

2025



Newsletter

www.villagewestresort.com

E-Mail Address: fun@villagewestresort.com

Sunrise Cove Board of Directors:

Dale Goodman, President

Tom Underwood, *Vice President*
Term expires Fall 2027

Kevin Conklin, *Vice President*
Term expires Fall 2025

Allison Waltman, *Secretary*

Mike Hoepfner, *Director*

Board Seat Election for 2025

Mr. Conklin's term is concluding this fall. So, therefore there will be a seat election for the Sunrise Cove Board of Directors. Any interested candidates may submit their 'Candidate Profile' no later than December 11, 2025 and a maximum of 150 words.

Email to: allison@villagewestresort.com

Mail to: Village West Resort & Hotel
20785 170th Street
Spirit Lake, IA 51360
Attn: Candidate Profile

Election Results

Our congratulations are extended to Mr. Tom Underwood who was re-elected at the 2024 Annual Meeting as a Sunrise Cove Representative to the Board of Directors. Mr. Underwood will serve another two (2) year term.

2026

Week Number	Friday to Friday	Saturday to Saturday	Sunday to Sunday
1	Jan.2-Jan.9	Jan.3-Jan.10	Jan.4-Jan.11
2	Jan.9-Jan.16	Jan.10-Jan.17	Jan.11-Jan.18
3	Jan.16-Jan.23	Jan.17-Jan.24	Jan.18-Jan.25
4	Jan.23-Jan.30	Jan.24-Jan.31	Jan.25-Feb.1
5	Jan.30-Feb.6	Jan.31-Feb.7	Feb.1-Feb.8
6	Feb.6-Feb.13	Feb.7-Feb.14	Feb.8-Feb.15
7	Feb.13-Feb.20	Feb.14-Feb.21	Feb.15-Feb.22
8	Feb.20-Feb.27	Feb.21-Feb.28	Feb.22-Mar.1
9	Feb.27-Mar.6	Feb.28-Mar.7	Mar.1-Mar.8
10	Mar.6-Mar.13	Mar.7-Mar.14	Mar.8-Mar.15
11	Mar.13-Mar.20	Mar.14-Mar.21	Mar.15-Mar.22
12	Mar.20-Mar.27	Mar.21-Mar.28	Mar.22-Mar.29
13	Mar.27-Apr.3	Mar.28-Apr.4	Mar.29-Apr.5
14	Apr.3-Apr.10	Apr.4-Apr.11	Apr.5-Apr.12
15	Apr.10-Apr.17	Apr.11-Apr.18	Apr.12-Apr.19
16	Apr.17-Apr.24	Apr.18-Apr.25	Apr.19-Apr.26
17	Apr.24-May 1	Apr.25-May 2	Apr.26-May 3
18	May 1-May 8	May 2-May 9	May 3-May 10
19	May 8-May 15	May 9-May 16	May 10-May 17
20	May 15-May 22	May 16-May 23	May 17-May 24
21	May 22-May 29	May 23-May 30	May 24-May 31
22	May 29-Jun.5	May 30-Jun.6	May 31-Jun.7
23	Jun.5-Jun.12	Jun.6-Jun.13	Jun.7-Jun.14
24	Jun.12-Jun.19	Jun.13-Jun.20	Jun.14-Jun.21
25	Jun.19-Jun.26	Jun.20-Jun.27	Jun.21-Jun.28
26	Jun.26-Jul.3	Jun.27-Jul.4	Jun.28-Jul.5
27	Jul.3-Jul.10	Jul.4-Jul.11	Jul.5-Jul.12
28	Jul.10-Jul.17	Jul.11-Jul.18	Jul.12-Jul.19
29	Jul.17-Jul.24	Jul.18-Jul.25	Jul.19-Jul.26
30	Jul.24-Jul.31	Jul.25-Aug.1	Jul.26-Aug.2
31	Jul.31-Aug.7	Aug.1-Aug.8	Aug.2-Aug.9
32	Aug.7-Aug.14	Aug.8-Aug.15	Aug.9-Aug.16
33	Aug.14-Aug.21	Aug.15-Aug.22	Aug.16-Aug.23
34	Aug.21-Aug.28	Aug.22-Aug.29	Aug.23-Aug.30
35	Aug.28-Sep.4	Aug.29-Sep.5	Aug.30-Sep.6
36	Sep.4-Sep.11	Sep.5-Sep.12	Sep.6-Sep.13
37	Sep.11-Sep.18	Sep.12-Sep.19	Sep.13-Sep.20
38	Sep.18-Sep.25	Sep.19-Sep.26	Sep.20-Sep.27
39	Sep.25-Oct.2	Sep.26-Oct.3	Sep.27-Oct.4
40	Oct.2-Oct.9	Oct.3-Oct.10	Oct.4-Oct.11
41	Oct.9-Oct.16	Oct.10-Oct.17	Oct.11-Oct.18
42	Oct.16-Oct.23	Oct.17-Oct.24	Oct.18-Oct.25
43	Oct.23-Oct.30	Oct.24-Oct.31	Oct.25-Nov.1
44	Oct.30-Nov.6	Oct.31-Nov.7	Nov.1-Nov.8
45	Nov.6-Nov.13	Nov.7-Nov.14	Nov.8-Nov.15
46	Nov.13-Nov.20	Nov.14-Nov.21	Nov.15-Nov.22
47	Nov.20-Nov.27	Nov.21-Nov.28	Nov.22-Nov.29
48	Nov.27-Dec.4	Nov.28-Dec.5	Nov.29-Dec.6
49	Dec.4-Dec.11	Dec.5-Dec.12	Dec.6-Dec.13
50	Dec.11-Dec.18	Dec.12-Dec.19	Dec.13-Dec.20
51	Dec.18-Dec.25	Dec.19-Dec.26	Dec.20-Dec.27
52	Dec.25-Jan.1	Dec.26-Jan.2	Dec.27-Jan.3
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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 19th day of December 2024. The meeting was held at Village West Resort and called to order by Dale Goodman, President, at 2:04 p.m.

Mr. Goodman introduced himself as President of the Association, Presiding Officer, and acting Chairperson of the Annual Meeting of the Membership. He said the other Directors in attendance included: Kevin Conklin, Mike Hoepfner, Tom Underwood, and Allison Waltman.

He asked that all attendees introduce themselves to the group. Following those introductions, he said the presence of those registered members present, in combination with the Developer's interests, constituted the required quorum in accordance with the Association's Bylaws.

Mr. Goodman stated notice of the meeting was included in the annual newsletter which had been mailed with First Class postage to all members.

Mr. Goodman said the minutes of the Annual Meeting, held on December 12, 2023, were included in the newsletter. A Motion was made to waive the reading and approve those minutes as proposed. The Motion was seconded and passed with all in favor.

PRESIDENTS REPORT:

2025 Budget

Mr. Goodman announced that the Sunrise Cove Board approved a budget for 2025 based on a 15% increase in the annual maintenance fee. In addition, the Board approved an emergency assessment of \$250.00 per interval owned.

2024 Improvements.

Mr. Goodman reported that, through November, \$253,000 has been spent on Capital Improvements to benefit Sunrise Cove units and the resort facilities. He mentioned these areas of concentration of the work:

- Carpets were cleaned.
- The clean-up from the flood in July.
- Several HVAC units were replaced.
- All decks were re-built.
- Siding repairs were made.
- All pools were resurfaced.
- Interior improvements were mostly repairs to damage caused by occupants.
- Appliances and televisions were replaced where required.
- New hot water holding tanks were installed in the east and west wings.

ELECTION:

Mr. Goodman announced rules to conduct the election of a Director who will serve until the annual meeting in 2027.

Without an objection Ms. Karren Stephens was elected to serve as the Inspector of the election.

Mr. Goodman announced the following owners were nominated:

Robert Beck
Jeff Coplan
Tom Underwood

After nominations were closed the nominees were given the opportunity to introduce themselves to the members.

Ballots were collected and the Association Secretary and Ms. Stephens left the meeting for the count.

OWNER FORUM:

Owners asked questions and suggested ways to improve the resort and the Association's financial condition.

Following the completion of the vote count, Mr. Goodman announced that Mr. Underwood had been elected and will continue as a member of the Board of Directors.

The 2024 Annual Meeting of the Membership adjourned at 3:15 p.m.

Submitted by Allison Waltman, Recording Secretary

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. Resort curfew of 11:00 p.m. is in effect for those under the age of 18.
 3. Beach fires are not permitted.
 4. Due to zoning, there are no tents allowed or occupied campers.
 5. All trailers need 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 boat in violation may be untied or fined.
 8. No gas cans are allowed on the docks or next to units.
 9. Please do not enter another person's boat unless invited.
 10. No bikes or skateboards are allowed on the docks.
 11. Check in is after 4:00 p.m. or as the units are ready 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 people in any unit cannot exceed the maximum occupancy due to fire and safety codes.
-

Towel & Linen Exchange
Wednesday 9:00 A.M. – 12:00 P.M.
North Outdoor entrance located next to Betsy's Diner.

NO SMOKING
inside timeshare units.



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 (perferred & most rentable)

<u>Unit</u>	<u>Weekly Rental</u>		<u>Total Rental</u>	<u>Owner Amount</u>
4 Bedroom Lockout	\$4,435.00	10% IA tax	\$4,878.50	\$2,994.00
4 Bedroom Rustic	\$3,510.00	10% IA tax	\$3,861.00	\$2,370.00
3 Bedroom Mansion	\$3,385.00	10% IA tax	\$3,723.00	\$2,285.00
2 Bedroom Lockout	\$2,760.00	10% IA tax	\$3,036.00	\$1,863.00
2 & 3 Bedroom Townhouse	\$2,510.00	10% IA tax	\$2,761.00	\$1,694.00
1 Bedroom	\$1,960.00	10% IA tax	\$2,156.00	\$1,323.00
Spa Studio	\$1,710.00	10% IA tax	\$1,881.00	\$1,154.00
Studio	\$1,710.00	10% IA tax	\$1,881.00	\$1,154.00

White/Blue Weeks (1-20 & 40-52) September - May/Off Season (weeks more difficult to rent)

<u>Unit</u>	<u>Weekly Rental</u>		<u>Total Rental</u>	<u>Owner Amount</u>
4 Bedroom Lockout	\$2,550.00	10% IA tax	\$2,805.00	\$1,721.00
4 Bedroom Rustic	\$2,085.00	10% IA tax	\$2,293.50	\$1,407.00
3 Bedroom Mansion	\$2,020.00	10% IA tax	\$2,222.00	\$1,364.00
2 Bedroom Lockout	\$1,685.00	10% IA tax	\$1,853.50	\$1,137.00
2 & 3 Bedroom Townhouse	\$1,550.00	10% IA tax	\$1,705.00	\$1,046.00
1 Bedroom	\$1,120.00	10% IA tax	\$1,232.00	\$756.00
Spa Studio	\$1,050.00	10% IA tax	\$1,155.00	\$709.00
Studio	\$1,050.00	10% IA tax	\$1,155.00	\$709.00

GOLD CARD USAGE & REGULATIONS

The Gold Card can be revoked at any time.

1. Gold Card usage and benefits are limited to: Sunrise Cove Members and Immediate Family (Registered names on Family Usage Card kept 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.

Would You Like Us To Rent Your Timeshare For You?

The Resort offers a Rental Program for those owners who are unable to use their unit. Please let us know as soon as possible if you are interested in having your unit rented for you. The rental prices are included in the newsletter. For information about our rental services, 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 sales. Sunrise Cove does not offer a re-sale program or provide real estate advice. We do, however, have information that will be helpful to you. You can find that on our website under Sunrise Cove Member Information. Your loan and maintenance fees need to be paid in full prior to the sale. Call 712-337-3223 ext. 250 with questions.

Do you have new contact information?

If you have a new phone number, address or email, please notify Owner Services at the Sunrise Cove Sales Office at 712-337-3223 ext.884 or email sales@villagewestresort.com.

Sunrise Cove Reservations

Phone Number: 712-337-3223 ext. 451

Our Reservation staff is available to take Member calls during our
Business hours - Monday through Friday from 8:00 a.m. until 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 of age.

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 Reservation hours.

Confirmations. The reservation must be guaranteed by 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 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	\$105/night	L Row B Studio	\$105/night
Executive Studio	125/night	L Row B One Bedroom	\$120/night
Studio Spa Suite	\$125/night	L Row B Two Bedroom	\$150/night
One Bedroom Suite	\$120/night	L Row A One Bedroom	\$120/night
One Bedroom Spa	\$135/night	L Row A Two Bedroom	\$150/night
Two Bed Townhouse	\$130/night	L Row AB Two Bedroom	\$150/night
Three Bd Townhouse	\$165/night	L Row AB Four Bedroom	\$235/night
Mansion	\$175/night	Rustic	\$185/night

Payments. Payment in full 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 shorter stay 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 one to seven 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 banked with the resort *no later* than 2 weeks prior to the start date of your week. This time may be used by family members or friends. The reservation may **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 than what 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 paid as 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 expense of the additional clean(s).

Split Week Cleaning Fees: (State Tax Included)

Studio	\$76.75	L Row B Studio	\$76.75
Executive Studio	\$82.25	L Row B One Bedroom	\$91.50
Studio Spa	\$85.00	L Row B Two Bedroom	\$106.00
One Bedroom	\$91.50	L Row A One Bedroom	\$91.50
One Bedroom Spa	\$94.50	L Row A Two Bedroom	\$106.00
2 Bedroom TH	\$101.00	L Row AB Two Bedroom	\$125.00
3 Bedroom TH	\$110.00	L Row AB Four Bedroom	\$150.00
Mansion	\$133.50	Rustic	\$150.00

Annual Meeting Notice

The Annual Meeting for Members of Sunrise Cove Timeshare
will be held in person at Village West Resort
on Monday, December 29, 2025 at 2:00 p.m.

Guidelines to use Bonus Time Credit for Hotel Stays

When using credits for a stay in the hotel you may book two weeks prior to your requested arrival date. During the resort's peak season (in 2026 that is between June 19 and August 31) Sunrise Cove Members may only use their Bonus Time Credits for a hotel stay on Monday, Tuesday, Wednesday and Thursday nights. During the Peak Season Bonus Time Credits may not be used for hotel stays on FRIDAY, SATURDAY OR SUNDAY nights.

Outside of the Resort's Peak Season Bonus Time credits may be used any day of the week.

Fourth of July

Bonus Time Credits may not be used during this holiday period.

2-Night Minimum required

2026: June 19, 2026 - July 31, 2026

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

Check in Requirements

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

- Photo Id/Drivers License
- Credit Card to authorize for 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

To avoid delays at check in, please confirm your Member week and make any necessary modifications by contacting the Reservations Office at 712-337-3223 ext. 451 or reservations@villagewestresort.com, in case you are renting your unit to another party or if you will have someone check-in other than yourself. Members MUST make prior arrangements with us, otherwise they *will not* be allowed to check-in. We appreciate your assistance to correct this matter as it continues to be a dilemma.

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.

A Friendly Reminder

We do not supply any Sunrise Cove unit with extra paper towels, facial tissue, toilet tissue, linens, or any other products. Each unit is stocked for its occupancy prior to your arrival. If you require any extras, you will need to supply your own.

<p>Village West Boat House (712) 337-3223 ext. 239</p> <p>Daily & Weekly Boat Hoist Rentals 24-Hour Gas Dock Bagged Ice, Beverages, Salty & Sweet snacks available here!</p> <p><i>Open: On-Season</i></p>	<p>Make-A-Wake Watersports (712) 337-3223 ext. 238 <i>makeawakewatersports.com</i></p> <p>Boat & Jet Ski Rentals <i>*ask about our 8-hour special!</i></p> <p>Along with wakeboards, skis, kneeboards, Kayak & Maui Mat Rentals!</p> <p><i>Open: On-Season</i></p>
<p>Stone's Throw Gift Shop (712) 337-3223 ext. 297</p> <p>Mens & Ladies Clothing, Okoboji Sportswear & Souvenirs, Ladies Accessories, Swimsuits, Home Décor, Nautical & Gifts</p> <p><i>Open: Year Round</i></p>	<p>Boathouse Bakery (712) 337-3223 ext. 331</p> <p>Come enjoy the beautiful view of West Lake Offering: Breakfast, Lunch, Ice Cream Treats, Cinnamon rolls & fresh coffee!</p> <p><i>Open: On-Season</i></p>
<p>Betsy's Diner (712) 337-3223 ext. 444</p> <p>Breakfast, Lunch & Daily Specials! Regular Menu & To-Go orders Available</p> <p><i>Open: OFF Season</i></p>	<p>Mikey Likey's (712) 337-3223</p> <p>Made-to-Order Shaved Ice, Iced Coffee & More... Find us next to the Beach, Lakeside</p> <p><i>Open: On-Season</i></p>

Enforced Resorts' 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.

SUNRISE COVE TIME SHARE
ASSOCIATION, INC.

WEST LAKE OKOBOJI, IOWA

AUDITED
FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

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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, 2024, 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, 2024, 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 Statements 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.

VENNING & COMPANY, LLC

Venning

Certified Public Accountants

November 11, 2025

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Exhibit 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, 2024

	Operating Fund	Replacement Fund	Total
ASSETS			
CURRENT ASSETS:			
Cash	\$ 111,761	\$ 50,938	\$ 162,699
Maintenance fees receivable - net	-	-	-
Accounts receivable - Iowa resort	307,676	-	307,676
Prepaid expenses	66,440	-	66,440
Income tax benefit	259,223	-	259,223
Building - net	107,664	-	107,664
Interfund balances	(1,712,113)	1,712,113	-
TOTAL ASSETS	\$ (859,349)	\$ 1,763,051	\$ 903,702
LIABILITIES AND FUND BALANCES			
CURRENT LIABILITIES:			
Accounts payable and accrued expenses	\$ 654,924	\$ -	\$ 654,924
Deferred maintenance fees	102,016	-	102,016
Current portion - long-term debt	234,146	-	234,146
TOTAL LIABILITIES	\$ 991,086	\$ -	\$ 991,086
FUND BALANCES:			
Fund balances (deficit)	(1,850,435)	1,763,051	(87,384)
TOTAL LIABILITIES AND FUND BALANCES	\$ (859,349)	\$ 1,763,051	\$ 903,702

	Operating Fund	Replacement Fund	Total
REVENUES:			
Maintenance fee assessed and billed	\$ 3,263,688	\$ 283,799	\$ 3,547,487
Finance charges	64,747	-	64,747
Other income	1,288	-	1,288
Total Revenues	\$ 3,329,723	\$ 283,799	\$ 3,613,522
OPERATING EXPENSES:			
Housekeeping and guest supplies	\$ 1,389,496	\$ -	\$ 1,389,496
Utilities	395,564	-	395,564
Repairs and maintenance	456,927	-	456,927
Bad debt	427,645	37,187	464,832
Recreation facilities rent	236,098	-	236,098
Replacement fund expenses	-	248,332	248,332
Management and consulting fees	152,148	-	152,148
Administrative and general	203,135	-	203,135
Real estate taxes	224,831	-	224,831
Insurance	155,303	-	155,303
Telephone	25,995	-	25,995
Total Operating Expenses	\$ 3,667,142	\$ 285,519	\$ 3,952,661
EXCESS OF REVENUES OVER EXPENSES BEFORE OTHER INCOME (EXPENSES)	\$ (337,419)	\$ (1,720)	\$ (339,139)
OTHER INCOME (EXPENSES):			
Interest income	\$ -	\$ 22,768	\$ 22,768
Depreciation	(18,069)	-	(18,069)
Interest expense	(8,382)	-	(8,382)
Total Other Income (Expenses)	\$ (26,451)	\$ 22,768	\$ (3,683)
EXCESS OF REVENUES OVER EXPENSES BEFORE INCOME TAXES	\$ (363,870)	\$ 21,048	\$ (342,822)
PROVISION FOR INCOME TAXES	105,589	-	105,589
EXCESS OF REVENUES OVER EXPENSES	\$ (258,281)	\$ 21,048	\$ (237,233)
FUND BALANCE (DEFICIT) - BEGINNING OF YEAR			
	(1,592,154)	1,742,003	149,849
FUND BALANCE (DEFICIT) - END OF YEAR			
	\$ (1,850,435)	\$ 1,763,051	\$ (87,384)

The accompanying notes are an integral part of the financial statements.

The accompanying notes are an integral part of the financial statements.

Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2024

	Operating Fund	Replacement Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:			
Excess of revenues over expenses	\$ (258,281)	\$ 21,048	\$ (237,233)
Adjustments to reconcile to net cash from operating activities:			
Depreciation	18,069	-	18,069
Change in:			
Maintenance fees receivable	-	-	-
Accounts receivable - Iowa resort	(281,710)	-	(281,710)
Prepaid expenses	(14,341)	-	(14,341)
Income tax benefit	(105,589)	-	(105,589)
Interfund balances	573,300	(573,300)	-
Accounts payable and accrued expenses	323,493	-	323,493
Deferred maintenance fees	(249,980)	-	(249,980)
NET CASH FROM OPERATING ACTIVITIES	\$ 4,961	\$ (552,252)	\$ (547,291)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Redemption of certificates of deposit	-	600,322	600,322
CASH FLOWS FROM FINANCING ACTIVITIES:			
Repayment of debt	\$ (142,658)	\$ -	\$ (142,658)
NET CHANGE IN CASH	\$ (137,697)	\$ 48,070	\$ (89,627)
CASH - BEGINNING OF YEAR	249,458	2,868	252,326
CASH - END OF YEAR	\$ 111,761	\$ 50,938	\$ 162,699
Supplemental disclosure of cash flow information:			
Interest paid in cash			\$ 312

The accompanying notes are an integral part of the financial statements.

Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024

NOTE 1: DESCRIPTION OF THE ASSOCIATION AND RELATED PARTIES

The 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, 2024 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 8 and 9.

Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024

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 9.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis 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, 2024 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.

Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024

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 \$207,533 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 \$3,522,075, less the allowance for doubtful accounts of \$3,522,075. The Association has developed a policy that receivables greater than 120 days old are uncollectible. For the year ended December 31, 2024, the Association estimated the allowance for doubtful accounts balance, since its inception in 1989, to be \$3,522,075. The Association's management will continue efforts to collect all receivable balances until all means have been exhausted.

Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024

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NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates (Continued)

For the year ended December 31, 2024, of the total maintenance fees assessed and billed and total bad debt expense incurred, the Association has allocated \$283,799 and \$37,187, respectively, to the Replacement Fund. Based on management assumptions, this allocation was determined to be 8% of the respective account balance.

Income Taxes

For 2024, 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, 2024, the Association had a net operating loss carryforward of \$859,489, which is available to offset future taxable income. For 2024, 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, 2024. The Association's income tax benefit was \$259,223 at December 31, 2024. Fiscal years ending on or after December 31, 2021 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)	\$	(180,493)
State income tax expense (benefit)		(78,730)
		(259,223)
Total provision for income taxes	\$	(259,223)

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, 2024, the financial institution's collected funds did not exceed the FDIC limit.

NOTE 4: SUBSEQUENT EVENTS

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through November 11, 2025, the date the financial statements were available to be issued.

Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024

NOTE 5: CERTIFICATE OF DEPOSIT

In 2009, the Association invested in two certificates of deposit with a local financial institution, both earning interest at 4.0%. Both certificates of deposit matured on February 5, 2010, and were redeemed before December 31, 2024.

NOTE 6: BUILDING

Building consists of the following:

One timeshare unit	\$	496,910
Less: Accumulated depreciation		<u>(389,246)</u>
Total	\$	<u>107,664</u>

NOTE 7: NOTE PAYABLE

The Association has available a secured line of credit for \$400,000 with United Community Bank. This line of credit is secured by the Association's assets, and bears interest at a 6% through November 5, 2024, after which time it may change. As of December 31, 2024, the outstanding balance on the line was \$234,146 which includes accrued interest in the amount of \$1,046.

NOTE 8: 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.

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Sunrise Cove Time Share Association, Inc.
West Lake Okoboji, Iowa
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024

NOTE 9: 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 \$103,262 are included in accounts payable and accrued expenses on the Balance Sheet at December 31, 2024. 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.

As disclosed in Note 8, 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 \$140,360 for maintenance of recreation facilities, common area amenities, and contracted labor, and \$685,119 for housekeeping and other administrative expense, of which \$525,435 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. These amounts only reflect expenses from May 2024 through December 2024, due to a cyber attack on the Consultant's computer system.

NOTE 10: 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 2024, \$248,332 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.