

# 2022



# Newsletter

[www.villagewestresort.com](http://www.villagewestresort.com)

E-Mail Address: [fun@villagewestresort.com](mailto:fun@villagewestresort.com)

### Sunrise Cove Board of Directors:

Dale Goodman, *President*

Tom Underwood, *Vice President*  
Term expires Fall 2024

Judy Belitz, *Vice President*  
Term expires Fall 2022

Rod Black, *Secretary*

Mike Hoepfner, *Director*

To avoid delays at check in, please confirm your Member week and make the appropriate modifications by contacting the Reservations Office at 712-337-3223 ext. 451 or [reservations@villagewestresort.com](mailto:reservations@villagewestresort.com).

Such as if you are renting out your unit to another party or if you will have someone else check in other than yourself. Members **MUST** make prior arrangements with us, otherwise they *will not* be allowed to check in. We appreciate your attention to correct this matter as it has increasingly become a problem.

**What time can I check in?**  
**After 4:00 p.m.**

(If it's not ready, please be patient as you will have to wait)

## 2023

Week Number	Friday to Friday	Saturday to Saturday	Sunday to Sunday
1	Jan.6-Jan.13	Jan.7-Jan.14	Jan.1-Jan.8
2	Jan.13-Jan.20	Jan.14-Jan.21	Jan.8-Jan.15
3	Jan.20-Jan.27	Jan.21-Jan.28	Jan.15-Jan.22
4	Jan.27-Feb.3	Jan.28-Feb.4	Jan.22-Jan.29
5	Feb.3-Feb.10	Feb.4-Feb.11	Jan.29-Feb.5
6	Feb.10-Feb.17	Feb.11-Feb.18	Feb.5-Feb.12
7	Feb.17-Feb.24	Feb.18-Feb.25	Feb.12-Feb.19
8	Feb.24-Mar.3	Feb.25-Mar.4	Feb.19-Feb.26
9	Mar.3-Mar.10	Mar.4-Mar.11	Feb.26-Mar.5
10	Mar.10-Mar.17	Mar.11-Mar.18	Mar.5-Mar.12
11	Mar.17-Mar.24	Mar.18-Mar.25	Mar.12-Mar.19
12	Mar.24-Mar.31	Mar.25-Apr.1	Mar.19-Mar.26
13	Mar.31-Apr.7	Apr.1-Apr.8	Mar.26-Apr.2
14	Apr.7-Apr.14	Apr.8-Apr.15	Apr.2-Apr.9
15	Apr.14-Apr.21	Apr.15-Apr.22	Apr.9-Apr.16
16	Apr.21-Apr.28	Apr.22-Apr.29	Apr.16-Apr.23
17	Apr.28-May 5	Apr.29-May 6	Apr.23-Apr.30
18	May 5-May 12	May 6-May 13	Apr.30-May 7
19	May 12-May 19	May 13-May 20	May 7-May 14
20	May 19-May 26	May 20-May 27	May 14-May 21
21	May 26-Jun.2	May 27-Jun.3	May 21-May 28
22	Jun.2-Jun.9	Jun.3-Jun.10	May 28-Jun.4
23	Jun.9-Jun.16	Jun.10-Jun.17	Jun.4-Jun.11
24	Jun.16-Jun.23	Jun.17-Jun.24	Jun.11-Jun.18
25	Jun.23-Jun.30	Jun.24-Jul.1	Jun.18-Jun.25
26	Jun.30-Jul.7	Jul.1-Jul.8	Jun.25-Jul.2
27	Jul.7-Jul.14	Jul.8-Jul.15	Jul.2-Jul.9
28	Jul.14-Jul.21	Jul.15-Jul.22	Jul.9-Jul.16
29	Jul.21-Jul.28	Jul.22-Jul.29	Jul.16-Jul.23
30	Jul.28-Aug.4	Jul.29-Aug.5	Jul.23-Jul.30
31	Aug.4-Aug.11	Aug.5-Aug.12	Jul.30-Aug.6
32	Aug.11-Aug.18	Aug.12-Aug.19	Aug.6-Aug.13
33	Aug.18-Aug.25	Aug.19-Aug.26	Aug.13-Aug.20
34	Aug.25-Sep.1	Aug.26-Sep.2	Aug.20-Aug.27
35	Sep.1-Sep.8	Sep.2-Sep.9	Aug.27-Sep.3
36	Sep.8-Sep.15	Sep.9-Sep.16	Sep.3-Sep.10
37	Sep.15-Sep.22	Sep.16-Sep.23	Sep.10-Sep.17
38	Sep.22-Sep.29	Sep.23-Sep.30	Sep.17-Sep.24
39	Sep.29-Oct.6	Sep.30-Oct.7	Sep.24-Oct.1
40	Oct.6-Oct.13	Oct.7-Oct.14	Oct.1-Oct.8
41	Oct.13-Oct.20	Oct.14-Oct.21	Oct.8-Oct.15
42	Oct.20-Oct.27	Oct.21-Oct.28	Oct.15-Oct.22
43	Oct.27-Nov.3	Oct.28-Nov.4	Oct.22-Oct.29
44	Nov.3-Nov.10	Nov.4-Nov.11	Oct.29-Nov.5
45	Nov.10-Nov.17	Nov.11-Nov.18	Nov.5-Nov.12
46	Nov.17-Nov.24	Nov.18-Nov.25	Nov.12-Nov.19
47	Nov.24-Dec.1	Nov.25-Dec.2	Nov.19-Nov.26
48	Dec.1-Dec.8	Dec.2-Dec.9	Nov.26-Dec.3
49	Dec.8-Dec.15	Dec.9-Dec.16	Dec.3-Dec.10
50	Dec.15-Dec.22	Dec.16-Dec.23	Dec.10-Dec.17
51	Dec.22-Dec.29	Dec.23-Dec.30	Dec.17-Dec.24
52	Dec.29-Jan.5	Dec.30-Jan.6	Dec.24-Dec.31
53	—	—	Dec.31-Jan.7

# MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF SUNRISE COVE TIME-SHARE ASSOCIATION, INC.

The Annual Meeting of the Membership of the Sunrise Cove Time-Share Association, Inc., an Iowa non-profit corporation, was held on the 30th day of November 2021. The virtual meeting was called to order by Dale Goodman, president, at 10:03 a.m. via Zoom Webinar conference.

Mr. Goodman introduced himself as President of the Association, Presiding Officer and acting Chairperson of the Annual Meeting of the Membership.

Mr. Goodman said the presence of 46 members in combination with the Developer's interests constituted a quorum, as required by the Association Bylaws.

Mr. Goodman stated notice of the meeting was mailed by First Class postage on October 6, 2021. Sunrise Cove owner, Mr. Kevin Conklin, confirmed a copy of the notice was received by him on or about October 13, 2021.

Mr. Goodman reported that the 2020 Annual Meeting minutes were submitted in the newsletter. A Motion was made the motion, Ms. Judith Belitz seconded and the motion was approved to waive reading of the minutes from the Annual Meeting held on the 14th day of December 2020 and approve them as written.

## PRESIDENTS REPORT:

Mr. Goodman explained that with COVID-19 continuing to impact our operations, two major challenges continue to hinder business at the resort. One being, finding employees and contractors to fill job openings and the second being, finding the products we need when they are needed. He is hopeful that the annual meeting will be in-person next. Mr. Goodman would have preferred a face to face meeting but presented a few examples of why a virtual webinar was the best choice again for 2021. Mr. Goodman offered a summary of updated improvements and work that is in progress:

- Currently maintenance and housekeeping personnel are inspecting units to get a scope of what repairs and improvements can be done during the slower season.
- Deep cleans are being performed by housekeeping.
- Kitchen inventories are up being brought up to par level.
- Performing maintenance on furnaces and installing winter watchmen to monitor for power outages.
- Front lobby has new glass windows.
- Carpets are being cleaned.
- A major focus on the L-Row units, this winter will be to strip all wallpaper, apply texture, paint, refinish woodwork, replace furniture and lay new carpet, if needed.
- Sunrise Cove owners these days contribute in total \$132,000 to the reserve for replacements and improvements. There are 129 units at Sunrise Cove. The money is spent where it is deemed to be needed most. Some of the improvements can be planned and others are driven by circumstances. When the unit next to yours needs a new refrigerator that happens next and in today's environment, we hope one is available. There are real needs in some places. In order to address those needs, sometimes there is not as much money to spend in places that would be on your priority list for your unit.
- Other winter work planned this year throughout the property include replacing boilers, a/c and furnace units, various appliances, screens and roofs.
- Once spring hits the focus will turn to trimming trees and shrubs, pressure washing and staining picnic tables and refinishing decks.

Election Results: Tom Underwood elected to another term with 478 votes. Stanley Hamilton received 391 votes and there were 3 votes for write-in candidates.

REMINDER: Owners have 162 hours from check-in to check-out in their timeshare unit. Resort staff has 6 hours of available time to clean that unit and prepare it for the next guest. Please let the resort know ASAP if something is broken or missing in your unit so it can be remedied.

## Q/A for Sunrise Cove:

-Delinquent maintenance fees. How are these being pursued? Unpaid accounts receive additional bills showing added late fees. If no payment is received, they are provided to a collections company that specializes in collecting timeshare fees. Yes, some have been collected because they showed up on their credit reports. If the company does not get the debt collected it comes back to the Association. If the week is during a high-demand week it will be foreclosed.

-Wi-Fi throughout the property? The Wi-Fi issue has been addressed and discussed at several annual meetings and in past newsletters. Years ago, the resort got proposals and the cheapest was \$110,000.00. This was brought to a past annual meeting and the group in attendance was not in favor of spending the money to get it done. The most recent estimate to provide Wi-Fi throughout the resort was \$150,000.00. Many guests use their personal hot spot, if absolutely needed.

-Security? The security for the units is done by the Sheriff's office, if called. We have employees around the resort who are watching. If you see something – say something. Call the front desk to make a report. An owner said she suspected people are coming to the beach and pools that are not staying at Sunrise Cove or Village West. We obviously don't want

that happening but know that Make-A-Wake Watersports and The Village West Boat House are separate businesses and they rent equipment. Their rental businesses are not limited to guests staying at the resort.

-RCI trading power changes? RCI has changed, but Sunrise Cove has not. There was a lawsuit a while back against them and now they are totally transparent. All their trade power is shown on the internet when you go to do an exchange.

-Staffing ratios? They used to be much higher. Labor shortages in the area are a real thing! J-1 students used to be available, but because of Covid, this has not been an option recently. A lot of the work that needs to be done is being contracted out at Village West Resort. This is expensive but must be done. If you are looking for employment, the resort has availabilities in most departments.

Q/A for Village West Resort:

-Why is the fire ring not useable? It's a rock pit that pre-Covid had supervised Saturday evening fires. Village West would like to bring those back, but that will be up to the discretion of the insurance company.

-What going on with lakeshore landscaping? The rocks and foliage on the lakeshore are off limits due to erosion, thanks to new construction projects a few years back on the lake when a rainstorm washed the bank into the lake. The resort has permission to cut back and remove the dead growth above ground which is done every year. Again, because of labor shortages in the area, we are not able to keep a company here for too long, as they are trying to keep up with high demand.

-What's going on with the dead tree? Plans were made to let it dry out and then get it carved into something people could take pictures by. The estimate was around \$2000.00. The tree is going to be removed as soon as the tree guy can get here. He, too, cannot find help!

-Why are there leaning light posts? They have all been straightened or replaced with metal and concreted in. People keep backing into them. Please be careful.

-What's going on with the playground? Iowa Resort Holdings has owned Village West since August 2000. When the company took possession of the property the only playground equipment is where it is now. When the insurance people inspected the property for IRH they were told to remove the merry-go-round. They advised all the city and school playgrounds had to do the same.

-Why is the irrigation system not being used? The irrigation system was shut down due to the zebra mussels that invaded the lake. Until they come up with a filter system to keep them out of the pipes that would draw the water, it will remain off. They are plugging up even boat motors along with attaching to all the docks and boat hoists.

Is there an RV park going in? Yes, RV spots are back on the drawing board. RV spots were actually a part of the original plans for Village West from the 1980's. Development of the project has been slowed by the availability of materials. Suppliers estimate July 2022 to get that underway. Mr. Hoepfner says the only thing set in stone is as long as Iowa Resort Holdings owns the Resort there will be no overnights and each use agreement will have a kick out clause in it. Mr. Hoepfner is collecting data from RV'ers that spend the winter in other parks to refine his concept.

Mr. Goodman finally announced that any other questions or comments can be directed via email to: [fun@villagewestresort.com](mailto:fun@villagewestresort.com).

There being no further business, the 2021 Annual Meeting of the Membership was adjourned at 10:35 a.m.

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Recorded by Allison Waltman

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Submitted by Rod Black, Recording Secretary

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Approved by Dale Goodman, President

## Resort Reminders for Sunrise Cove Members

1. YOU ARE RESPONSIBLE FOR YOUR GUESTS AND RENTERS!
2. The Resort quiet time begins at 11:00 p.m. and the Resort curfew of 11:00 p.m. is in effect for those under the age of 18.
3. No fires are allowed on the beach unless it's a Resort supervised activity.
4. Due to zoning, no tents allowed or occupied campers.
5. All trailers are to be parked in the West Boat & Trailer parking lot.
6. Docks are private docks, they are meant for drop off or pick up only; some are dedicated to the tenant at the Boat House; do not park behind hoists.
7. Overnight boats tied up to docks are not permitted. Any boats in violation may be untied or fined.
8. No gas cans allowed on the docks or next to units.
9. Please do not enter another person's boat unless invited.
10. No bikes or skateboards allowed on the docks.
11. Check in is after 4:00 p.m. or as the units are cleaned for your use.
12. Good employees are hard to find, so please be respectful!
13. Do not damage or destroy property.
14. The number of persons in each unit cannot exceed the maximum occupancy due to fire and safety codes.

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Towel & Linen Exchange  
Wednesday 8:00 A.M. – 12:00 P.M.  
North Outdoor entrance located next to Betsy's Diner.

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**NO SMOKING**  
Inside timeshare units.



## 2022 Sunrise Cove Maintenance Fee Schedule

	Studio	1 Bed	1 Bed Spa	Townhse	Lockout 1 Bed B	Lockout 1 Bed A	Lockout AB	Rustic	Mansion	Lockout 2 Bed AorB	Lockout 4 Bed AB
Administration	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19	\$80.19
Maintenance Materials	\$74.62	\$111.47	\$99.28	\$119.52	\$76.49	\$106.61	\$147.36	\$185.20	\$183.20	\$100.83	\$132.14
Recreation Services	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56	\$11.56
Recreation License	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98	\$45.98
Insurance	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69	\$24.69
Utilities	\$92.63	\$147.73	\$142.70	\$164.68	\$98.64	\$145.23	\$200.82	\$231.05	\$226.79	\$158.20	\$297.20
Front Desk	\$62.30	\$62.30	\$62.30	\$62.30	\$62.30	\$62.30	\$62.30	\$62.30	\$62.30	\$118.71	\$118.71
Housekeeping/Laundry	\$78.55	\$135.05	\$129.66	\$171.22	\$107.34	\$147.40	\$206.48	\$250.49	\$238.23	\$162.91	\$367.14
Annual Audit	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50	\$02.50
Contract Labor	\$57.57	\$94.65	\$91.00	\$106.41	\$73.84	\$99.57	\$120.68	\$153.79	\$156.78	\$109.14	\$156.57
Bad Debt	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Replacements & Repairs	\$42.95	\$73.24	\$70.17	\$78.40	\$47.62	\$69.62	\$91.47	\$188.99	\$184.03	\$79.99	\$96.02
Management Consulting Fee	\$16.48	\$24.20	\$23.42	\$27.04	\$18.50	\$24.30	\$29.81	\$39.64	\$38.94	\$27.50	\$44.34
Security	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37
Real Estate Taxes	\$26.95	\$53.46	\$50.80	\$63.23	\$37.71	\$59.69	\$72.74	\$106.51	\$104.09	\$64.82	\$119.91
<b>Maintenance Fees*</b>	<b>\$644.34</b>	<b>\$894.39</b>	<b>\$861.62</b>	<b>\$985.09</b>	<b>\$714.73</b>	<b>\$907.01</b>	<b>\$1123.95</b>	<b>\$1410.26</b>	<b>\$1386.65</b>	<b>\$1014.39</b>	<b>\$1524.32</b>

*Statements for all accounts are mailed in December and due by January 30.*

*\*Maintenance fees are subject to change.*

### Rental Rates for Timeshare Units

If you would like to submit your unit into the Rental Program,  
contact us at 712-337-3223 ext. 250.

#### **Red Weeks (21-39) May through September/25 – 33 (preferred & most rentable)**

<u>Unit</u>	<u>Weekly Rental</u>	<u>Owner Amount</u>
Mansion	\$3,175.00 (+10% IA tax) = \$3,492.50	\$2,143.00
Rustic	\$3,300.00 (+10% IA tax) = \$3,630.00	\$2,227.00
4 BD Lockout	\$4,225.00 (+10% IA tax) = \$4,647.50	\$2,851.00
2 BD Lockout	\$2,550.00 (+10% IA tax) = \$2,805.00	\$1,721.00
2&3 BD Townhouse	\$2,300.00 (+10% IA tax) = \$2,530.00	\$1,552.00
One Bedroom	\$1,500.00 (+10% IA tax) = \$1,650.00	\$1,012.00
Spa Studio	\$1,350.00 (+10% IA tax) = \$1,485.00	\$ 911.00
Studio	\$1,175.00 (+10% IA tax) = \$1,292.50	\$ 793.00

#### **White/Blue Weeks (1-20 & 40-52) Sept. – May/Off Season (weeks more difficult to rent)**

<u>Unit</u>	<u>Weekly Rental</u>	<u>Owner Amount</u>
Mansion	\$1,670.00 (+10% IA tax) = \$1,837.00	\$1,169.00
Rustic	\$1,735.00 (+10% IA tax) = \$1,908.50	\$1,214.50
4 BD Lockout	\$2,200.00 (+10% IA tax) = \$2,420.00	\$1,540.00
2 BD Lockout	\$1,335.00 (+10% IA tax) = \$1,468.50	\$ 934.50
2&3 BD Townhouse	\$1,200.00 (+10% IA tax) = \$1,320.00	\$ 840.00
One Bedroom	\$ 770.00 (+10% IA tax) = \$ 847.00	\$ 539.00
Spa Studio	\$ 700.00 (+10% IA tax) = \$ 770.00	\$ 490.00
Studio	\$ 600.00 (+10% IA tax) = \$ 660.00	\$ 420.00

## GOLD CARD USAGE & REGULATIONS

The Gold Card can be revoked at anytime

1. Gold Card usage & benefits are limited to: Sunrise Cove Members & Immediate Family  
(Registered names on Family Usage Card at resort)
  2. Gold Card holders receive discounts on a year-round basis, however usage may be limited.
  3. Gold Card discounts are not available on alcoholic beverages.
  4. For all discounts, Gold Cards MUST be shown at time of purchase.
  5. Discounts will not be applied at check-out.
  6. All Gold Card members are required to comply with Resort rules.
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### Is Your Family Growing?

Courtesy Tours and/or purchases of Sunrise Cove Timeshare units are available. If you are interested in receiving more information regarding either, please contact us at 712-337-3223 ext. 250 or email [marne@villagewestresort.com](mailto:marne@villagewestresort.com).

### Do You Want Us To Rent Your Timeshare For You?

The Resort offers a Rental Program for those who are unable to use their unit. Please let us know as soon as possible if you are interested in having your unit rented out. The rental prices are enclosed in the newsletter. For rental information, please call 712-337-3223 ext. 250.

### Do You Want To Sell Your Timeshare?

There are many companies in this market claiming they will sell your timeshare for you. Please do your research prior to committing. Most of these companies will not only take your money, but also fail to complete the closing process. Sunrise Cove does not offer a re-sale program or real estate advice. We do, however, have a list of information to help you. You can find that on our website under Sunrise Cove Member Information. Your loan and maintenance fees must be paid in full prior to selling. Call 712-337-3223 ext. 250 with questions.

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### Do you have new contact information?

If you have a new phone number, address or email, please notify Owner Services  
@ The Sunrise Cove Sales Office at 712-337-3223 ext.884 (OR) email  
[sales@villagewestresort.com](mailto:sales@villagewestresort.com).

**Sunrise Cove Reservations**  
**Phone Number: 712-337-3223 ext. 451**

A reservationist is available to take Member calls during our business hours.  
Monday – Friday: 8:00 a.m. – 3:00 p.m.

Any voicemail messages you leave will be returned in the order received.  
No messages are taken after hours.

**GUIDELINES FOR BOOKING BONUS TIME**

Bonus Time is a benefit allowing Sunrise Cove Members to rent timeshare units from the Timeshare Association at reduced rates for usage in addition to any week(s) owned. The following guidelines govern the Bonus Time Program:

**Usage.** Bonus Time is for Gold Card Members in good standing (current on maintenance fees and loan payments) and/or their immediate family (including spouses, children, parents, siblings, grandparents and grandchildren). It does NOT include aunts, uncles, nieces, nephews, cousins or friends. Person(s) checking in and staying must be at least 21 years old.

**Availability.** Bonus Time is based on usage of “Designated Weeks” (seven blue weeks from each unit), and/or Weeks or Days deposited in the Bonus Time Pool by Members. Bonus Time availability is NOT guaranteed.

**Requests.** Only Members may request Bonus Time. Only one (1) request *per member account* may be pending at a time. Bonus Time requests are taken no sooner than two (2) weeks (1-14 days) prior to usage. Requests are satisfied on a first come, first serve or space available basis. Requests for multiple units are satisfied upon availability ten days prior to arrival date. Bonus Time Reservations MUST be made during Sunrise Cove Reservations business hours.

**Confirmations.** The reservation must be guaranteed by a credit card at the time the request is made to receive a reservation number. **Any confirmed reservations (one or more nights) must be cancelled 72 hours prior to date of arrival.** If a reservation is cancelled after the 72-hour deadline, they will incur a charge, equal to bonus time nightly rate for the unit type reserved and/or bonus time credits will be lost. Also, please keep in mind that one CANNOT change the original bonus time reservation arrival date if it was booked 14 days prior to arrival. A member can make changes at the end of a bonus time reservation but not at the beginning. If one needs to change the arrival date, a new reservation will have to be made according to the “first come, first serve” policy. If members are on a wait list, they will be called first when cancellation occurs. Any other changes such as converting credits to bonus time rate or vice versa, need to be changed prior to the date of arrival with the Reservations Department. They cannot be changed at the Front Desk upon check-in or check-out.

**Bonus Time Rates.** (State Tax Included)

Studio Suite	\$80/night	L Row B Studio	\$80/night
Executive Studio	\$100/night	L Row B One Bdrm	\$95/night
Studio Spa Suite	\$100/night	L Row B Two Bdrm	\$125/night
One Bdrm Suite	\$95/night	L Row A One Bdrm	\$95/night
One Bdrm Spa	\$110/night	L Row A Two Bdrm	\$125/night
Two Bed TH	\$105/night	L Row AB Two Bdrm	\$125/night
Three Bd TH	\$135/night	L Row AB Four Bdrm	\$210/night
Mansion	\$150/night	Rustic	\$160/night

**Payments.** Full payment is required at check-out. Gold Card lodging discounts DO NOT apply to Bonus Time usage.

## **SPLIT WEEK GUIDELINES**

Split week usage is a Gold Card benefit which allows members to take their week or weeks and split them into several vacations at Sunrise Cove.

The following guidelines govern the split week option for members in good standing.

### **Split Week Pooling**

Members in good standing may deposit 1 to 7 days of their week or weeks in the bonus time pool in exchange for credit to be used at a different time, *subject to availability*. Bonus pooled credits are good for two years starting from the year they were pooled and will expire on the day before your week begins.

Split and pooled time must be done *no later* than 2 weeks prior to the start of your week. This time may be used by family members or friends. Also, the reservation can **ONLY** be made by the member of the timeshare.

Credits are redeemed at the rental rate of the size of the unit deposited (or smaller) and applied to the rental rate of the unit reserved. Reserving larger units than what is deposited requires upgrade costs per night (the difference between the sizes of the units). No refunds are granted when credits are redeemed in a smaller unit that was deposited.

The maintenance fee you pay per year allows you one complete cleaning of your unit. If you split your week, your first usage is a part of your annual maintenance fee. Your second or third visit will have a modest cleaning fee per stay (not per night) to compensate the Association for the additional clean(s).

### **Split Week Cleaning Fees: (State Tax Included)**

Studio	\$51.75	L Row B Studio	\$51.75
Executive Studio	\$57.25	L Row B One Bedroom	\$66.50
Studio Spa	\$60.00	L Row B Two Bedroom	\$81.00
One Bedroom	\$66.50	L Row A One Bedroom	\$66.50
One Bedroom Spa	\$69.50	L Row A Two Bedroom	\$81.00
2 Bedroom TH	\$76.00	L Row AB Two Bedroom	\$100.00
3 Bedroom TH	\$85.00	L Row AB Four Bedroom	\$125.00
Mansion	\$108.50	Rustic	\$125.00

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## **Annual Meeting Notice**

The Annual Meeting of Members of the Sunrise Cove Timeshare will be conducted using Zoom's video conferencing. The Meeting will begin on Tuesday, November 29, 2022 at 10:00 a.m.

If you are interested to join the meeting, please send your request by email to [info@goodmanagement.com](mailto:info@goodmanagement.com) and include your name. Feel free to send us your questions and comments in advance. After registering, you will receive a confirmation email containing information about joining the webinar.

## **Guidelines for Bonus Time Credit usage in hotel rooms**

When using credits in the hotel you may book 2 weeks prior to your requested arrival date. Sunrise Cove Members will be able to use Bonus Time Credits in the hotel on

Monday, Tuesday, Wednesday and Thursday evenings.

2023: Between June 16, 2023 – August 28, 2023

2024: Between June 21, 2024 – August 26, 2024

*(Any other time, you are able to use credits any day of the week)*

No Bonus Time Credits are able to be used in the hotel on  
*FRIDAY, SATURDAY OR SUNDAY* evenings.

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### **4<sup>th</sup> of July**

Bonus Time Credits may not be used on this holiday.

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### **2-Night Minimum required**

2023: June 23, 2023 – July 31, 2023

2024: June 28, 2024 – July 31, 2024

During the month of July, there will be a 2-night minimum requirement when booking a hotel room during the weekends (Friday & Saturday).

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### **Check in Requirements**

For security reasons and your safety, the following will be required upon check in:

- Photo Id/Driver's License
  - Credit Card for authorized security deposit (MC/VISA/DISCOVER/AMEX)
  - Name on Reservation must match photo id
  - License plate numbers of all vehicles on Resort property
  - Must be 21 years of age to check in
- 

### **Check out Procedures**

For your convenience, the checkout procedures are posted on the front of your check in envelope as well as in your guest directory. To avoid additional charges, please complete and vacate your unit by the 10:00 a.m. departure time.

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### **A Friendly Reminder**

We do not supply any Sunrise Cove unit with extra: Paper towels, Kleenex, toilet paper or linens. Each unit is stocked to the occupancy upon arrival. If you require extra, you will need to supply your own.

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<p><b>Village West Boat House</b> (712) 337-3223 ext. 239</p> <p>Daily &amp; Weekly Boat Hoist Rentals 24-Hour Gas Dock Snacks, Ice &amp; Beverages available here!</p> <p><i>Open: Seasonally</i></p>	<p><b>Make-A-Wake Watersports</b> (712) 337-3223 ext. 238</p> <p>Boat &amp; Jet Ski Rentals <i>*ask about our 8-hour special!</i></p> <p>Along with wakeboards, skis, kneeboards, Kayak &amp; Maui Mat Rentals!</p> <p><i>Open: Seasonally</i></p>
<p><b>Stone's Throw Gift Shop</b> (712) 337-3223 ext. 297</p> <p>We have something for everyone! Okoboji souvenirs Home Décor Shoes/Clothing</p> <p><i>Open: Year Round</i></p>	<p><b>Boathouse Bakery</b> (712) 337-3223 ext. 331</p> <p><i>Come enjoy the beautiful view of West Lake Offering: Breakfast, Lunch, Ice Cream Treats &amp; fresh coffee!</i></p> <p><i>Open: In Season</i></p>
<p><b>Betsy's Diner</b> (712) 337-3223 ext. 444</p> <p>Breakfast, Lunch &amp; Daily Specials! Regular Menu Available</p> <p><i>Open: OFF Season</i></p>	<p><b>Main Event Bar &amp; Eatery</b> (712) 337-3223 ext. 223</p> <p><b>CLOSED</b></p>

### **NO Pet Policy**

The rules and regulations for the Association state that “no bird, reptile, animal or pet of any kind shall be kept or harbored in the unit or on the Timeshare or Resort property unless the same, in each instance, is expressly permitted in writing by the Association.” There is a penalty for any such violation.

In accordance with the Iowa Service Animal Bill, service animal owners are liable for any damage done to a dwelling. In addition, if a person intentionally misrepresents an animal as a service animal, they could be found guilty of a simple misdemeanor.

## 2022 BOARD OF DIRECTORS CANDIDATE PROFILES

### **Kristine M. Isaacson**

Greetings! My name is Kristine Isaacson and I have been a timeshare owner at Sunrise Cove for over 25 years. I live on an acreage with my fiancée by Conesville, IA. As a board member, I am ready to focus on improving the resort visually as well as addressing maintenance issues. I am retired but still working part-time as a lab courier for the Trinity Unitypoint Hospital in Muscatine, IA.

When I became an owner, the resort was well-maintained, family functions took place, and everything was very nice. Since then, I am very discouraged at what I have seen and what I read as reviews on RCI.com. Most are negative. I have traded weeks several times and everywhere I have traveled to has been fabulous and beautiful. I am asking, "What has happened to Village West Resort?"

Maintenance fees have gone up but I am not getting where the money is going. I don't see evidence of maintenance upkeep or updates being made to each unit.

I look forward to addressing the necessary issues to get Village West back to the beautiful place it used to be.

Thank you for considering me as a Sunrise Cove Association board member

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### **Kevin J. Conklin**

Candidate for Board of Directors of Sunrise Cove

Twila and myself have 5 units at Sunrise Cove. Our children and 6 grandchildren have enjoyed this time with us.

I desire to be on the Board to work with ownership, management, employees and timeshare owners. Bottom line, we all need each other and we are all in this together.

Past couples of years have had many challenges and frustrations for all. I want to be a part of the team to address and find solutions. A positive team effort can improve Sunrise Cove experience for all.

My past includes...

Ownership of restaurants in S Dak

Director of Quality/VP of Operation Support for a large manufacturing company based in Sioux City  
Flipping houses, personal rentals, property manager for 150 units (apartments, strip plazas, and single family residents) and Licensed Real Estate Agent.

Church board and Trustee

Board of Director for Sunrise Retirement

SUNRISE COVE TIME SHARE

ASSOCIATION, INC.

· WEST LAKE OKOBOJI, IOWA

AUDITED

FINANCIAL STATEMENTS

For the Year Ended December 31, 2021



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Office 757-539-3446 Fax 757-539-4278

1426 Holland Road, Suffolk, Virginia 23434

## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Sunrise Cove Time Share Association, Inc.  
West Lake Okoboji, Iowa

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of Sunrise Cove Time Share Association, Inc., an Iowa Corporation, which comprise the balance sheet as of December 31, 2021, and the related statements of revenues, expenses and changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Sunrise Cove Time Share Association, Inc. as of December 31, 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of Sunrise Cove Time Share Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sunrise Cove Time Share Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sunrise Cove Time Share Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sunrise Cove Time Share Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

SCOTT BRADSHAW & RAWLS, P.C.

*Scott Bradshaw & Rawls, P.C.*

Certified Public Accountants

July 8, 2022

Sunrise Cove Time Share Association, Inc.  
West Lake Okoboji, Iowa  
BALANCE SHEET  
December 31, 2021

Exhibit A

	Operating Fund	Replacement Fund	Total
<b>ASSETS</b>			
<b>CURRENT ASSETS:</b>			
Cash	\$ 98,799	\$ 24,322	\$ 123,121
Certificate of deposit	-	110,289	110,289
Certificate of deposit - restricted	-	466,875	466,875
Maintenance fees receivable - net	-	-	-
Prepaid expenses	39,878	-	39,878
Income tax benefit	35,469	-	35,469
Building - net	161,872	-	161,872
Interfund balances	(1,218,475)	1,218,475	-
<b>TOTAL ASSETS</b>	<b>\$ (882,457)</b>	<b>\$ 1,819,961</b>	<b>\$ 937,504</b>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>CURRENT LIABILITIES:</b>			
Accounts payable and accrued expenses	\$ 424,079	\$ -	\$ 424,079
Deferred maintenance fees	94,967	-	94,967
<b>TOTAL LIABILITIES</b>	<b>\$ 519,046</b>	<b>\$ -</b>	<b>\$ 519,046</b>
<b>FUND BALANCES:</b>			
Fund balances (deficit)	(1,401,503)	1,819,961	418,458
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ (882,457)</b>	<b>\$ 1,819,961</b>	<b>\$ 937,504</b>

Sunrise Cove Time Share Association, Inc.  
West Lake Okoboji, Iowa  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES  
For the Year Ended December 31, 2021

	Operating Fund	Replacement Fund	Total
<b>REVENUES:</b>			
Maintenance fee assessed and billed	\$ 2,688,453	\$ 233,781	\$ 2,922,234
Finance charges	61,208	-	61,208
Other income	1,527	-	1,527
<b>Total Revenues</b>	<b>\$ 2,751,188</b>	<b>\$ 233,781</b>	<b>\$ 2,984,969</b>
<b>OPERATING EXPENSES:</b>			
Housekeeping and guest supplies	\$ 1,010,272	-	\$ 1,010,272
Utilities	376,920	-	376,920
Repairs and maintenance	368,816	-	368,816
Bad debt	280,670	24,406	305,076
Recreation facilities rent	214,281	-	214,281
Replacement fund expenses	-	188,253	188,253
Management and consulting fees	152,148	-	152,148
Administrative and general	194,450	-	194,450
Real estate taxes	185,471	-	185,471
Insurance	79,194	-	79,194
Telephone	25,761	-	25,761
<b>Total Operating Expenses</b>	<b>\$ 2,887,983</b>	<b>\$ 212,659</b>	<b>\$ 3,100,642</b>
<b>EXCESS OF REVENUES OVER EXPENSES BEFORE OTHER INCOME (EXPENSES)</b>	<b>\$ (136,795)</b>	<b>\$ 21,122</b>	<b>\$ (115,673)</b>
<b>OTHER INCOME (EXPENSES):</b>			
Interest income	-	3,848	3,848
Depreciation	(18,069)	-	(18,069)
Penalties	(609)	-	(609)
<b>Total Other Income (Expenses)</b>	<b>\$ (18,678)</b>	<b>\$ 3,848</b>	<b>\$ (14,830)</b>
<b>EXCESS OF REVENUES OVER EXPENSES BEFORE INCOME TAXES</b>	<b>\$ (155,473)</b>	<b>\$ 24,970</b>	<b>\$ (130,503)</b>
<b>PROVISION FOR INCOME TAXES</b>	<b>35,469</b>	<b>-</b>	<b>35,469</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>\$ (120,004)</b>	<b>\$ 24,970</b>	<b>\$ (95,034)</b>
<b>FUND BALANCE (DEFICIT) - BEGINNING OF YEAR</b>	<b>(1,281,499)</b>	<b>1,794,991</b>	<b>513,492</b>
<b>FUND BALANCE (DEFICIT) - END OF YEAR</b>	<b>\$ (1,401,503)</b>	<b>\$ 1,819,961</b>	<b>\$ 418,458</b>

Sunrise Cove Time Share Association, Inc.  
West Lake Okoboji, Iowa  
NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2021

NOTE 1: DESCRIPTION OF THE ASSOCIATION AND RELATED PARTIESThe Association

Sunrise Cove Time Share Association, Inc. (Association) is a not-for-profit Iowa Corporation organized to operate, govern, administer and manage the property and affairs of the Sunrise Cove Time Share Association at Village West Resort (Resort).

The Association is organized to act as the governing association, within the meaning of the Iowa Timeshare Act (Chapter 557A, Iowa Code, (1988)), for the Sunrise Cove at Village West Resort, located on West Lake Okoboji, Iowa. The Association is incorporated in the State of Iowa under the provisions of the Iowa Nonprofit Corporation Act (Chapter 504A, Iowa Code, (1988)) and, therefore, shall not be operated for profit and shall make no distribution of income to its members, directors or officers.

The members of the Association are the owners of the unit weeks committed to interval ownership. Each unit week shall be entitled to one vote in voting by the membership.

The majority of the members of the Board of Directors shall be elected by the Developer (as hereinafter defined) until three months after 85% of the timeshare estate that has been, or ultimately could be, operated by the Association has been conveyed to purchasers of the unit weeks. The remaining directors shall be elected to the Board of Directors by the membership in accordance with the Association's Articles of Incorporation and By-Laws. At December 31, 2021 the Developer had not turned over control of the Association's Board of Directors to the unit week owners.

The Resort

Located on the Resort are free standing and multi-unit timeshare buildings and timeshare units that were converted from hotel rooms. The Developer has committed several phases comprising 129 units (and representing 5,805 unit weeks). The existing units are configured as studios, executive style suites, and one, two and three bedrooms. Each unit is subdivided into 45 use periods and seven bonus weeks. All sales to date have been sold on a fixed-time use basis. The Developer may add additional units on adjacent property.

The Developer

Iowa Resort Holding, L.L.C. (Developer), an Iowa limited liability corporation, is the owner and Developer of the Resort. The Developer maintains recreation facilities and common area amenities, and marketing and sales facilities on-site. The Developer holds title to all real estate on which all the existing units are built. The type of units added in any expansion will be at the discretion of the Developer. The timeshare program may be terminated or amended at any time at the sole discretion of the Developer. See discussion regarding this relationship and related transactions and balances in Notes 7 and 8.

Sunrise Cove Time Share Association, Inc.  
West Lake Okoboji, Iowa  
STATEMENT OF CASH FLOWS  
For the Year Ended December 31, 2021

	Operating Fund	Replacement Fund	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
Excess of revenues over expenses	\$ (120,004)	\$ 24,970	\$ (95,034)
Adjustments to reconcile to net cash from operating activities:			
Depreciation	18,069	-	18,069
Change in:			
Maintenance fees receivable	-	-	-
Accounts receivable - Iowa resort	46,786	-	46,786
Prepaid expenses	61	-	61
Income tax benefit	(35,469)	-	(35,469)
Income tax receivable	17,919	-	17,919
Interfund balances	(762)	762	-
Accounts payable and accrued expenses	187,686	-	187,686
Deferred maintenance fees	(121,696)	-	(121,696)
Income taxes payable	(37,805)	-	(37,805)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>\$ (65,195)</b>	<b>\$ 25,732</b>	<b>\$ (39,463)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Reinvestment in certificates of deposit	-	(2,532)	(2,532)
<b>NET CHANGE IN CASH</b>	<b>\$ (65,195)</b>	<b>\$ 23,200</b>	<b>\$ (41,995)</b>
<b>CASH - BEGINNING OF YEAR</b>	<b>163,994</b>	<b>1,122</b>	<b>165,116</b>
<b>CASH - END OF YEAR</b>	<b>\$ 98,799</b>	<b>\$ 24,322</b>	<b>\$ 123,121</b>
<b>Supplemental disclosure of cash flow information:</b>			
Interest paid in cash			\$ 312

Sunrise Cove Time Share Association, Inc.  
West Lake Okoboji, Iowa  
NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2021

NOTE 1: DESCRIPTION OF THE ASSOCIATION AND RELATED PARTIES (Continued)The Consultant

Goodmanagement, L.L.C. (Consultant) is a Virginia limited liability company. The Consultant provides supervision, management and operational support for the timeshare program and provides the necessary accounting services for the Association. The consulting and accounting agreement provides for automatic one-year renewals. See additional discussion regarding this relationship and related transactions and balances in Note 8.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIESBasis of Accounting

The Association prepares its financial statements on the accrual basis of accounting. Separate fund balances are maintained for the Operating Fund and Replacement Fund based on different funding and statutory policies.

The Operating Fund reflects the operating assessments paid by unit week owners to meet the regular, recurring costs of operations. Expenditures from this Fund are for those items connected with the Association's day-to-day activities and for real estate property taxes.

The Replacement Fund is comprised of all assessments paid by unit week owners to fund the future replacement, major repair and purchase of commonly owned assets. Expenditures from this Fund are designated to those items for which assessments were paid.

Maintenance fees receivable at December 31, 2021 represents member assessments outstanding, including weeks in collections, related to unit weeks sold. This receivable is collateralized by a warranty deed on the unit week.

Cash Equivalents

The Association considers all unrestricted, highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Real Property and Equipment

As stated in the timeshare ownership documents, real property and common areas and related improvements to such property are not recorded in the Association's financial statements because interests in these properties are conveyed to the individual unit week owners in common, and not to the Association. Additions to these assets are accounted for as expenditures in the Replacement Fund.

In accordance with prevailing industry standards and practices, personal property acquired by the Association, to which it has title, has not been capitalized in the accompanying financial statements. Accordingly, there is no provision for depreciation for these items in the Association's financial statements.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Real Property and Equipment (Continued)

The Association's timeshare program with the Developer consists of the use of 52 weeks of a single timeshare unit. Those weeks are broken down into 45 regular weeks, 6 bonus weeks, and 1 maintenance week. Depreciation is applied on a straight line basis over the estimated useful life of 27.5 years.

Revenue and Deferred Maintenance Fees

The Association assesses an annual maintenance fee based on the annual budget as determined from prior year costs approved by the Board of Directors. Each Association member is a unit week owner and a proportionate amount of the maintenance fees is assessed for each unit week. Members are billed in November of each year for the succeeding year's fees. Any such billings collected prior to the beginning of the succeeding year are included in deferred maintenance fees on the Balance Sheet.

Expense Allocations

With the exception of consulting fees, all expenses, including real estate taxes, are allocated to the Association from the Consultant and the Developer based on invoices received for the entire resort. These allocations vary based on the type of expense.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

Real estate taxes accrued of \$185,970 are included in accounts payable and accrued expenses on the accompanying Balance Sheet. This accrual was estimated based on prior real estate tax bills.

The accounts receivable balance has carried forward from prior years. The allowance for doubtful accounts is a provision for probable uncollectible accounts within the accounts receivable balance. The accounts receivable balance as presented on the Balance Sheet of \$0 represents gross receivables of \$2,485,622, less the allowance for doubtful accounts of \$2,485,622. The Association has developed a policy that receivables greater than 120 days old are uncollectible. For the year ended December 31, 2021, the Association estimated the allowance for doubtful accounts balance, since its inception in 1989, to be \$2,485,622. The Association's management will continue efforts to collect all receivable balances until all means have been exhausted.

NOTE 5: CERTIFICATE OF DEPOSIT

In 2009, the Association invested in two certificates of deposit with a local financial institution, both earning interest at .35%. Both certificates of deposit matured on February 5, 2010, but have not been redeemed at December 31, 2021.

NOTE 6: BUILDING

Building consists of the following:

One timeshare unit	\$ 496,910
Less: Accumulated depreciation	(335,038)
Total	<u>\$ 161,872</u>

NOTE 7: RECREATIONAL LICENSE AND RELATED FEES

The Association has entered into a recreational license with the Developer. The Developer owns the Resort, which includes recreational facilities and meeting space, as well as all real estate and common areas on which the existing units are built. A fee is paid by timeshare owners for the use of existing recreational facilities at Village West Resort and collected through the maintenance assessment. The fee is determined by the cost incurred by the Developer. These amenities include an indoor 9-hole miniature golf course, an outdoor 9-hole miniature golf course, docks, one tennis court, three swimming pools, a health club, beach and other common recreational space.

NOTE 8: RELATED PARTY AGREEMENTS, TRANSACTIONS AND BALANCES

As disclosed in Note 1, Goodmanagement, L.L.C. (Consultant), a related party, due to the fact that the President and majority owner of the Consultant is also a member of the Board of Directors, provides supervision and consulting as well as the necessary accounting services for the Association. Under the terms of the consulting management agreement, the Consultant was granted the authority to provide consulting services to the Association, through employees and experts retained by it, incidental to the consulting and operations of the Resort. The fees paid to the Consultant under this agreement are made up of two components; a consulting fee, which equals 7% of all funds the Consultant is required to collect pursuant to the budget, and a financial services fee of \$1,750 per month, plus out of pocket expenses, which is in consideration for information, services, and financial reports. Amounts due to the Consultant of \$26,585 are included in accounts payable and accrued expenses on the Balance Sheet at December 31, 2021. The Association paid the Consultant \$131,148 for consulting fees and \$21,000 for financial services fees, and such fees are included in management and consulting fees on the Statement of Revenues, Expenses and Changes in Fund Balances.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates (Continued)

For the year ended December 31, 2021, of the total maintenance fees assessed and billed and total bad debt expense incurred, the Association has allocated \$233,781 and \$24,406, respectively, to the Replacement Fund. Based on management assumptions, this allocation was determined to be 8% of the respective account balance.

Income Taxes

For 2021, the Association filed its federal income tax return as a regular corporation. As a regular corporation, in determining taxable income, nonmembership income, net of related expenses, is taxed at regular corporate rates. Maintenance fee expenses are deducted from maintenance fee revenues, and reserve assessments for future replacements are not treated as taxable income in accordance with revenue rulings issued by the Internal Revenue Service. As of December 31, 2021, the Association had a net operating loss carryforward of \$129,897, which is available to offset future taxable income. For 2021, the Association had no federal and state income tax expense. The Association determined that it does not have any material unrecognized tax benefits or obligations as of December 31, 2021. The Association's income tax benefit was \$35,469 at December 31, 2021. Fiscal years ending on or after December 31, 2018 remain subject to examination by federal and state tax authorities.

The following is a reconciliation of the federal statutory income tax amount on income to the provision for income taxes:

Federal income tax expense (benefit)	\$ (27,278)
State income tax expense (benefit)	(8,191)
Total provision for income taxes	<u>\$ (35,469)</u>

NOTE 3: CREDIT RISK

Financial instruments that potentially subject the Association to concentrations of credit risk consist principally of interest-bearing cash on deposit with a financial institution. Interest-bearing accounts at this financial institution are insured by Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At December 31, 2021, the financial institution's collected funds exceeded the FDIC limit by \$450,284.

NOTE 4: SUBSEQUENT EVENTS

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through July 8, 2022, the date the financial statements were available to be issued.

NOTE 8: RELATED PARTY AGREEMENTS, TRANSACTIONS AND BALANCES (Continued)

As disclosed in Note 7, the Association has entered into a recreational license with the Developer, a related party. The Association also contracts a third party owned by the Developer, whose employees provide services and maintenance for the members. The Association paid the Developer \$206,437 for maintenance of recreation facilities, common area amenities, and contracted labor, and \$158,575 for housekeeping and other administrative expense of which \$158,575 was paid directly to a non-related housekeeping contractor not owned by the Developer. This amount is included in repairs and maintenance, recreation facilities rent, administrative and general, and throughout other expense accounts on the Statement of Revenues, Expenses and Changes in Fund Balances.

NOTE 9: FUTURE REPAIRS AND REPLACEMENTS

The Association has established a Replacement Fund for future repairs and replacements. The cash in the Fund is maintained in a nonoperating account with a bank. It is the Association's policy to retain interest earned on such funds in the Replacement Fund.

In 2021, \$188,253 was expended by the Replacement Fund. This amount was approved by the Board of Directors. In the event that a replacement or major repair is necessary, the Association has the authority to assess unit owners for the cost of such expenditures at the time the expenditures are made. Actual expenditures may vary from estimated future expenditures, and variations may be material.



Sunrise Cove at Village West Resort  
 20785 170th Street  
 Spirit Lake, IA 51360

2024

Week Number	Friday to Friday	Saturday to Saturday	Sunday to Sunday
1	Jan 5-Jan 12	Jan 6-Jan 13	Jan 7-Jan 14
2	Jan 12-Jan 19	Jan 13-Jan 20	Jan 14-Jan 21
3	Jan 19-Jan 26	Jan 20-Jan 27	Jan 21-Jan 28
4	Jan 26-Feb 2	Jan 27-Feb 3	Jan 28-Feb 4
5	Feb 2-Feb 9	Feb 3-Feb 10	Feb 4-Feb 11
6	Feb 9-Feb 16	Feb 10-Feb 17	Feb 11-Feb 18
7	Feb 16-Feb 23	Feb 17-Feb 24	Feb 18-Feb 25
8	Feb 23-Mar 1	Feb 24-Mar 2	Feb 25-Mar 3
9	Mar 1-Mar 8	Mar 2-Mar 9	Mar 3-Mar 10
10	Mar 8-Mar 15	Mar 9-Mar 16	Mar 10-Mar 17
11	Mar 15-Mar 22	Mar 16-Mar 23	Mar 17-Mar 24
12	Mar 22-Mar 29	Mar 23-Mar 30	Mar 24-Mar 31
13	Mar 29-Apr 5	Mar 30-Apr 6	Mar 31-Apr 7
14	Apr 5-Apr 12	Apr 6-Apr 13	Apr 7-Apr 14
15	Apr 12-Apr 19	Apr 13-Apr 20	Apr 14-Apr 21
16	Apr 19-Apr 26	Apr 20-Apr 27	Apr 21-Apr 28
17	Apr 26-May 3	Apr 27-May 4	Apr 28-May 5
18	May 3-May 10	May 4-May 11	May 5-May 12
19	May 10-May 17	May 11-May 18	May 12-May 19
20	May 17-May 24	May 18-May 25	May 19-May 26
21	May 24-May 31	May 25-Jun 1	May 26-Jun 2
22	May 31-Jun 7	Jun 1-Jun 8	Jun 2-Jun 9
23	Jun 7-Jun 14	Jun 8-Jun 15	Jun 9-Jun 16
24	Jun 14-Jun 21	Jun 15-Jun 22	Jun 16-Jun 23
25	Jun 21-Jun 28	Jun 22-Jun 29	Jun 23-Jun 30
26	Jun 28-Jul 5	Jun 29-Jul 6	Jun 30-Jul 7
27	Jul 5-Jul 12	Jul 6-Jul 13	Jul 7-Jul 14
28	Jul 12-Jul 19	Jul 13-Jul 20	Jul 14-Jul 21
29	Jul 19-Jul 26	Jul 20-Jul 27	Jul 21-Jul 28
30	Jul 26-Aug 2	Jul 27-Aug 3	Jul 28-Aug 4
31	Aug 2-Aug 9	Aug 3-Aug 10	Aug 4-Aug 11
32	Aug 9-Aug 16	Aug 10-Aug 17	Aug 11-Aug 18
33	Aug 16-Aug 23	Aug 17-Aug 24	Aug 18-Aug 25
34	Aug 23-Aug 30	Aug 24-Aug 31	Aug 26-Sep 1
35	Aug 30-Sep 6	Aug 31-Sep 7	Sep 1-Sep 8
36	Sep 6-Sep 13	Sep 7-Sep 14	Sep 8-Sep 15
37	Sep 13-Sep 20	Sep 14-Sep 21	Sep 15-Sep 22
38	Sep 20-Sep 27	Sep 21-Sep 28	Sep 22-Sep 29
39	Sep 27-Oct 4	Sep 28-Oct 5	Sep 29-Oct 6
40	Oct 4-Oct 11	Oct 5-Oct 12	Oct 6-Oct 13
41	Oct 11-Oct 18	Oct 12-Oct 19	Oct 13-Oct 20
42	Oct 18-Oct 25	Oct 19-Oct 26	Oct 20-Oct 27
43	Oct 25-Nov 1	Oct 26-Nov 2	Oct 27-Nov 3
44	Nov 1-Nov 8	Nov 2-Nov 9	Nov 3-Nov 10
45	Nov 8-Nov 15	Nov 9-Nov 16	Nov 10-Nov 17
46	Nov 15-Nov 22	Nov 16-Nov 23	Nov 17-Nov 24
47	Nov 22-Nov 29	Nov 23-Nov 30	Nov 24-Dec 1
48	Nov 29-Dec 6	Nov 30-Dec 7	Dec 1-Dec 8
49	Dec 6-Dec 13	Dec 7-Dec 14	Dec 8-Dec 15
50	Dec 13-Dec 20	Dec 14-Dec 21	Dec 15-Dec 22
51	Dec 20-Dec 27	Dec 21-Dec 28	Dec 22-Dec 29
52	Dec 27-Jan 3	Dec 28-Jan 4	Dec 29-Jan 5
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