

**BOARD OF DIRECTORS MEETING
DECEMBER 30, 2024
3:00 P.M., CLC STEVE NOLAN LECTURE HALL
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Introduction of Managers
4. Approve the November 26, 2024 Board Meeting Minutes. **(TAB #1)**
5. Employee of the Month, December 2024
6. Treasurer's Report
 - A. Controller's Report
7. Committee and Task Force Reports
 - A. Safety & Security Committee (*Mike Rogers*)
 - B. Recreation / Entertainment Committee (*Mike Swoverland*)
 - C. Reciprocal Task Force (*Glenn Martinsen*)
 - D. Golf Committee (*Diane French*)
 - E. Food & Beverage Committee (*Jean Nelson*)
 - F. Facilities & Grounds Committee (*Gregg Lorimor*)
 - G. Election Committee (*Jack Dreyer*)
 - H. CW Pool Project Task Force (*Marty Neilson*)
 - I. Communications Committee (*Denise Haynie*)
 - J. Audit & Finance Committee (*Denise Orthen*)
 - K. Architectural Compliance Committee (*Maryann Sinerius*)
8. Project Report: **NONE**
9. Management Report (Steve Hardesty)
10. Directors Comments
11. Capital Reserve Replacement Fund Requests: **NONE**
12. PV Gate Reserve Fund: **NONE**
13. Voluntary Contribution Fund: **NONE**
14. Capital Improvement Fund Requests: **NONE**
15. Old Business: **NONE**
16. New Business:
 - A. Approve the appointment of Kevin Gillespie to the Golf Committee. **(TAB #2)**
 - B. Approve the Communications, Election, Food & Beverage, Golf (Marshall/Rates and Communication), Recreation/Entertainment Committees' Goals and Objectives for 2025 **(TAB #3)**
 - C. Approve the resolution to dissolve the Cottonwood Pool Task Force.
17. First Readings:
 - A. Accept the recommendation from the Cottonwood Pool Task Force to move forward with Version 3.5 and place the Conceptual Design into first readings. **(TAB #4)**
 - B. Approve HOA Rules Document. **(TAB #5)**
 - C. Approve the Golf Committee's 5-Year Plan with Updates. **(TAB #6)**
18. Homeowner Comments

19. President's Message

20. Adjourn Meeting

| COMMITTEE NAME | MEETING DATE | TIME | LOCATION (CLC) |
|----------------------------|-----------------------|-------------|-----------------------|
| ARCHITECTURAL COMPLIANCE | Tuesday, Jan. 14 & 28 | 8:30am | Phoenix Room |
| AUDIT & FINANCE | Thursday, Jan. 2 | 2:00pm | Meeting Rm #1 |
| COMMUNICATIONS | Monday, Jan. 6 | 9:30am | Meeting Rm #1 |
| CW POOL TASK FORCE | Tuesday, Jan. 7 | 2:00pm | Lecture Hall |
| ELECTION | Thursday, Jan. 9 | 3:00pm | Meeting Rm #1 |
| FACILITIES & GROUNDS | Tuesday, Jan. 7 | 10:00am | Phoenix Room |
| FOOD & BEVERAGE | Thursday, Jan. 2 | 9:00am | Phoenix Room |
| GOLF | Wednesday, Jan. 8 | 1:00pm | Lecture Hall |
| RECREATION / ENTERTAINMENT | Tuesday, Jan. 14 | 10:00am | Lecture Hall |
| RECIPROCAL TASK FORCE | Monday, Jan. 13 | 9:00am | Meeting Room #2 |
| SAFETY & SECURITY | Wednesday, Jan. 8 | 10:00am | Meeting Rm #1 |

SUN LAKES HOMEOWNERS ASSOCIATION #2
INCOME AND EXPENSE SUMMARY
 November 30, 2024
 (Unaudited)

| | CURRENT MONTH | YEAR TO DATE | YEAR TO DATE | VARIANCE | YEAR TO DATE | YTD Var to Budget | YTD Var to PY |
|---|---------------------|----------------------|----------------------|---------------------|----------------------|-------------------|----------------|
| | ACTUAL | ACTUAL | BUDGET | \$\$\$ | PRIOR YEAR | %%% | %%% |
| REVENUES: | | | | | | | |
| HOA DUES | \$ 470,926 | \$ 5,194,519 | \$ 5,182,173 | \$ 12,346 | \$ 4,504,011 | 0.2% | 15.3% |
| RECREATION | 22,335 | 261,004 | 264,865 | (3,861) | 259,926 | -1.5% | 0.4% |
| FOOD & BEVERAGE | 484,344 | 4,228,312 | 4,560,856 | (332,544) | 4,286,985 | -7.3% | -1.4% |
| GOLF | 326,658 | 3,183,415 | 3,115,018 | 68,397 | 2,888,788 | 2.2% | 10.2% |
| MISCELLANEOUS (CARRY FORWARD FUND, TRANSFER FEES, INTEREST, ETC) | 12,394 | 178,275 | 198,000 | (19,725) | 672,618 | -10.0% | -73.5% |
| | | | | - | | | |
| TOTAL REVENUES | \$ 1,316,657 | \$ 13,045,525 | \$ 13,320,912 | \$ (275,387) | \$ 12,612,328 | -2.1% | 3.4% |
| EXPENSES: | | | | | | | |
| ADMINISTRATION (1) | \$ 176,943 | \$ 2,028,885 | \$ 1,954,696 | \$ (74,189) | \$ 1,951,419 | -3.8% | -4.0% |
| RECREATION | 25,138 | 265,822 | 288,381 | 22,559 | 292,777 | 7.8% | 9.2% |
| PATROL | 36,736 | 398,110 | 402,312 | 4,202 | 392,794 | 1.0% | -1.4% |
| LANDSCAPING | 94,372 | 1,032,304 | 1,140,767 | 108,463 | 1,009,938 | 9.5% | -2.2% |
| CUSTODIAL | 62,182 | 649,140 | 685,233 | 36,093 | 650,568 | 5.3% | 0.2% |
| FACILITIES | 51,700 | 611,240 | 660,534 | 49,294 | 610,203 | 7.5% | -0.2% |
| POOLS | 28,141 | 341,103 | 344,437 | 3,334 | 343,995 | 1.0% | 0.8% |
| FOOD & BEVERAGE | 459,774 | 4,449,046 | 4,647,072 | 198,026 | 4,427,102 | 4.3% | -0.5% |
| GOLF PROSHOPS & MAINTENANCE | 297,109 | 3,107,778 | 3,287,445 | 179,667 | 3,033,366 | 5.5% | -2.5% |
| TOTAL EXPENSES | \$ 1,232,095 | \$ 12,883,428 | \$ 13,410,877 | \$ 527,449 | \$ 12,712,162 | 3.9% | -1.3% |
| NET INCOME | \$ 84,562 | \$ 162,097 | \$ (89,965) | \$ 252,062 | \$ (99,834) | -280.2% | -262.4% |
| PALO VERDE GATE (2) | | | | | | | |
| Revenues | \$ 22,004 | \$ 240,646 | \$ 241,243 | \$ (597) | \$ 229,222 | -0.2% | 5.0% |
| Expenses | 21,234 | 235,739 | 241,969 | 6,230 | 233,083 | 2.6% | 1.1% |
| NET INCOME | \$ 770 | \$ 4,907 | \$ (726) | \$ 5,633 | \$ (3,861) | -2.3% | 227.1% |
| DEPRECIATION EXPENSE | \$ 71,000 | \$ 780,000 | \$ 780,000 | \$ - | \$ 780,000 | 0.0% | |
| CONSOLIDATED NET INCOME | \$ 14,332 | \$ (612,996) | \$ (870,691) | \$ 257,695 | \$ (883,695) | 29.6% | 30.6% |

- Note:
 (1) Administration includes Fitness Center and Misc Homeowner Services.
 (2) Palo Verde Gate expenses are paid only by the Palo Verde Residents.

Special Funds
 November 30, 2024

| | Capital Reserve Fund (1) | Capital Improvement Fund (2) | Palo Verde Gate Fund (3) | Capital Reserve Fund | Capital Reserve Fund |
|--------------------------------------|--------------------------|------------------------------|--------------------------|----------------------|----------------------|
| Fund Balance January 1, 2024 | \$ 5,962,076 | \$ 672,170 | \$ 3,482 | | |
| Additions from Dues, Fees, etc | 737,952 | 150,000 | | | |
| Cell Tower Income | 247,962 | - | | | |
| Interest Earned | 240,587 | 11,836 | | | |
| Expenditures for: | | | | | |
| Golf Courses & Equipment | (444,319) | - | | | |
| HOA-Several Items | (209,231) | (110,809) | | | |
| Fund Balance October 31, 2024 | \$ 6,535,027 | \$ 723,197 | \$ 3,482 | \$ 3,500 | \$ 1,500 |
| | | | | 703,500 | 193,500 |
| | | | | 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 November 2024 was 13. November 2024 YTD totaled 201 resulting in revenue of \$918,000 YTD 2024 (\$4,567 Ave)
 Number of homes sold in November 2023 was 17. November 2023 YTD totaled 207 resulting in revenue of \$522,750 YTD (\$2,525 Ave)