comment cards.

We will have to use some of our reserve funds to get the swimming pool up to the standards dictated by new laws to comply with the Virginia Graeme Baker Pool and Spa Safety Act.

The Board of Managers continues to pursue a resolution for the interval unit purchasers who have not had a deed recorded at the Barnstable Registry of Deeds. The developer, Seaside Enterprises, LLC, and its President, Robert Reposo, were responsible to record the deeds; presently, he remains the only person who can sign the deeds. It is necessary for the Association to have this matter resolved in an expedient and cost effective manner. The Board will keep you informed as to our progress.

As stated in last year's announcement of the Annual Meeting, all members that have a Purchase and Sales Agreement and are up to date on maintenance fees will be afforded all the rights and privileges of a deeded owner.

Most of all, please enjoy 2009 and Beachside Village.

For the Board of Managers and Myself, Best Regards!

Bob Boettger, Association Chairman

WEB SITE UPDATE: (beachsidevillageresort.com)

We are in the process of changing the look and feel of our website to make it more user- friendly. We have been receiving good comments on what you as fellow owners would like to see.

Some of the new features include the Seasonal Rental Rates, allowing owners to review the availability outside of your week of ownership. Guest will also be able to review the availability. The new online Reservation Request Form will make it more convenient to book reservations even after normal business hours. The reservation request will immediately be received by our staff, allowing for more prompt attention to reservations.

More importantly, once you log on to the Owner's Page, you will be able to stay informed by having access to the Board Meeting "Record of Actions Taken", the current Balance Sheet and Financial Forecast reports, along with the General Manager's reports and updates.

Another feature that we just started testing is the automated email newsletter. You can receive it by signing up in the "Join Our Mailing List" section.

The website re-design will position us to maintain the site more efficiently with updated information provided in a more timely manner. Please remember that this is all done by volunteer services, so please be patient as we progress.

Finally, as always, we welcome your input for new ideas, comments and solutions on how we can improve our website.

Tom Wysocki, Webmaster

Board Member

BEACHSIDE VILLAGE RESORT CONDOMINIUM OWNERS ASSOCIATION

FINANCIAL SUMMARY FOR TWELVE MONTHS ENDING DECEMBER 31, 2008

	2008 Actual YTD	2008 Budget YTD	2008 Actual Variance 2008 Budget
Operating Income			
Maintenance Fees, Interest and Late Fees	\$ 540,608	\$ 604,346	\$ (63,738)
Income from Other Sources	\$ 23,149	\$ -	\$ 23,149
Less: Transfer to Reserves	\$ (2,366)	\$ (30,000)	\$ 27,634
Net Revenue	\$ 561,391	\$ 574,346	\$ (12,956)
Expenses			
Utility Expense	\$ 89,340	\$ 86,500	\$ 2,840
Housekeeping	\$ 23,525	\$ 27,000	\$ (3,475)
Maintenance	\$ 41,125	\$ 27,500	\$ 13,625
Administrative & General	\$ 221,713	\$ 216,433	\$ 5,280
Salaries and Associated Costs	\$ 108,107	\$ 132,667	\$ (24,559)
Leases, Contracts and Fixed	\$ 70,403	\$ 84,246	\$ (13,843)
Total Expenses	\$ 554,212	\$ 574,346	\$ (20,134)
Net Surplus (Deficit)	\$ 7,178	\$ -	\$ 7,178

Balances as of
DECEMBER 31, 2008

Operating Bank Account	
Balances	\$ 182,585
Operating CDs	\$ -
Less Prepaid Maintenance Fees	\$ (254,613)
Less Operating Liability A/P	\$ (4,921)
Total Operating Equity at 12/31/08	\$ (76,950)
Reserve Bank Account	
Balances	\$ 1,858
Less Reserve Liability A/P	\$ (29)
Total Reserve Equity at 12/31/08	\$ 1,828

Reserve Fund Summary

Reserve Beginning Bal 1-1- 08	\$ -
Reserve Income thru 12-31-08	\$ 2,366
Reserve Expenses thru 12-31-08	\$ (538)
Reserves Ending Balance 12-31-08	\$ 1,828

NOTE: These numbers are not audited by an independent auditing firm but reflect a fair representation of the Association's financial position as of 12/31/2008.

Owner Services

We understand that there are challenges that some of you may have with the current economic situation. Should you be having difficulty paying this years' Maintenance Fees, you can call our Accounting Department for possible options at 843-449-1354 ext. 238. We can work with you if you contact us as soon as possible.

DEFENDER REALTY'S RESALE CORNER...

Did You Know?

RCI is celebrating 35 years in the exchange business this year. They have reworked their website to make it more user friendly. The new website is designed to show you all availability during the time you are requesting. RCI recently signed Disney Vacation Club to be part of their exchange program. Right now there are some great opportunities for vacationing at Disney. Take a look at the new website

www.rci.com.

Did You Know?

Purchasing from a developer will cost you thousands more than purchasing from a resale company. Developers mark up timeshare weeks approximately 50% to 52% over the market price. They do this to pay the marketing cost and for the small gift you receive for touring. If you do decide to purchase from a developer, the day you leave that resort the value of the purchased week drops 50% **that day.**

Did You Know?

If you decide you need more flexibility than a fixed week offers, there is the RCI Point Program. You have flexibility, "more" vacation time, the same maintenance fee that you are currently paying and you pay a one time conversion price of only \$1,795. That is a savings of \$400 off the regular conversion price.

Call Defender Realty at (843) 497-6431 for complete information on these and other specials. You are under no obligation, but you owe it to yourself to get the straight facts.

Have a great spring and we look forward to seeing you at the resort.

Frank Baker

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Defender Resorts

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NEWSLETTER**

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