

COTTONWOOD PALO VERDE AT SUN LAKES
ANNUAL MEETING OF THE MEMBERS
4:00 P.M. San Tan Ballroom
MARCH 26, 2025
AGENDA

1. Call To Order
2. General Manager's Report on the Association
3. 2024 Audited Financials
4. President's Message
5. Capital Plans for 2025
6. 2024 Directors Comments
7. Thank You to Outgoing Board Members
8. Introduction of New Board Members
9. Introduction of New Board Officers
10. 2025 Directors Comments
11. Homeowner Comments
12. Adjourn Meeting

SUN LAKES HOMEOWNERS ASSOCIATION #2

Income Statement

December 31, 2024

(Audited)

REVENUES:

HOA DUES	\$ 471,070	\$ 5,665,586	\$ 5,656,921	\$ 8,665	\$ 4,949,475	0.2%	14.5%
RECREATION	38,055	299,059	301,865	(2,806)	294,909	-0.9%	1.4%
FOOD & BEVERAGE	448,383	4,682,277	5,037,136	(354,859)	4,738,352	-7.0%	-1.2%
GOLF	358,460	3,541,874	3,429,300	112,574	3,167,558	3.3%	11.8%
MISCELLANEOUS (CARRY FORWARD FUND, TRANSFER FEES, INTEREST, ETC)	12,795	191,075	216,000	(24,925)	371,073	-11.5%	-48.5%

TOTAL REVENUES

EXPENSES:

ADMINISTRATION (1)	\$ 300,547	\$ 2,314,175	\$ 2,132,052	\$ (182,123)	\$ 2,260,215	-8.5%	-2.4%
RECREATION	37,541	303,364	331,790	28,426	333,435	8.6%	9.0%
PATROL	40,300	438,410	438,882	472	435,791	0.1%	-0.6%
LANDSCAPING	90,748	1,123,163	1,215,643	92,480	1,116,138	7.6%	-0.6%
CUSTODIAL	61,070	710,210	747,523	37,313	738,467	5.0%	3.8%
FACILITIES	57,360	668,600	718,909	50,309	668,411	7.0%	0.0%
POOLS	34,525	375,629	382,352	6,723	387,725	1.8%	3.1%
FOOD & BEVERAGE	450,057	4,899,104	5,113,046	213,942	4,973,803	4.2%	1.5%
GOLF PROSHOPS & MAINTENANCE	270,033	3,392,814	3,560,257	167,443	3,440,400	4.7%	1.4%

TOTAL EXPENSES

NET INCOME

PALO VERDE GATE (2)

Revenues	\$ 20,349	\$ 260,995	\$ 263,174	(2,179)	\$ 249,634	-0.8%	
Expenses	21,077	256,816	263,942	7,126	258,778	2.7%	-0.8%
NET INCOME	(728)	4,179	(768)	4,947	(9,144)	-2.3%	145.7%

DEPRECIATION EXPENSE (3)

CONSOLIDATED NET INCOME

CURRENT MONTH ACTUAL	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	VARIANCE \$\$\$	YEAR TO DATE PRIOR YEAR	YTD Var to Budget %%%	YTD Var to PY %%%
\$ 471,070	\$ 5,665,586	\$ 5,656,921	\$ 8,665	\$ 4,949,475	0.2%	14.5%
38,055	299,059	301,865	(2,806)	294,909	-0.9%	1.4%
448,383	4,682,277	5,037,136	(354,859)	4,738,352	-7.0%	-1.2%
358,460	3,541,874	3,429,300	112,574	3,167,558	3.3%	11.8%
12,795	191,075	216,000	(24,925)	371,073	-11.5%	-48.5%
\$ 1,328,763	\$ 14,379,871	\$ 14,641,222	\$ (261,351)	\$ 13,521,367	-1.8%	6.3%
\$ 300,547	\$ 2,314,175	\$ 2,132,052	\$ (182,123)	\$ 2,260,215	-8.5%	-2.4%
37,541	303,364	331,790	28,426	333,435	8.6%	9.0%
40,300	438,410	438,882	472	435,791	0.1%	-0.6%
90,748	1,123,163	1,215,643	92,480	1,116,138	7.6%	-0.6%
61,070	710,210	747,523	37,313	738,467	5.0%	3.8%
57,360	668,600	718,909	50,309	668,411	7.0%	0.0%
34,525	375,629	382,352	6,723	387,725	1.8%	3.1%
450,057	4,899,104	5,113,046	213,942	4,973,803	4.2%	1.5%
270,033	3,392,814	3,560,257	167,443	3,440,400	4.7%	1.4%
\$ 1,342,181	\$ 14,225,469	\$ 14,640,454	\$ 414,985	\$ 14,354,385	2.8%	0.9%
\$ (13,418)	\$ 154,402	\$ 768	\$ 153,634	\$ (833,018)	20004.4%	-118.5%
\$ 20,349	\$ 260,995	\$ 263,174	(2,179)	\$ 249,634	-0.8%	
21,077	256,816	263,942	7,126	258,778	2.7%	-0.8%
(728)	4,179	(768)	4,947	(9,144)	-2.3%	145.7%
\$ 1,128,121	\$ 1,908,121	\$ 1,954,887	\$ 46,766	\$ 842,789	2.4%	
\$ (1,142,267)	\$ (1,749,540)	\$ (1,954,887)	\$ 205,347	\$ (1,684,951)	10.5%	-3.8%

Special Funds December 31, 2024

	Capital Reserve Fund (1)	Capital Improvement Fund (2)	Palo Verde Gate Fund (3)
Fund Balance January 1, 2024	\$ 5,962,076	\$ 672,170	\$ 3,482
Additions from Dues, Fees, etc	1,526,843	150,000	
Cell Tower Income	247,962	-	
Interest Earned	258,636	21,976	
Expenditures for:			
Golf Courses & Equipment	(507,023)	-	
HOA-Several Items	(239,784)	(147,872)	
Fund Balance December 31, 2024	\$ 7,248,710	\$ 696,274	\$ 3,482

Capital Reserve Fund	Capital Reserve Fund
Home Sales	Home Sales
217	145
\$ 3,500	\$ 1,500
759,500	217,500
YTD	APRIL 1ST

Notes:

- (1) Funds set aside to replace worn out equipment, building parts, etc.
- (2) Funds set aside to improve and/or add to existing facilities.
- (3) Funds set aside to replace worn out parts and improve the PV gate (funding from PV residents only).

Number of homes sold in December 2024 was 16. December 2024 YTD totaled 217 resulting in revenue of \$998,000 YTD 2024 (\$4,599 Ave)

Number of homes sold in December 2023 was 17. December 2023 YTD totaled 224 resulting in revenue of \$582,250 YTD (\$2,599 Ave)