

# Club Lakeridge Board Meeting 10-11-2023



CLUB LAKERIDGE



## *Agenda*

- Roll Call and Establish Quorum
- Approval Of Previous Meeting Minutes
- Rental Update
- Financial Update
- Budget – 2024
- Operations Update
- Resorts Reimagined Update
- Old Business
- New Business
- - Request for candidates to fill open position
- Adjournment





*Club Lakeridge Board Meeting  
Roll Call and Establish Quorum*



*Mr. Jerry Nerbovig has resigned as Board President of  
Club Lakeridge.*

*We thank him for his service to the resort!*



*Current Club Lakeridge Board Members*

*Mr. Michael Harris – President*

*Ms. Noella Violet – Secretary and CFO*

*Mr. Robert Preston – Director*

*Ms. Debra Steward - Director*



*Club Lakeridge Board Meeting  
Approval of Previous Minutes*



[CLR - August BOD Meeting Minutes.pdf](#)



*Club Lakeridge Board Meeting  
Rental Update*



**Club Lakeridge**  
**Rental Performance April 2023 through September 2023**

Reservation	Nights	Apr	May	Jun	Jul	Aug	Sep	Total
FAVALORO, FRANKIE	1	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ 75
ALMBERG, SONJA	2	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ 350
BUENO, NORA	2	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ 350
TOBLER, CRYSTAL	6	\$ -	\$ -	\$ -	\$ -	\$ 890	\$ -	\$ 890
PEREZ, CARLOS	15	\$ -	\$ -	\$ -	\$ -	\$ 214	\$ 2,596	\$ 2,810
THEISEN, JOHN	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940	\$ 940
GABELLINI, JEANNA	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450
EVANS, DYLAN	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390	\$ 390
GEDDIS, ANGELA	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390	\$ 390
PANG, ZHOUBAO	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450
<b>Total Room Charges</b>	<b>38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75</b>	<b>\$ 350</b>	<b>\$ 1,454</b>	<b>\$ 5,216</b>	<b>\$ 7,095</b>
<b>Housekeeping Rev</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ 309</b>	<b>\$ 600</b>	<b>\$ 1,009</b>
Rental Costs		\$ -	\$ -	\$ (2.63)	\$ (38.25)	\$ (132.14)	\$ (288.84)	\$ (461.86)
Rental Commission		\$ -	\$ -	\$ (19)	\$ (113)	\$ (441)	\$ (1,458)	\$ (2,030)
<b>Net Rental &amp; Housekeeping</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54</b>	<b>\$ 299</b>	<b>\$ 1,190</b>	<b>\$ 4,069</b>	<b>\$ 5,612</b>



Due to the lack of amenities the rental demand outside of event weekends is very light. We feel the best way to generate rental income will be through long term rentals.

We would like to set aside 4 units at Club Lakeridge to begin long term rentals. These rentals will be for 6-month terms, and we hope to cater to the traveling professional market. Our local partners will be working to identify suitable tenants and we expect to rent these units for \$1500-1700 a month. As the average 2-bedroom apartment in Reno averages for 1750 a month we feel these to be reasonable rental rates.

This should generate more rental income for the resort while still allowing enough inventory for owner usage.





*Club Lakeridge Board Meeting  
Financial Update*

## Club Lakeridge

### Profit and Loss

August 2023

	<b>Total</b>
<b>Income</b>	
30503 Fixed Week Maint Fees - CY	40,813.60
31501 Interest Income	179.57
31508 Rental Income	4,183.37
<b>Total Income</b>	<b>\$ 45,176.54</b>
<b>Gross Profit</b>	<b>\$ 45,176.54</b>
<b>Expenses</b>	
50112 Contract Labor	1,337.50
52501 Telephone Basic Equip Chg	1,415.92
60709 Management Fees	3,125.01
61004 General Liab & Property Insura	1,320.92
61006 Directors & Officers Liability	95.08
61401 Property Tax Expense	537.35
62021 Bank Service Charges	195.03
63006 Linen & Laundry Items	291.75
63207 Carpet & Upholstery Cleans	1,908.00
63211 Utilities - Gas	252.36
63213 Utilities - Electricity	639.12
63214 Utilities - Cable Television	388.32
63218 Repairs & Maintenance	1,410.00
63226 Internet Access	87.00
<b>Total Expenses</b>	<b>\$ 13,003.36</b>
<b>Net Operating Income</b>	<b>\$ 32,173.18</b>
<b>Net Income</b>	<b>\$ 32,173.18</b>

**Club Lakeridge**  
**Statement of Cash Flows**

August 2023

	Total
<b>OPERATING ACTIVITIES</b>	
Net Income	32,173.18
Adjustments to reconcile Net Income to Net Cash provided by operations:	
12501 Maintenance Fees Receivable-FW	16,305.04
14601 Prepaid Insurance	1,416.00
14607 Prepaid Miscellaneous Expenses	-10,000.00
14617 Prepaid Property Taxes	-5,373.47
21001 Accounts Payable (A/P)	-18,016.60
27701 Deferred Rev. - Maint Fee (CY)	-40,813.60
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	<b>-\$ 56,482.63</b>
Net cash provided by operating activities	<b>-\$ 24,309.45</b>
<b>FINANCING ACTIVITIES</b>	
22201 Accrued Expenses	-8,902.50
22215 Accrued Property Taxes	-537.35
29090 Operating Surplus/Deficit	-5,374.40
Net cash provided by financing activities	<b>-\$ 14,814.25</b>
Net cash increase for period	<b>-\$ 39,123.70</b>
Cash at beginning of period	539,846.13
Cash at end of period	<b>\$ 500,722.43</b>

**Club Lakeridge  
Balance Sheet  
As of August 31, 2023**

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
10200 Alliance - Operating x2815	16,996.36
10201 Comerica - Operating (Wyndham)	2,776.11
10210 Alliance - Money Market x3147	11,377.30
11200 Alliance - Reserves x2136	469,572.66
<b>Total Bank Accounts</b>	<b>\$ 500,722.43</b>
<b>Accounts Receivable</b>	
12501 Maintenance Fees Receivable-FW	6,372,756.41
12530 Allowance for Doubtful Accts	-6,148,627.27
<b>Total Accounts Receivable</b>	<b>\$ 224,129.14</b>
<b>Other Current Assets</b>	
14601 Prepaid Insurance	9,911.99
14607 Prepaid Miscellaneous Expenses	10,000.00
14617 Prepaid Property Taxes	5,373.47
<b>Total Other Current Assets</b>	<b>\$ 25,285.46</b>
<b>Total Current Assets</b>	<b>\$ 750,137.03</b>
<b>TOTAL ASSETS</b>	<b>\$ 750,137.03</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
21001 Accounts Payable (A/P)	863.76
<b>Total Accounts Payable</b>	<b>\$ 863.76</b>
<b>Other Current Liabilities</b>	
27201 Prepaid Maintenance Fees	28,220.36
27701 Deferred Rev. - Maint Fee (CY)	40,963.65
<b>Total Other Current Liabilities</b>	<b>\$ 69,184.01</b>
<b>Total Current Liabilities</b>	<b>\$ 70,047.77</b>
<b>Long-Term Liabilities</b>	
22201 Accrued Expenses	2,716.46
<b>Total Long-Term Liabilities</b>	<b>\$ 2,716.46</b>
<b>Total Liabilities</b>	<b>\$ 72,764.23</b>
<b>Equity</b>	
29090 Operating Surplus/Deficit	82,468.89
29099 Cumulative Reserves	452,263.92
Net Income	142,639.99
<b>Total Equity</b>	<b>\$ 677,372.80</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 750,137.03</b>



*Club Lakeridge Board Meeting  
2024 Budget*

	2022 Budget	2023 Budget	2023 Estimate	2024 Budget
<b>Revenue</b>				
Maintenance Fee Revenue	460,128	489,746	489,763	489,763
Housekeeping Revenue				
Interest Income		852	6,860	2,160
Other Revenue	109,000	104,138	32,565	76,000
<b>Total Association Revenue</b>	<b>569,128</b>	<b>594,736</b>	<b>529,188</b>	<b>567,923</b>
<b>Expenses</b>				
Accounting & Audit	19,395	20,113	20,853	24,000
Bad Debt Expense	300,812	320,064	331,688	330,000
Collection Fees			-	-
Designated Unit Services			-	-
Federal & State Income & Other Taxes	2,000		(2,000)	-
Food & Beverage			-	-
General & Administrative	38,680	39,006	36,027	39,240
Common Area/Grounds			151	8,000
Guest Services	21,000	21,600	21,600	21,600
Housekeeping	39,457	42,286	25,200	34,200
Insurance	5,644	5,545	14,787	24,879
Laundry	10,611	11,565	2,508	4,800
Management Fees	24,392	24,970	24,969	23,574
Master Condo Association Dues			-	-
Membership, Dues & Fees			-	-
Other Expenses			-	-
Real Estate & Property Taxes	7,398	6,139	6,204	7,062
Recreation & Amenities			-	-
Repair & Maintenance	30,844	30,474	4,165	15,000
Reservation & Inventory Management	11,615	11,891	11,891	12,000
Security Service			-	-
Utilities	24,082	26,891	38,499	23,581
Operating Capital/Deficit Recovery			-	-
<b>Total Operating Expenses</b>	<b>535,930</b>	<b>560,544</b>	<b>536,542</b>	<b>567,936</b>







*Club Lakeridge Board Meeting  
Operations Update*

# *Housekeeping and Maintenance*

Housekeeping and Maintenance services at Club Lakeridge are provided by our local partners,

Real Property Management Corazon

They have been providing service to the Reno area since 2005.





- *Landscaping*

- There are numerous dead trees on the property. We are getting an updated quote to remove them.

- *Building Exterior*

- Many areas of the paint on the building is chipping and the property looks unappealing. We are getting quotes to repaint the building.

- *Survey*

- We are getting estimates to do a boundary and Alta survey at Club Lakeridge.



*Property Update*



## *Resorts Reimagined Update*

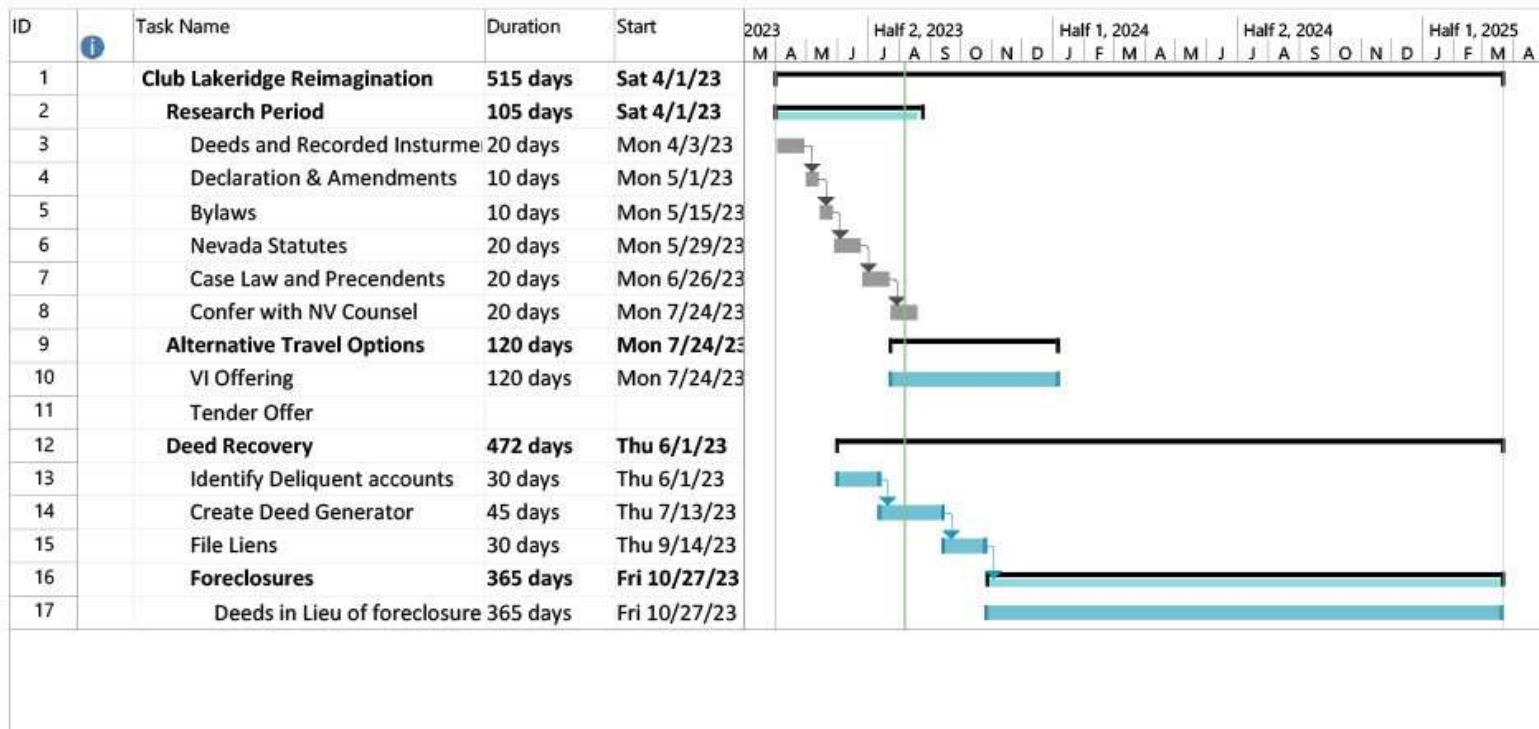
# Summary of Challenges



- *There is no underlying condominium association*
  - *When the property was deannexed from the surrounding development there was no underlying condominium association formed for Club Lakeridge. The timeshare declaration established the timesharing program but if terminated these units would have no underlying association and would be unable to obtain title insurance. This drop the market value of these units dramatically.*
- *There is currently a 63% delinquency rate at Club Lakeridge.*
- *Deed Recovery was not done by previous management.*
  - *All delinquent owners need to be foreclosed on immediately.*
- *There are no amenities at Club Lakeridge.*
  - *The loss of the adjacent activity center has left this property with no amenities.*
  - *The now empty adjacent site is an eyesore.*
  - *Not having amenities negatively hurts rentals.*

- 800 total intervals
  - Approx 270 active owners (34%)
  - Delinquent Owners – **(66%)**
    - \$700 - \$5000 owed – **102 (13%)**
    - \$5000 - \$10000 owed – **67 (8%)**
    - \$10000 - \$20000 owed - **191 (24%)**
    - \$20000 + owed – **168 (21%)**

*Current Ownership*



## Reimagination Path





*VI Update*



*Club Lakeridge Board Meeting  
Old Business*



*Club Lakeridge Board Meeting  
New Business*



*Club Lakeridge Board Meeting  
Request for Candidates to replace Mr.  
Nerbovig*



*Club Lakeridge Board Meeting  
Adjournment*



We at lemonjuice are here to support you throughout this process. We have a dedicated owner support team that is available to answer any questions or concerns you might have. Please call your designated reimagination line at 775-525-9290 between the hours of 9 am and 5 pm Eastern Standard Time.

If email is a more convenient option, please email [ClubLakeridgereStructure@lemonjuice.biz](mailto:ClubLakeridgereStructure@lemonjuice.biz).

You may also review [www.clublakeridgenv.com](http://www.clublakeridgenv.com) for regular updates.