

**CHANGE OF LOCATION:**

**SEPTEMBER 2025 SUN CITY SUMMERLIN BOARD OF DIRECTORS' MEETING**

The September 2025 Board of Directors' meeting to be held on *Tuesday, September 9, 2025*, will be changing location to the Desert Vista Community Center, Room 5 due to the Pinnacle remodel.

# B.O.D. MOTIONS

Sun City Summerlin Community Association, Inc.  
Meeting of the Executive Board of Directors

Owner Attendance was in person, by Zoom and teleconference. August 12, 2025

**MOTIONS**

**Board Members in Attendance in person:** Jeff Rorick, Ellen Bachman, Judy Williams, Erik Braun, Steve Douglass, Lee Fair, Lynn Kasner Morgan

**Board Members in Attendance by Zoom:** NONE

**Board Members Absent:** Dick Clark, Gerry Sokolski

**I. Acceptance of August 12, 2025, Executive Board of Directors Meeting Agenda**

**MOTION** by Lee Fair to **accept** the Agenda for the August 12, 2025, meeting of the Executive Board of Directors as **amended:** Roman Numeral VIII New Business, Item N – 11-2025.2026 – Pinnacle Community Center – Remodel – Eight (8) Sitting area Chairs Ratification of Written Consent, the dollar amount currently states \$4,400.00, amend to \$4,700.00 should the lowest bid increase based off of unknown tariffs. Roman Numeral VIII New Business, Item P – Tavern at the Falls – Remodel – Bar Stools, the dollar amount currently states \$4,500.00, amend to \$6,185.00 should additional bar stools need to be purchased once the Tavern at the Falls remodel is complete. Roman Numeral VIII – New Business, Item Q – Tavern at the Falls – Remodel – Re-Upholster Sixty (60) of the Existing Dining Chairs with Arms, the dollar amount currently states \$104.63 per chair, amend to \$110.00 per chair with a total not to exceed \$6,600.00.

**SECOND** by Eric Braun  
**UNANIMOUSLY APPROVED**

**Approval of the Executive Board of Directors Meeting Minutes from the July 08, 2025, Board Meeting**

**MOTION** by Ellen Bachman to **approve** the Minutes from the July 08, 2025, meeting of the Executive Board of Directors as **presented**.

**SECOND** by Judy Williams  
**UNANIMOUSLY APPROVED**

**II. CONSENT CALENDAR**

**MOTION** by Jeff Rorick that there being no objection to **approving** items **A through I** as presented on the Consent Calendar that these items be adopted and the full text of the resolutions, reports or recommendations contained, be recorded in the Minutes of this meeting.

**SECOND** by Ellen Bachman  
**UNANIMOUSLY APPROVED**

**IV. BID OPENINGS**

**Desert Vista – Locker Room Project**

**MOTION** by Jeff Rorick to refer the bids for Desert Vista Locker Room Project - Bids from **Desert Valley Contracting Inc**, in the amount of \$376,295.05, **JAMES Development Corporation** in the amount of \$379,648.00 and **Jet Development Inc** in the amount of \$358,402.00 to the Common Area Properties Committee for comparison, comment and recommendation to the Board of Directors at the Board of Directors meeting following committee recommendations.

**SECOND** by Ellen Bachman  
**UNANIMOUSLY APPROVED**

**VII. UNFINISHED BUSINESS**

**NONE**

**VIII. NEW BUSINESS**

**A. Financial Statement Acceptance – Previously Distributed to the SCSCAI Board of Directors and posted on the webpage at [suncitysummerlin.com](http://suncitysummerlin.com).**  
**NONE**

**C. 113-2025.2026 (910-000-0372) – Summit Restaurant - Pizza Oven Replacement – adjustment for Sales Tax**

**MOTION** by Jeff Rorick to **ratify** the amount of \$844.06 for sales tax payable to the State of Nevada for the purchase of the Pizza Oven as this out-of-state vendor does not collect sales tax. This will bring the total cost of the Pizza Oven to \$10,922.40 which is under the budgeted reserve amount of \$12,200.00 by \$1,277.60. The reserve study will be updated to reflect the total cost of the Pizza Oven.

**SECOND** by Judy Williams  
**UNANIMOUSLY APPROVED**

# B.O.D. MOTIONS

## **D. 118-2025-2026 (920-002-0199) - Summit Restaurant-Ice Machine-Emergency Replacement - Ratification**

**MOTION** by Jeff Rorick to **ratify** the amount of \$10,741.05 including sales tax for the emergency replacement of an iT1200 Ice Cube Machine from Cresco Resco including sales tax. The warranty is three (3) years for parts and labor and five (5) years for the evaporator and compressor parts and labor. The machine was picked up and installed by SCSCAI staff. The previous machine had been serviced twice in the month of July and the issues which prompted taking the ice machine out of service could not be repaired and emergency replacement was required. In the Reserve Study, this ice machine is scheduled for replacement in fiscal year beginning July 1, 2027, in the amount of \$21,308.18. This item has been purchased two (2) years early and is under the current year reserve study projected cost of \$19,500.00 by \$8,758.95. The Reserve Study will be updated to reflect this purchase in fiscal year 2026 and the actual cost.

**SECOND** by Erik Braun

**UNANIMOUSLY APPROVED**

## **E. AARP Request for Room Use in Sun City Summerlin**

**MOTION** by Lynn Kasner Morgan to **approve** the request from the American Association of Retired People (AARP) Tax Aide for free use of the Pinnacle Community Center Meeting Room for the following days and dates. Two (2) days in January 2026 to schedule in-person tax appointments for SCSCAI residents, one (1) day in late January 2026 for a meeting of the AARP Tax Aide team and IT tech advisor to do set up, then on every Tuesday, Wednesday and Thursdays, from February 03, 2026, to April 9, 2026, from 9:00 am to 4:00pm, (excluding Tuesday, February 10<sup>th</sup> and Tuesday, March 10<sup>th</sup>) and Saturday, February 14<sup>th</sup> and Saturday, March 14<sup>th</sup> in lieu of the Tuesdays noted above, which are unavailable due to scheduled SCSCAI Board of Directors Executive Session meetings. This request for free space is to provide free income tax preparation to SCSCAI residents and non-resident senior citizens. AARP will be responsible for providing all services and equipment needed to facilitate this program, with SCSCAI providing, free of charge, the use of the Pinnacle Community Center Meeting Room, restrooms, tables, chairs, a storage closet for supplies and equipment, set up of the tables and chairs and a free article in the Link Magazine. All items in storage to be promptly removed by AARP by April 9, 2026.

**SECOND** by Ellen Bachman

**UNANIMOUSLY APPROVED**

## **F. 125-2024.2025 (920-001-0152)-Desert Vista Community Center-Exterior Wall Mount Lights Replacement**

**MOTION** by Judy Williams to **approve** the recommendation from the Common Area Properties Committee from their meeting on July 22, 2025, that the SCSCAI Board of Directors approve the proposal from Wright Ventures dated June 20, 2025 in the amount of \$7,876.58, including sales tax, delivery and installation to retrofit the obsolete exterior fifty-four (54) exterior building light sconces at Desert Vista Community Center by removing the existing sockets and lamps in the current wall sconces and retrofitting all fifty-four (54) with new 15-watt, 5,000K color LED modules. This retrofit will also allow the lighting color to be changed seasonally or for special occasions if desired. Wright Ventures provided a sample of the retrofit lighting, which the Common Area Properties Committee members reviewed and approved of. This item was budgeted for in the Reserve Budget for Fiscal Year Ending June 30, 2025, in the amount of \$9,125.00 and will be under budget by \$1,248.42 for that budget year. It is noted that these fifty-four (54) exterior lights at Desert Vista Community Center were missed in the Reserve Study and the Reserve Study will be updated to include these lights and to reflect this retrofit.

**SECOND** by Jeff Rorick

**UNANIMOUSLY APPROVED**

## **G. 02-2025.2026 (920-004-0687) -Tavern at the Falls Restaurant – HVAC Unit-North Dining Room-Emergency Replacement Ratification**

**MOTION** by Jeff Rorick to **ratify** the amount of \$4,087.91 including sales tax for the emergency replacement of the North Dining Room, 5-ton HVAC at Tavern at the Falls from Johnstone Supply. The HVAC unit was picked up and installed by SCSCAI staff. The unit was replaced in coordination with the Tavern at the Falls shutdown and remodel. HVAC or major HVAC component replacements are done on a as needed basis and for the fiscal year ending June 30, 2026 a budget of \$80,340.00 was set up for replacements, since time is of the essence on HVAC replacements, the budget allows staff to make the replacement and then bring the expense to the Board at the following Board meeting for ratification. With this purchase, a total of \$4,087.91 has been spent from this budgeted line item, leaving funds of \$76,252.09 for future HVAC replacements if needed. The reserve study will be updated to reflect that this HVAC unit was replaced in July 2025, and the cost not including labor was \$4,087.91. It is noted that when the Reserve Study was prepared it was noted that the existing unit was installed in 2018 and had a remaining life of two (2) years with anticipated replacement being in fiscal year beginning July 1, 2027.

**SECOND** by Lee Fair

**UNANIMOUSLY APPROVED**

#### **H. Sage Fixed Assets Management Software Upgrade**

**MOTION** by Steve Douglass to **approve** the request from the Director of Finance and the recommendation from the Information Technology Committee from their meeting on July 15, 2025, that when renewing the annual plan for Sage Fixed Assets Management Software that the plan be upgraded to the most current version at a cost of \$2,200.00. This will bring the renewal and upgrade to a total of \$4,952.44. This is a budgeted operating expense for FY 2026 in the amount of \$2,200.00. This item will be over budget by \$2,940.00.

**SECOND** by Jeff Rorick

**UNANIMOUSLY APPROVED**

#### **I. Additional Screen for Play Signage Subscription**

**MOTION** by Steve Douglass to **approve** the recommendation from the Information Technology Committee from their meeting on July 15, 2025, to acquire an additional license for the display and information TV located at Pinnacle Fitness in the amount of \$138.36 annually. When SCSCAI transitioned from Reach Media to PlaySignage the licensing of the information TV located at Pinnacle Fitness Center was missed by our Information Technology Department and was not obtained nor budgeted for. This item was not budgeted as an operating expense for FY 2026. This item will cause this subscription to be over budget by \$138.36 for the year.

**SECOND** by Erik Braun

**UNANIMOUSLY APPROVED**

#### **J. Les Olson Printer Contract Amendment**

**MOTION** by Steve Douglass to **approve** the recommendation from the Information Technology Committee from their meeting on July 15, 2025, to amend the Les Olson Printer Contract was previously approved by the Board of Directors at the May 13, 2025, Board meeting. During the RFP process for the new printer copier contract, it was specifically expressed that equipment be switched with like-for-like equipment, however, both the Community Services and Facilities and Maintenance Departments received machines without staplers and/or hole drilling capability. When reviewing the contract, it was noted that the machines included in the contract for these two departments did not include these features so the Association was not being billed for them, a contract amendment is needed to upgrade the machines and will add an additional \$49.24 per month. This item is a budgeted operating expense for FY 2026 in the amount of \$3,661.00 monthly. With the additional amendment this brings the new monthly total to \$2,388.44 which is under budget by \$1,272.56 per month.

**SECOND** by Lynn Kasner Morgan

**UNANIMOUSLY APPROVED**

#### **K. Trello (Project Management Tool) Licenses for Community Services**

**MOTION** by Steve Douglass to **approve** the request from the Director of Community Services and the

recommendation from the Information Technology Committee from their meeting on July 15, 2025, to subscribe for two (2) Trello User Licenses at a total cost of \$120.00 Annually. The two (2) User Licenses will be for the Community Services Department Director and the Manager of Community Services for their project tracking needs. This item is a budgeted operating expense for FY 2026 in the amount of \$50.00 for five (5) licenses. This item will be over budget by \$70.00.

**SECOND** by Lynn Kasner Morgan

**UNANIMOUSLY APPROVED**

#### **L. Adding Adobe Acrobat Pro Licenses**

**MOTION** by Steve Douglass to **approve** the recommendation from the Information Technology Committee from their meeting on July 15, 2025, to add four (4) Adobe Acrobat licenses in the amount of \$1,151.52 annually. The requested license additions are as follows: Community Services Department two (2) licenses, Fitness Department one (1) license and Food and Beverage Department one (1) license. This is in addition to the existing eighteen (18) licenses that we already have, and our new billing amount will be \$6,336.00 a year, which aligns with the amount of the operating budget.

**SECOND** by Lynn Kasner Morgan

**UNANIMOUSLY APPROVED**

#### **M. Stamped Concrete Projects Scheduled for FY 2026 – Move to FY 2030 64-2025.2026 (920-001-0694) Desert Vista Community Center Stamped Concrete and 73-2025.2026 (920-002-0694) Pinnacle Community Center-Stamped Concrete Replacement**

**MOTION** by Erik Braun that upon review of the stamped concrete driveways at Desert Vista Community Center and Pinnacle Community Center, it has been found that the cracking is aesthetic and not material in nature and therefore, although called out in the Reserve Study to be replaced in fiscal year ending June 30, 2026, this item does not need to be done at this time and the Board of Directors is comfortable pushing this item to fiscal year ending June 30, 2030, with reviews of the area annually during the update of the Reserve Study. The Reserve Study will be updated to reflect this change.

**SECOND** by Lee Fair

**UNANIMOUSLY APPROVED**

#### **N. 11-2025.2026 -Pinnacle Community Center – Remodel – Eight (8) Sitting area Chairs Ratification of Written Consent**

**MOTION** by Erik Braun to **ratify** the Written Consent given by the Board of Directors on August 5, 2025, to accept the recommendation of the Common Area Properties Committee, Design and Restoration Sub-Committee to purchase eight (8) Amirah Modern Black Velvet Accent Chairs manufactured by Manhattan Comfort for the seating area in the lobby of the Pinnacle Community Center. There are several retailers who sell this chair, and the Design and Restoration Committee will purchase based on best

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price on chair, shipping and delivery time with an approved amount not to exceed \$4,700.00 including sales tax and delivery for all eight (8) chairs. It is noted that one (1) chair was ordered so it could be sampled, so we will keep that chair and order seven (7) more. Time being of the essence for this remodel project the Board of Directors deemed it prudent to not wait until the August 12, 2025, Board of Directors meeting to vote on the chair proposed and to approve it by Written Consent since the chairs must be ordered. The purchase of the Eight (8) Arm Chairs for the Pinnacle Community Center Remodel was budgeted for as part of the 2025/2026 Reserve Fund in the amount of \$1,170.00 and this purchase will be over the budgeted amount by \$3,530.00. The written consent was as follows; Six (6) Board members in favor of the chairs (1) Board member opposed, (1) Board Member abstained and (1) Board member unable to vote as they were traveling.

**SECOND** by Jeff Rorick

**MOTION PASSED 5-2,**

**5 IN FAVOR** – Erik Braun, Steve Douglass, Lee Fair, Jeff Rorick, Judy Williams

**2 OPPOSED** – Ellen Bachman, Lynn Kasner Morgan

**O. 011-2025.2026-Pinnacle Community Center – Lobby Furniture Replacement Four (4) Window Area Table Chairs-Ratification of Written Consent**

**MOTION** by Erik Braun to **ratify** the Written Consent given by the Board of Directors on August 5, 2025, to accept the recommendation of the Common Area Properties Committee, Design and Restoration Sub-Committee to order four (4) Solstice Black Velvet/Gold Metal Armchairs manufactured by Diamond Sofa for the window area at Pinnacle Community Center. These chairs will be placed around a dining height table. The table design, material and color to be determined at a later date. There are several retailers who sell this chair and the Design and Restoration Committee will purchase based on best price on chair, shipping and delivery time with an approved amount not to exceed \$3,100.00 including sales tax and delivery. Time being of the essence for this remodel project the Board of Directors deemed it prudent to not wait until the August 12, 2025, Board of Directors meeting to vote on the chair proposed and to approve it by Written Consent since the chairs must be ordered. The purchase of the furnishings for the Pinnacle Community Center Remodel was budgeted for a part of the 2025/2026 Reserve Fund and New Capital Budgets. The written consent was as follows; Seven (7) Board members in favor of the chairs (1) Board member opposed and (1) Board member unable to vote as they were traveling.

**SECOND** by Jeff Rorick

**MOTION PASSED 5-2,**

**5 IN FAVOR** – Erik Braun, Steve Douglass, Lee Fair, Jeff Rorick, Judy Williams

**2 OPPOSED** – Ellen Bachman, Lynn Kasner Morgan

**P. Tavern at the Falls – Remodel – Bar Stools**

**MOTION** by Erik Braun to **accept** the recommendation of the Common Area Properties Committee, Design and Restoration Sub-Committee to purchase twenty (20) Armon Living, Justin Modern Farmhouse 30” Seat Height Swivel Vintage Brown Faux Leather Bar Stools for the gaming bar at Tavern at the Falls Restaurant. There are several retailers who sell these bar stools, and the Design and Restoration Committee will purchase based on best price on the bar stools, shipping and delivery time with an approved amount not to exceed \$6,185.00 including sales tax and delivery for all twenty (20) bar stools. The purchase of the furnishings for the Tavern at The Falls Remodel was budgeted for as part of the 2025/2026 Reserve Fund and New Capital Budgets.

**SECOND** by Lee Fair

**UNANIMOUSLY APPROVED**

**Q. Tavern at the Falls – Remodel – Re-Upholster Sixty (60) of the Existing Dining Chairs with Arms**

**MOTION** by Judy Williams to **accept** the recommendation of the Common Area Properties Committee Design and Restoration Sub-Committee to have Summerlin Upholstery and Décor re-upholster sixty (60) of the existing Tavern at the Falls dining chairs. The approval is to re-upholster the chairs that have arms, however if needed some armless chairs can be included at the discretion of the Design and Restoration Committee. The quoted price per chair is \$110.00 and includes picking up the chairs from our property, labor, materials and delivery back to our property. This approval is for an amount not to exceed \$6,600.00 for sixty (60) chairs. The purchase of the furnishings for the Tavern at The Falls Remodel was not budgeted for as part of the 2025/2026 Reserve Budget but is a part of the Reserve Study and the Reserve Study will be updated to reflect the escalation of this item to fiscal year beginning July 1, 2025.

**SECOND** by Lynn Kasner Morgan

**UNANIMOUSLY APPROVED**

**R. Tavern at the Falls – Remodel – Refurbish Existing Dining Table Pedestals**

**MOTION** by Judy Williams to **accept** the recommendation of the Common Area Properties Committee Design and Restoration Sub-Committee to have a member of the Sawdusters Club paint the existing Tavern at the Falls dining table pedestals. The volunteer has agreed to provide the labor to paint the pedestals, with SCSCAI providing the paint and the labor to remove the table tops and deliver the pedestals to the Sawdusters room in small quantities, and to pick them up as they are completed. The only expenditure for the project will be the cost of the paint and upon completion the total cost spent will be reported to the Board. The Design and Restoration Committee is in the process of finding new table tops.

**SECOND** by Jeff Rorick

**UNANIMOUSLY APPROVED**

**S. Tavern at the Falls – Remodel – Purchase New Table Tops**

**MOTION** by Erik Braun to **accept** the recommendation of the Common Area Properties Committee Design and Restoration Sub-Committee to purchase fourteen (14) new tabletops for the Tavern at the Falls dining area, to be placed on the existing table pedestals that will be re-painted. This approval is for an amount not to exceed \$2,000.00 for fourteen (14) tabletops. The purchase of the furnishings for the Tavern at The Falls Remodel was not budgeted for as part of the 2025/2026 Reserve Budget but is a part of the Reserve Study and the Reserve Study will be updated to reflect the escalation of this item to fiscal year beginning July 1, 2025.

**SECOND** by Judy Williams

**UNANIMOUSLY APPROVED**

**T. Tavern at the Falls – Remodel and Upgrade - Men and Women Restrooms – Ratification of Board Written Consent to Remodel Restrooms at the Same Time the Restaurant is Closed For Remodel and the Golf Course is Closed for Oversee**

**MOTION** by Jeff Rorick to **ratify** the Written Consent given by the Board of Directors on August 7, 2025, to accept the recommendation of the Common Area Properties Committee, Design and Restoration Sub-Committee to remodel the restrooms in the building common to the Tavern at the Falls Restaurant and the Highland Falls Pro Shop while the restaurant is closed for remodeling and the pro shop is closed for the oversee of the golf courses, in an estimated amount of \$37,000.00 plus the material costs for tile, countertops and denshield for the walls. It is noted that a major part of this expense is to modify, raise and add support to the water lines in the walls to make all toilets ADA compliant. The components of this remodel, except for the raising and supporting of the sewer lines to install ADA compliant toilets while not budgeted for in the FY 2026 budget, but are a part of the Reserve Study, and the Reserve Study will be updated to show the replacement in FY 2026. The written consent was as follows; Seven (7) Board members in favor.

**SECOND** by Erik Braun

**UNANIMOUSLY APPROVED**

**U. Highland Falls Building – Replace Entranceway Tile and Paint and/or refurbish Wall Areas**

**MOTION** by Jeff Rorick to **ratify** the Written Consent given by the Board of Directors on August 7, 2025, to accept the recommendation of the Common Area Properties Committee, Design and Restoration Sub-Committee that in the lobby area between the Highland Falls Pro Shop and the Tavern at the Falls Restaurant to replace the tile flooring with Luxury Vinyl Tile while the restaurant is closed for remodeling and the pro shop is closed for the oversee of the golf courses, in an amount of \$5,904.00. This expense was not budgeted for in the FY 2026 budget, but is a part

of the Reserve Study, and the Reserve Study will be updated to show the replacement in FY 2026. The written consent was as follows; Seven (7) Board members in favor.

**SECOND** by Lee Fair

**UNANIMOUSLY APPROVED**

**V. Common Area Properties – Design Sub-Committee to Select remaining Tables, Chairs, Fixtures, Artwork and Accessories for Remodel of Tavern at the Falls and Pinnacle Community Center**

**MOTION** by Judy Williams that the SCSCAI Board of Directors hereby authorizes the Common Area Properties Committee Design and Restoration Sub-Committee to proceed with the selection and procurement of all remaining items budgeted for the 2025/2026 fiscal year remodeling of the Tavern at the Falls Restaurant and the Pinnacle Community Center, including but not limited to tables, chairs, bar stools, light fixtures, restroom fixtures, and artwork.

**SECOND** by Jeff Rorick

**MOTION FAILED 3-4,**

**3 IN FAVOR** – Steve Douglass, Jeff Rorick, Judy Williams

**4 OPPOSED** – Ellen Bachman, Erik Braun, Lee Fair, Lynn Kasner Morgan

**XI. ADJOURNMENT**

**MOTION** by Erik Braun, that there being no further business to come before the Board of Directors, that the meeting be adjourned at 7:08 pm.

**SECOND** by Judy Williams

**UNANIMOUSLY APPROVED**

# SUMMARY OF OPERATIONS

## Sun City Summerlin Community Association, Inc.

### Consolidated Balance Sheet - Unaudited May 31, 2025

	Operating Fund	Reserve Fund	Consolidated Funds
<b>ASSETS</b>			
Cash and cash equivalents	5,786,492	2,003,740	7,790,232
Fixed income securities (Investments)	4,011,989	19,211,173	23,223,162
Interest receivable	31,564	90,767	122,331
Accounts receivable, net	6,048,462	-	6,048,462
Prepaid Expenses	1,183,069	-	1,183,069
Inventory	201,219	-	201,219
Interfund receivables (payables)	(124,103)	124,103	-
Fixed Assets	48,191,008	-	48,191,008
Deferred Tax Asset	287,653	3,406,185	3,693,838
Other Assets (includes ROU Assets)	166,771	-	166,771
<b>TOTAL ASSETS</b>	<b>65,784,124</b>	<b>24,835,968</b>	<b>90,620,092</b>
<b>LIABILITIES &amp; FUND BALANCES</b>			
Accounts payable and accrued expenses	1,219,698	131,133	1,350,831
Lease Liabilities	1,771	-	1,771
Contract liabilities (revenue received in advance)	864,796	-	864,796
Contract liabilities (annual assessments) *	8,148,907	15,068,825	23,217,732
Contract liabilities (new cap assessments) *	121,439	-	121,439
Contract liabilities (NORA) *	-	-	-
<b>TOTAL LIABILITIES</b>	<b>10,356,611</b>	<b>15,199,958</b>	<b>25,556,569</b>
Accumulated other comprehensive loss	145,795	111,893	257,688
Fund Balances	55,281,718	9,524,117	64,805,835
<b>TOTAL FUND BALANCES</b>	<b>55,427,513</b>	<b>9,636,010</b>	<b>65,063,523</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>65,784,124</b>	<b>24,835,968</b>	<b>90,620,092</b>

\* Note regarding contract liabilities for assessments:

Operating Fund annual assessments are recognized pro rata over each homeowner's annual billing cycle, New capital assessments in operations are recognized as expenses are incurred, NORA and Reserve Fund annual assessments are recognized as expenses are incurred.

### Reserve Fund Calculation of Funding Level May 31, 2025

Cash and cash equivalents	2,003,740
Fixed income securities (Investments)	19,211,173
Interest receivable	90,767
Interfund receivables (payables)	124,103
(Less) Accounts payable and accrued expenses	(131,133)
	<b>21,298,650 **</b>
<b>Fully funded 06.30.25 per Reserve Study</b>	<b>39,073,201 **</b>
	<b>54.5%</b>

\*\* Notes regarding reserve study:

A new full reserve study was accepted by the Board 04.09.24. The presented funded amount is based on the current balance sheet figures for the current period ended. The projected 06.30.25 reserve fund balance can be found in the full internal financial statements as part of the "Cash Flow Forecast Reserves" report.

# SUMMARY OF OPERATIONS

## Sun City Summerlin Community Association, Inc.

Summary of Operations - Operating Fund - Unaudited  
For the Period from July 1, 2024 to June 30, 2025

	Current Month - May 2025			Fiscal Year To Date (July 2024 - June 2025)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
<b>OPERATING REVENUES</b>						
Assessments - Operating	1,431,007	1,431,007	-	14,557,013	14,557,013	-
Assessments - New Capital	539	-	539	102,099	-	102,099
Golf courses and pro shops	625,056	583,583	41,473	5,530,085	5,090,933	439,152
Beverage Carts	23,061	17,175	5,886	167,190	149,315	17,875
Restaurants-Summit/Tavern	194,426	161,735	32,691	1,731,308	1,574,030	157,278
Restaurant-Millers Tavern (leased)	4,526	5,250	(724)	61,351	67,259	(5,908)
Newsletter/LINK	46,570	48,548	(1,978)	593,071	557,842	35,229
Interest Income	6,316	5,500	816	112,393	60,500	51,893
Other Income	128,350	128,668	(318)	1,458,532	1,316,201	142,331
<b>TOTAL OPERATING REVENUES</b>	<b>2,459,851</b>	<b>2,381,466</b>	<b>78,385</b>	<b>24,313,042</b>	<b>23,373,093</b>	<b>939,949</b>
<b>OPERATING EXPENSES</b>						
Golf course pro shops	190,365	208,127	17,762	1,938,069	2,072,589	134,520
Golf Course Maintenance	519,748	543,284	23,536	5,119,107	5,456,663	337,556
Beverage Carts	13,970	13,783	(187)	130,375	130,767	392
Restaurants-Summit/Tavern	246,426	234,008	(12,418)	2,636,809	2,524,591	(112,218)
Restaurants-Millers Tavern (leased)	1,076	1,800	724	23,401	29,309	5,908
Newsletter/LINK	59,273	61,724	2,451	685,854	694,847	8,993
Administration	344,138	299,173	(44,965)	3,347,778	3,282,435	(65,343)
Information Technology	35,041	36,963	1,922	409,767	406,293	(3,474)
Landscaping	215,210	217,554	2,344	2,272,065	2,334,498	62,433
Community Services	96,549	107,473	10,924	1,090,990	1,127,903	36,913
Facility Maintenance	359,624	359,449	(175)	4,004,553	4,080,482	75,929
Fitness	70,735	85,556	14,821	761,283	811,865	50,582
Patrol	7,584	7,066	(518)	120,874	86,423	(34,451)
<b>TOTAL OPERATING EXPENSES</b>	<b>2,159,739</b>	<b>2,175,960</b>	<b>16,221</b>	<b>22,540,925</b>	<b>23,038,665</b>	<b>497,740</b>
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>300,112</b>	<b>205,506</b>	<b>94,606</b>	<b>1,772,117</b>	<b>334,428</b>	<b>1,437,689</b>
G/(L) on Investments	-	-	-	207	-	207
G/(L) on Fixed Asset Disposals	542	-	542	577,942	-	577,942
Income Tax Benefit/(Expense)	-	-	-	-	-	-
Depreciation Expense	(241,469)	-	(241,469)	(2,503,211)	-	(2,503,211)
<b>NET SURPLUS/(DEFICIT)</b>	<b>59,185</b>	<b>205,506</b>	<b>(146,321)</b>	<b>(152,945)</b>	<b>334,428</b>	<b>(487,373)</b>

### Summary of Operations - New Capital - Unaudited

	Current Month	Year to Date
Operating expenses	-	-
Fixed asset purchases	539	102,099
<b>Total Expenditures</b>	<b>539</b>	<b>102,099</b>
Interest and gain on investments	-	-
Earned Assessment revenue	539	102,099
<b>Total Revenues</b>	<b>539</b>	<b>102,099</b>

### Summary of Operations - Reserves - Unaudited

	Current Month	Year to Date
Operating expenses	-	44,194
Fixed asset purchases	193,846	4,148,476
<b>Total Expenditures</b>	<b>193,846</b>	<b>4,192,670</b>
Interest and gain on investments	25,727	433,914
Earned NORA revenue	124,103	1,124,912
Earned Assessment revenue	44,016	2,633,844
<b>Total Revenues</b>	<b>193,846</b>	<b>4,192,670</b>

### Supplemental Information

	Current YTD	Prior YTD	Change	
Home Sales	529	521	8	1.5%
NORA Refunds	14	3	11	366.7%
NORA Collected, net of refunds	969,373	952,660	16,713	1.8%
Rounds of Golf Played	104,408	103,196	1,212	1.2%

For additional SCSCAI financial information, please log on to [www.scsc.ai](http://www.scsc.ai)

# B.O.D. MEETINGS SCHEDULE

## Official Notice Board of Directors 2025 MEETING SCHEDULE

**All meetings held in-person with courtesy view and teleconference only \***

\* Courtesy View Only Zoom Information: As a courtesy, the Association is providing owners with view only access through video and teleconferencing via Zoom. The instructions on obtaining view or teleconference only access to this meeting for Zoom are included with this notice. The meeting itself is in-person, not virtual. Utilizing view or teleconference only access does NOT constitute owner attendance at or participation in the meeting.

Month	BOD Meetings	Membership Meetings
January	1/14/25	
February	2/11/25	2/26/25** Annual Mtg. 2/27/25*** Organiz. Mtg.
March	3/11/25 (Evening)	
April	4/08/25	
May	5/13/25	5/30/25****
June	6/10/25	
July	7/08/25	
August	8/12/25 (Evening)	
September	9/09/25	
October	10/14/25	
November	11/11/25	
December	12/09/25	

**\*\*Annual meeting Wednesday, 2/26/2025, at 8 a.m.**

**\*\*\* Organizational Meeting Thursday, 2/27/2025 at 9 a.m.**

**\*\*\*\*Budget Ratification Meeting Friday, 5/30/2025**

**All daytime meetings will be held at Starbright Theatre, at 9 a.m., unless noted otherwise. Executive Sessions are typically held after the Board Meetings; however, Executive Sessions are sometimes held during a recess of the Board Meeting for various reasons.**

**Evening Meetings: All evening meetings will be held at Starbright Theatre, at 6 p.m. Executive Sessions are typically held prior to any evening meeting(s).**

**Note: A resident has the right to:**

- Have a copy of the minutes, a summary of the minutes or a recording of the meeting upon request (\$.10 per page and \$1.00 for the recording per meeting) (NRS 116.31083). Copies of the minutes and recordings of recent Board meetings may be downloaded from the website without charge.
- Speak to the Executive Board, unless the Executive Board is meeting in Executive Session (NRS 116.31085).
- The Agenda is posted on the Association bulletin boards and website on the Friday prior to the meeting.

- Utilizing the courtesy view or teleconference only access does not constitute owner attendance at the meeting and therefore does not entitle any owner utilizing view or teleconference only access with the rights of owners who attend the meeting, including, but not limited to, the right to speak at the meeting.

**Recordings of Board meetings will be made. The recordings will be kept for a period of ten years in the Administration's Executive Director's office in the Mountain Shadows Community Center. Recordings, minutes or a summary of minutes will be available not more than 30 days after the meeting (NRS 116.31083). Depending upon meeting schedules, on occasion, the minutes or summary of the minutes may be in draft form.**

**All scheduled Board of Director meetings are held at Starbright Theatre and/or by Zoom. All scheduled Committee Meetings are held at Desert Vista Committee Room and/or by Zoom.**

### SCSCAI Board of Directors and Committee Meetings

The Board agenda is posted on the Administrative bulletin board, on the website, and in the community centers. Copies may be obtained in the Administration office on the Friday prior to the meeting. All meetings will be held at Desert Vista except where noted on the calendar. For updates, please visit [www.suncitysummerlin.com](http://www.suncitysummerlin.com)

<b>ARC</b>	Architectural Review Committee
<b>BOD</b>	SCSCAI Board of Directors
<b>CAP</b>	Common Area Properties
<b>CCOC</b>	Clubs and Community Organizations Committee
<b>HC</b>	Hearing Committee
<b>IT</b>	Information Technology

### SCSCAI Board and Committee Meetings Schedule

<b>BOD</b>	<b>Tuesday, Sept. 9</b>	<b>9 a.m. (DV &amp; Zoom)</b>
Legal	Thursday, Sept. 11	11 a.m. (DV & Zoom)
HC (Closed Mtg.,)	Monday, Sept. 15	9 a.m. (DV)
IT	Tuesday, Sept. 16	10:30 a.m. (DV & Zoom)
ARC	Wednesday, Sept. 17	9 a.m. (DV & Zoom)
CCOC	Thursday, Sept. 18	9:30 a.m. (DV & Zoom)
Fitness	Thursday, Sept. 18	1:30 p.m. (DV & Zoom)
CAP	Tuesday, Sept. 23	9 a.m. (DV & Zoom)
Finance	Thursday, Sept. 25	2:00 p.m. (DV & Zoom)
Golf Oversight	<i>No Meeting in Sept.</i>	
Coffee w/Board	Friday, Sept. 19	9:30 a.m. (DV & Zoom)