



## **AGENDA**

Fiscal Affairs Committee Meeting

Tuesday, July 18, 2023

1:30 PM – West Center, Room 2 and Zoom

***GVR's Mission Statement:*** *“To provide excellent facilities and services that create opportunities for recreational, social activities, and leisure education to enhance the quality of our members’ lives.”*

**Finance Committee Members:** Jim Carden, Treasurer and Chair, Carl Charette, Laurel Dean, Nellie Johnson, Pat Reynolds, Steve Reynolds, Lanny Smith, Eric Sullwold, Dick Sutherland

Attendees: David Webster, CFO, Marge Garneau, President and Member ex officio, Scott Somers, CEO

1. Call to Order/ Roll Call/ Quorum
2. Review/accept minutes from meeting of May 16, 2023.
3. Chair comments
4. Financial Reports – David W.
  - a) Financial Report June 2023:
    - June 2023 Financial Report
    - Housing Report – updated through June 2023
    - 2023 Cash requirements report
    - 2023 Capital expenditure report thru June 30, 2023
  - b) Financial Reports for May 2023
5. Bylaws Article VI, Section 2: Limits of Authority and Indebtedness  
10% Rule
6. Equitable Fee Structures
  - a) Exception of Membership Change Fee for Primary Residences of Investors
  - b) Voluntary Deed Restriction financing
  - c) Dues Structure based on number of household members
7. CPM Section 3 – Fiscal Affairs Committee – responsibilities review
8. New Business
9. Member comments
10. Adjourn

Next Meeting: August 15, 2023



## MINUTES

### Fiscal Affairs Committee

Tuesday, May 16, 2023

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

**Committee:** Jim Carden (Chair), Carl Charette, Nellie Johnson, Pat Reynolds, Steve Reynolds, Lanny Smith, Eric Sullwold, Dick Sutherland, Marge Garneau (President), Scott Somers (CEO), David Webster (CFO/Liaison)

Absent: Laurel Dean

#### Visitors: 3

1. **Call to Order / Roll Call - Establish Quorum**  
Chair Carden called the meeting to order at 1:30pm MST. Roll was called and a quorum established.
2. **Approve Meeting Minutes:** March 21, 2023  
**MOTION: Sutherland moved / Johnson seconded to approve March 21, 2023, Meeting Minutes as presented.**  
**Passed: 6 yes / 2 abstain (P. Reynolds, Sullwold)**
3. **Chair Comments**
  - Welcome to the Committee and thanked all members for giving their time this year to the Fiscal Affairs Committee.
4. **Financial Reports**
  - a. Financial Report April 2023: Reports are good with numbers in the positive.
  - b. Housing Report – updated through April 2023: Home sales were down in the first quarter, but the trend for the second quarter is moving upwards and more homes sold in April, projection for May is up.
  - c. 2023 Cash Requirements Report: GVR has money in Chase Bank and the CFO received a report from Chase stating they are the strongest bank in the U.S. GVR will keep operating cash down in the bank to \$300,000 - \$400,000 range due to the current bank situation.
  - d. 2023 Capital Expenditure Report thru April 30, 2023: Personnel is seven percent under budget; benefit packet plan to employees was under cost; heating of pools this year was costly due to a colder winter.
5. **Business**
  - a. Approval of December (2022), January, February, March (2023) Financial

Code of Conduct: GVR encourages members to voice concerns and comments in a professional, business-like, and respectful manner.

Statements.

**MOTION: Johnson moved / S. Reynolds seconded to accept the financial statements as presented for December through April.**

**Passed: unanimous**

b. 2022 Surplus Transfer

**MOTION: Johnson moved / Sutherland seconded to approve the 2022 Surplus Transfer to move into Initiative.**

**Passed: 7 yes / 1 no (P. Reynolds)**

c. Year-End Report 2022-23: Tasks for next year include – update objectives for FAC in the CPM; consider alternatives to deal with revenue shortfalls such as reduced housing turnover; clarify capital budgeting, tracking and approval sequence; and provide GVR financial education to members and directors.

d. Capital Projects Process: The Board will review this process first and may assign to a committee if necessary.

e. Housing Projections: Discussed under Financial Reports

f. New Business: Photography Club requests to build a wall in its space for \$35,832 if done along with the Glass Artists project at Santa Rita Springs.

**MOTION: P. Reynolds moved / Sutherland seconded to approve forwarding this request to the Board for its approval subject to the price staying at \$35,832.**

**Passed: unanimous**

6. **Member Comments:** Comments made during the meeting.

7. **Adjournment**

**MOTION: Sutherland moved / Carden seconded to adjourn the meeting at 2:41pm.**

**Passed: unanimous**

**Next Meeting:** Tuesday, July 18, 2023, 1:30-3:00pm, WC-Rm 2/Zoom

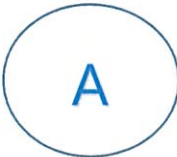


**Fiscal Affairs  
Financial Report  
As of June 30, 2023**

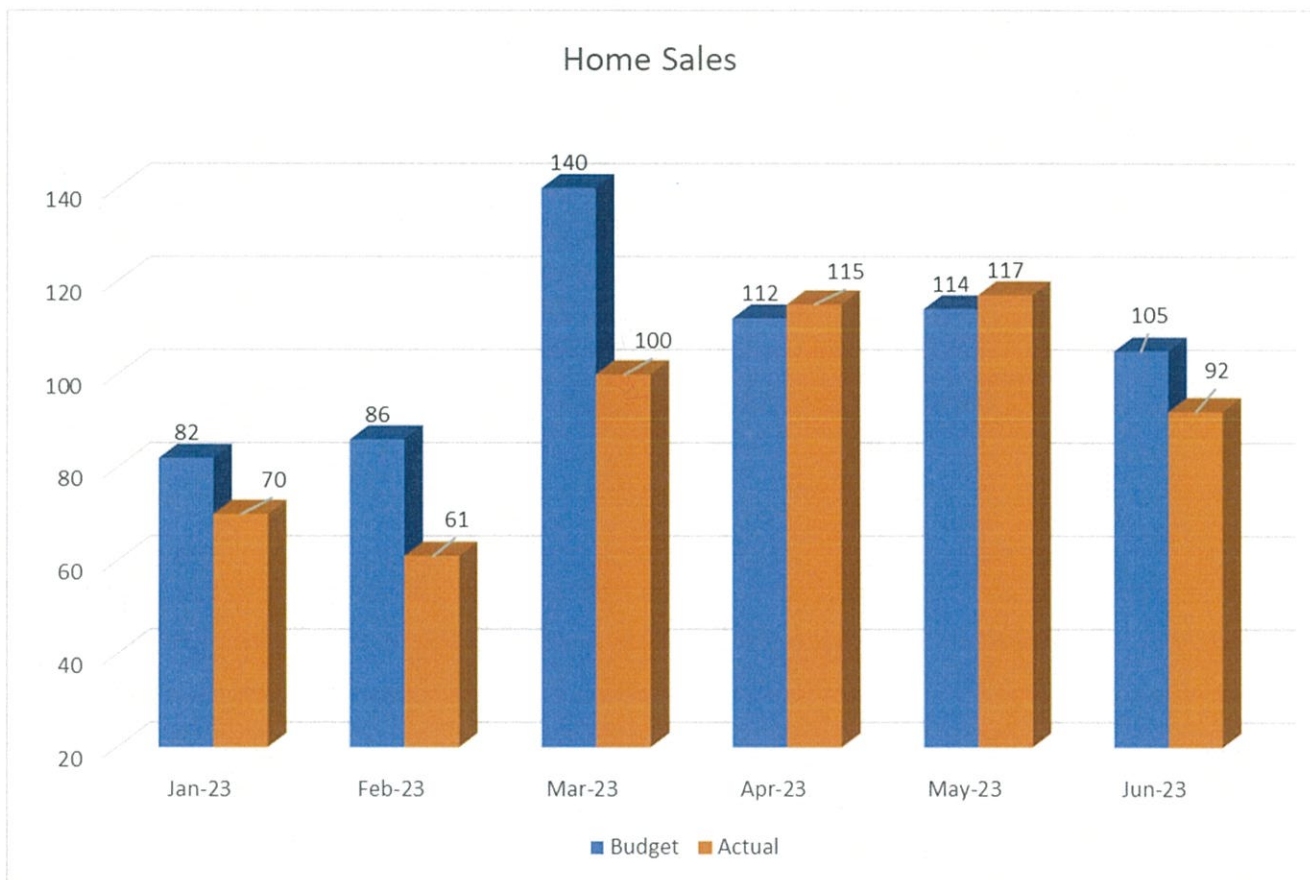
The enclosed Financial Statements and supplemental schedules provide relevant information Year to Date through June, 2023 and include the financial statements as of June 30, 2023. In addition, the final statements for December 2022 and January, February, and March 2023 are also included. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.

- The following table summarizes the June 30, 2023 total year to date Increase in Net Assets based on GVR's 2023 Financial Statements:

Month	Operating Increase Net Assets	Unrealized Gains on Investments	GVR 2023		Budget Variance	
			Total Increase in Net Assets	Homes Sold	Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-23	\$44,961	\$308,945	\$353,906	70	(\$139,259)	\$82,283
Feb-23	(\$47,455)	(\$248,016)	(\$295,471)	61	(\$157,462)	(\$82,805)
Mar-23	\$167,720	\$135,998	\$300,718	100	(\$130,515)	\$69,035
Apr-23	\$205,048	\$65,186	\$270,234	115	\$11,866	\$116,499
May-23	\$136,859	(\$119,355)	\$17,504	117	\$3,726	\$61,169
Jun-23	\$86,015	\$201,855	\$287,870	92	(\$43,680)	\$29,529
Jul-23			\$0			
Aug-23			\$0			
Sep-23			\$0			
Oct-23			\$0			
Nov-23			\$0			
Dec-23			\$0			
<b>Total YTD '23</b>	<b>\$593,148</b>	<b>\$344,613</b>	<b>\$934,761</b>	<b>555</b>	<b>(\$455,324)</b>	<b>\$275,710</b>



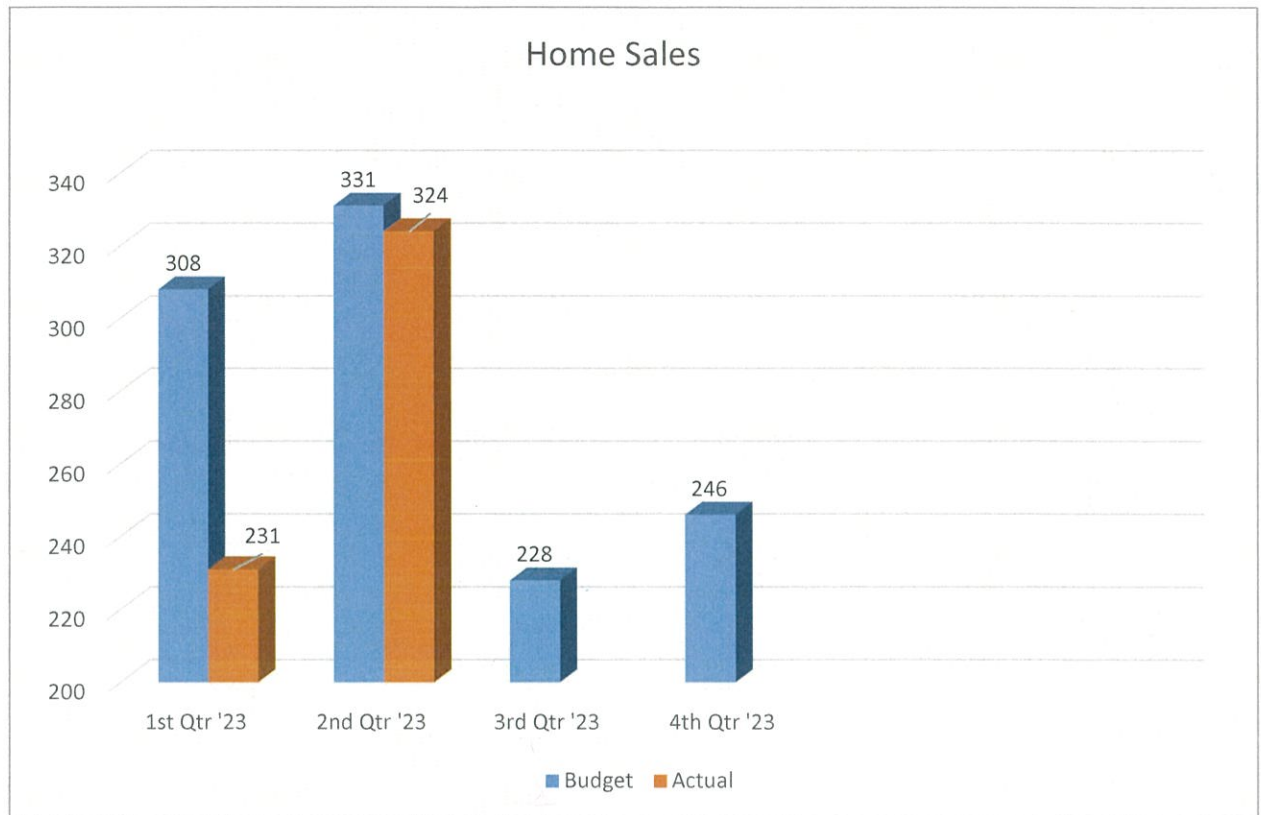
- While the preceding table illustrates the performance for the year 2023 according to the Financial Statements, it does not include any reduction for the necessary funding from Operations for Reserve Funds that are included in GVR's 2023 budget.
- There were 92 Home Resales during the month of June. This number of sales is 13 (12%) less than budgeted for June and 1 (1%) less than the prior year. GVR offsets these sales with an allowance for Membership Change Fee Refunds for Members who transition from a primary residence. The Property Report is on page 13 and the current allowance is \$214,600 (page 2). **GVR remains 13% under budget year to date for home sales.** The following graph illustrates the actual compared to the monthly budgeted number of home sales through June, 2023.



- The following is an important quarterly homes sales graph that illustrates the level of budgeted home sales are highest in the first 2 quarters of 2023. Furthermore, this graph shows the degree of deficit that occurred in the first quarter is not repeated in the second quarter. If the projected home sales in quarters 3 and 4 perform within 2% of budget as it did in the 2<sup>nd</sup> quarter, GVR will end up about 8% under budget for the entire year.

B

This, depending on refunds, equates to about a \$298,000 projected negative variance for Membership Change Fee Revenue for the year 2013.

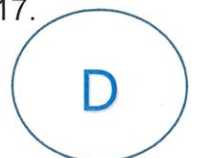


- The June 2023 Statement of Financial Position (page 2) reports the Total Net Assets to be \$32,218,363 which is a \$937,761 increase for the year (page 2 and 3) and includes \$344,613 of Unrealized Gains on Investments for June 2023 year to date.
- The June 30 Operational cash on hand is \$442,602 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash equals \$4,728,624 which is a \$366,045 decrease during the month of June. The cash projections for 2023 are on pages 6 through 7.
- The Net Fixed Assets are \$20,253,229 as of June 30, 2023 (page 2). Total net Capital Purchases for the year to date are \$1,775,940. The detail report of the Capital Purchases through June 2023 is on pages 8 through 12.
- Total Current Liabilities are \$4,604,147 (page 2). This includes 6 months of Deferred Dues revenue for 2023.
- Designated Net Assets equal \$11,425,176 (detailed on pages 4 – 5) which reflects a net decrease of \$596,623 for the month of June, 2023. The year to date net unrealized investment gain on investments are \$344,613 and are included in these balances.

- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is \$6,085,143 which is 7% under budget and 7% less than the prior year. The primary driver of this negative variance is the Capital Revenue being under budget due to the lower than predicted sale of homes year during the first quarter 2023.
- The Cash Requirements Report for 2023 is included on pages 6 through 7. GVR's cash collections and Operating Cash balances are reasonable as projected. However, the cash balance projected in the 4<sup>th</sup> quarter is predicted to drop below the GVR 90-day minimum working capital cash requirement.
- The total expenses for the year are \$5,491,995 which is \$275,710 (4.8%) under budget and 4% more than the prior year (page 3). The following is a high-level summary of the amounts and percentage variance to budget for the year to date June 30, 2023:

<b>EXPENSES YTD JUNE 2023</b>				
<u>Expense Category</u>	<u>Total Expenses</u>	<u>Variance Pos. (Neg.)</u>	<u>%</u>	<u>Summary</u>
Facilities & Equipment	1,768,032	26,302	1%	Major Projects, R&M under budget \$52K, Utilities over budget \$40K.
Program Expenses	276,091	86,779	24%	Recreation contracts \$77K under. Offset with Program Income under by \$106K.
Communications	119,230	10,105	8%	Printing under budget
Operational Expenses	319,413	(42,039)	-15%	Supplies \$51K overbudget. Custodial, pool, and landscaping supplies costs higher than expected.
Corporate Expenses	446,638	(71,210)	-19%	Professional Fees \$66K over budget.
Personnel & Benefits	<u>2,562,591</u>	<u>265,773</u>	9%	Wages 7% under budget. Benefits 19% under budget.
<b>TOTAL EXPENSES</b>	<b><u>5,491,995</u></b>	<b><u>275,710</u></b>	<b><u>4.8%</u></b>	

- A memo regarding the Limits of Authority of the Board is included on pages 14 through 15.
- A memo regarding Multi Home Investors is included on pages 16 through 17.





# Green Valley Recreation, Inc.

## CONSOLIDATED FINANCIAL STATEMENTS

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The accompanying pages are the Financial Reports for June 30, 2023. The four statements are:

### **Statement of Financial Position.**

This is also known as a Balance Sheet or the Statement of Net Assets.

### **Statement of Activities**

Also known as an Income and Expense statement. This report shows the types of Income, the categories of expense and the unrealized Investment Market changes for the year to date. The bottom line in this report is the net for all the reserve accounts maintained by GVR.

### **Statement of Changes in Net Assets**

This report displays the financial activity of the four reserves that make up the Net Assets of Green Valley Recreation. These reserves are:

**Unrestricted** - These net assets include the Fixed Assets (land, buildings and equipment), undesignated current assets less the current liabilities and deferred revenue items.

**Emergency** - Designated by the Board of Directors, this reserve is held to provide liquidity when needed for operational emergencies.

**Maint - Repair - Replacement** - designated by the Board of Directors, this reserve is the accumulation of assets in support of the Reserve Study which is mandated for Common Interest Realty Associations like Green Valley Recreation. Annual amounts are budgeted and transferred into this reserve for the purposes of the name of this reserve.

**MRR-B Pools and Spas** - Board designated reserve for end of life replacement of Pools and Spas

**Initiatives** - This reserve is designated by the Board of Directors to help with the funding for new programs that evolve from member interests and demands. Innovation in programming enables GVR to respond to member expectations.

### **Investment Portfolios**

This report displays the market values of investments at the beginning of the year, the dollar amounts of changes that occurred from January 1st to the date of the financial statements. The unrealized gain or loss on market value changes is shown on a separate line to result in the market value of investments as of the reporting month end. The investments related to each of the Reserves (Unrestricted and Designated) are included in separate columns.





Green Valley Recreation, Inc.  
**Statement of Financial Position**  
 As of Date: June 30, 2023 and Dec 31, 2022

	June 30, 2023	Dec 31, 2022
	Total	Total
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash/Cash Equivalents	442,602	1,732,899
Accounts Receivable	340,803	197,896
Prepaid Expenses	97,262	207,263
Maintenance Inventory	11,522	23,044
Designated Investments (Charles S./SBH)		
Emergency - Fund	527,867 <sup>(1)</sup>	490,701 <sup>(18)</sup>
MRR - Fund	7,829,954 <sup>(2)</sup>	7,043,208 <sup>(19)</sup>
Initiatives - Fund	2,280,946 <sup>(3)</sup>	2,531,557 <sup>(20)</sup>
Pools & Spas - Fund	786,409 <sup>(4)</sup>	576,963 <sup>(21)</sup>
Total Designated Investments (CS/SBH)	11,425,176 <sup>(5)</sup>	10,642,430 <sup>(22)</sup>
Undesignated Invest. (JP Morgan Long Term)	1,602,593 <sup>(6)</sup>	1,565,673 <sup>(23)</sup>
Undesignated Invest. (JP Morgan)	2,683,429 <sup>(7)</sup>	3,361,830 <sup>(24)</sup>
Investments	15,711,198 <sup>(8)</sup>	15,569,933 <sup>(25)</sup>
<b>Total Current Assets</b>	<b>16,603,387</b>	<b>17,731,035</b>
<b>Fixed Assets</b>		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	29,083,308	27,908,195
Sub-Total	47,100,393	45,925,280
Less - Accumulated Depreciation	(26,847,163)	(26,748,166)
<b>Net Fixed Assets</b>	<b>20,253,229 <sup>(9)</sup></b>	<b>19,177,114 <sup>(26)</sup></b>
Operating Lease ROU, Net of Accum. Amortization	467	467
Finance Lease ROU, Net of Accum. Amortization	111,355	111,355
<b>Total Assets</b>	<b>36,968,438</b>	<b>37,019,971</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	560,945	514,060
Deferred Dues Fees & Programs	3,643,557	4,684,821
Accrued Payroll	149,087	153,683
Compensation Liability	-	-
MCF Refund Liability	208,800	197,120
In-Kind Lease Liability -Current	2,000	4,000
Operating ROU Liability - Current	439	439
Financing ROU Liability - Current	39,319	39,319
<b>Total Current Liabilities</b>	<b>4,604,147</b>	<b>5,593,441</b>
In-Kind Lease Liability - LT	50,667	50,667
Notes Payable	11,000	11,000
Financing ROU Liability - LT	84,261	84,261
<b>Total Long Term Liabilities</b>	<b>145,928</b>	<b>145,928</b>
<b>TOTAL NET ASSETS</b>	<b>32,218,363 <sup>(10)</sup></b>	<b>31,280,602 <sup>(27)</sup></b>
<b>NET ASSETS</b>		
Temporarily Designated:		
Board Designated:		
Emergency	527,867 <sup>(11)</sup>	490,701 <sup>(28)</sup>
Maint - Repair - Replacement	7,829,954 <sup>(12)</sup>	7,043,208 <sup>(29)</sup>
Initiatives	2,280,946 <sup>(13)</sup>	2,531,557 <sup>(30)</sup>
Pools & Spas	786,409 <sup>(14)</sup>	576,963 <sup>(31)</sup>
Sub-Total	11,425,176 <sup>(15)</sup>	10,642,430
Unrestricted Net Assets	19,855,426	20,638,172
Net change Year-to-Date	937,761 <sup>(16)</sup>	-
<b>Unrestricted Net Assets</b>	<b>20,793,187 <sup>(17)</sup></b>	<b>20,638,172</b>
<b>TOTAL NET ASSETS</b>	<b>32,218,363</b>	<b>31,280,602</b>



# Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 6 month period ending June 30, 2023

FY Budget Period: Jan 1, 2023 - Dec 31, 2023

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2022 YTD Actual	2023 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
<b>Revenue</b>										
Member Dues	3,488,509	3,528,675	40,166	1%	3,528,675	3,527,925	750	0.0%	7,055,850	3,527,175
LC, Trans., Crd Fees.	501,221	429,207	(72,014)	(14%)	429,207	476,728	(47,521)	(10%)	757,041	327,834
Capital Revenue	2,000,101	1,506,848	(493,253)	(25%)	1,506,848	1,910,707	(403,859)	(21%)	3,328,040	1,821,192
Programs	66,493	53,990	(12,503)	(19%)	53,990	160,143	(106,153)	(66%)	225,310	171,320
Instructional	187,828	211,932	24,104	13%	211,932	220,972	(9,040)	(4%)	333,997	122,065
<b>Recreational Revenue</b>	<b>254,321</b>	<b>265,922</b>	<b>11,601</b>	<b>5%</b>	<b>265,922</b>	<b>381,115</b>	<b>(115,193)</b>	<b>(30%)</b>	<b>559,307</b>	<b>293,385</b>
<b>Investment Income</b>	<b>190,093</b>	<b>265,911</b>	<b>75,818</b>	<b>40%</b>	<b>265,911</b>	<b>157,777</b>	<b>108,134</b>	<b>69%</b>	<b>286,884</b>	<b>20,973</b>
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	21,195	23,547	2,351	11%	23,547	17,171	6,376	37%	34,195	10,648
<b>Comm. Revenue</b>	<b>21,195</b>	<b>23,547</b>	<b>2,351</b>	<b>11%</b>	<b>23,547</b>	<b>17,171</b>	<b>6,376</b>	<b>37%</b>	<b>34,195</b>	<b>10,648</b>
Other Income	69,502	51,174	(18,328)	(26%)	51,174	63,265	(12,091)	(19%)	80,281	29,107
Facility Rent	6,380	11,859	5,479	86%	11,859	3,779	8,080	214%	6,000	(5,859)
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	2,000	2,000	-	0%	2,000	-	2,000	0%	-	(2,000)
Contributed Income	-	-	-	0%	-	2,000	(2,000)	(100%)	3,698	3,698
<b>Other Revenue</b>	<b>77,882</b>	<b>65,033</b>	<b>(12,849)</b>	<b>(16%)</b>	<b>65,033</b>	<b>69,044</b>	<b>(4,011)</b>	<b>(6%)</b>	<b>89,979</b>	<b>24,946</b>
<b>Total Revenue</b>	<b>6,533,322</b>	<b>6,085,143</b>	<b>(448,179)</b>	<b>(7%)</b>	<b>6,085,143</b>	<b>6,540,467</b>	<b>(455,324)</b>	<b>(7.0%)</b>	<b>12,111,296</b>	<b>6,026,153</b>
<b>Expenses</b>										
Major Proj.-Rep. & Maint.	122,413	175,734	(53,321)	(44%)	175,734	227,679	51,944	23%	478,281	302,546
Facility Maintenance	129,948	98,494	31,454	24%	98,494	118,389	19,895	17%	228,478	129,984
Fees & Assessments	6,432	12,268	(5,836)	(91%)	12,268	23,869	11,601	49%	30,725	18,458
Utilities	489,098	576,801	(87,703)	(18%)	576,801	536,926	(39,874)	(7%)	927,331	350,531
Depreciation	801,300	686,767	114,533	14%	686,767	704,746	17,979	3%	1,409,492	722,725
Furniture & Equipment	126,914	169,523	(42,609)	(34%)	169,523	137,599	(31,924)	(23%)	268,444	98,921
Vehicles	42,033	48,445	(6,412)	(15%)	48,445	45,126	(3,319)	(7%)	101,012	52,567
<b>Facilities &amp; Equipment</b>	<b>1,718,138</b>	<b>1,768,032</b>	<b>(49,894)</b>	<b>(3%)</b>	<b>1,768,032</b>	<b>1,794,334</b>	<b>26,302</b>	<b>1%</b>	<b>3,443,763</b>	<b>1,675,731</b>
Wages	1,934,740	1,963,305	(28,565)	(1%)	1,963,305	2,114,705	151,400	7%	4,336,945	2,373,640
Payroll Taxes	153,556	150,713	2,843	2%	150,713	171,147	20,434	12%	347,276	196,563
Benefits	511,211	448,573	62,639	12%	448,573	542,511	93,938	17%	1,039,668	591,095
<b>Personnel</b>	<b>2,599,507</b>	<b>2,562,591</b>	<b>36,916</b>	<b>1%</b>	<b>2,562,591</b>	<b>2,828,364</b>	<b>265,773</b>	<b>9%</b>	<b>5,723,890</b>	<b>3,161,299</b>
Food & Catering	14,587	13,525	1,062	7%	13,525	17,569	4,044	23%	32,211	18,686
Recreation Contracts	243,673	203,116	40,557	17%	203,116	280,696	77,580	28%	413,188	210,072
Bank & Credit Card Fees	52,774	59,451	(6,677)	(13%)	59,451	64,605	5,154	8%	71,896	12,445
<b>Program</b>	<b>311,034</b>	<b>276,091</b>	<b>34,942</b>	<b>11%</b>	<b>276,091</b>	<b>362,870</b>	<b>86,779</b>	<b>24%</b>	<b>517,295</b>	<b>241,203</b>
Communications	55,589	50,332	5,257	9%	50,332	57,712	7,380	13%	107,974	57,642
Printing	39,050	52,143	(13,093)	(34%)	52,143	57,598	5,456	9%	104,407	52,264
Advertising	9,203	16,755	(7,552)	(82%)	16,755	14,024	(2,731)	(19%)	22,524	5,769
<b>Communications</b>	<b>103,842</b>	<b>119,230</b>	<b>(15,387)</b>	<b>(15%)</b>	<b>119,230</b>	<b>129,335</b>	<b>10,105</b>	<b>8%</b>	<b>234,905</b>	<b>115,675</b>
Supplies	192,022	270,780	(78,757)	(41%)	270,780	219,368	(51,412)	(23%)	424,090	153,310
Postage	8,137	4,637	3,500	43%	4,637	8,605	3,969	46%	20,909	16,272
Dues & Subscriptions	6,771	6,422	349	5%	6,422	7,117	695	10%	16,710	10,288
Travel & Entertainment	671	829	(158)	(24%)	829	3,555	2,726	77%	10,700	9,872
Other Operating Expense	32,694	36,746	(4,052)	(12%)	36,746	38,729	1,983	5%	128,622	91,876
<b>Operations</b>	<b>240,295</b>	<b>319,413</b>	<b>(79,118)</b>	<b>(33%)</b>	<b>319,413</b>	<b>277,375</b>	<b>(42,039)</b>	<b>(15%)</b>	<b>601,031</b>	<b>281,618</b>
Information Technology	12,075	77,042	(64,967)	(538%)	77,042	55,026	(22,016)	(40%)	115,638	38,596
Professional Fees	105,526	176,980	(71,455)	(68%)	176,980	111,098	(65,882)	(59%)	148,393	(28,588)
Commercial Insurance	164,784	167,569	(2,785)	(2%)	167,569	157,265	(10,304)	(7%)	321,601	154,032
Taxes	28,646	8,641	20,005	70%	8,641	15,936	7,295	46%	30,026	21,385
Conferences & Training	14,549	14,103	447	3%	14,103	26,352	12,249	46%	39,515	25,412
Employee Recognition	731	2,303	(1,572)	(215%)	2,303	9,751	7,448	76%	20,731	18,428
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
<b>Corporate Expenses</b>	<b>326,312</b>	<b>446,638</b>	<b>(120,326)</b>	<b>(37%)</b>	<b>446,638</b>	<b>375,428</b>	<b>(71,210)</b>	<b>(19%)</b>	<b>675,904</b>	<b>229,266</b>
<b>Expenses</b>	<b>5,299,128</b>	<b>5,491,995</b>	<b>(192,867)</b>	<b>(4%)</b>	<b>5,491,995</b>	<b>5,767,705</b>	<b>275,710</b>	<b>4.8%</b>	<b>11,196,787</b>	<b>5,704,792</b>
Gross Surplus(Rev-Exp)	1,234,194	593,148	(641,046)	(52%)	593,148	772,762	(179,614)	(23%)	914,510	321,361
Net Gain/Loss on Invest.	(1,750,900)	344,613	2,095,513	(281%)	344,613	-	344,613	-	-	(344,613)
<b>Net from Operations</b>	<b>(516,706)</b>	<b>937,761</b>	<b>1,454,467</b>	<b>(281%)</b>	<b>937,761</b>	<b>772,762</b>	<b>164,999</b>	<b>(23%)</b>	<b>914,510</b>	<b>(23,252)</b>



Green Valley Recreation, Inc.  
Statement of Changes in Net Assets  
As of Date: June 30, 2023 and Dec 31, 2022

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
		Unrestricted	Fixed Assets				
<b>Net change in net assets-GVR</b>	937,761 (16)	937,761	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,752,394)	-	-	1,179,941	283,048	289,405
Transfers Prev. Yr. Surplus	-	(428,596)	-	-	-	428,596	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	98,997	(98,997)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	718,828	1,175,113	-	(737,629)	(1,054,536)	(101,777)
Withdrawals	-	(38,413)	-	-	25,959	18,465	(6,010)
Allocations of Net Change components:							
Investment income	-	(165,485)	-	3,894	112,230	39,071	10,289
Investment Expenses	-	40,310	-	(1,665)	(27,139)	(9,008)	(2,498)
Net Gains (Losses) in Investments	-	(332,109)	-	34,936	233,384	43,753	20,036
<b>Net Change to June 30, 2023</b>	937,761 (16)	(921,101)	1,076,116	37,166	786,746	(250,611)	209,446
Net Assets at, Dec 31, 2022	31,280,602 (27)	1,461,058	19,177,114 (26)	490,701 (28)	7,043,208 (29)	2,531,557 (30)	576,963 (31)
<b>Net Assets as at, June 30, 2023</b>	<b>32,218,363 (10)</b>	<b>539,957</b>	<b>20,253,229 (9)</b>	<b>527,867 (11)</b>	<b>7,829,954 (12)</b>	<b>2,280,946 (13)</b>	<b>786,409 (14)</b>
		20,793,187 (17)		11,425,176 (15)			

Footnotes refer to Statement of Financial Position and Statement of Activities

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Green Valley Recreation, Inc.  
**Investment Portfolios**  
**Changes and Market Values**  
**Beginning of Year and Curent Month End**

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
<b>Balance Dec 31, 2022 (at Market)</b>	15,569,933 <sup>(25)</sup>	4,927,503 <sup>(24)</sup>	490,701 <sup>(18)</sup>	7,043,208 <sup>(19)</sup>	2,531,557 <sup>(20)</sup>	576,963 <sup>(21)</sup>
<b>Changes since Jan 1, 2022:</b>						
Principal Transfers	2,930,990	750,000	-	1,179,941	711,644	289,405
Investment income	261,499	96,014	3,894	112,230	39,071	10,289
Withdrawals	(3,355,528)	(1,500,000)	-	(711,670)	(1,036,072)	(107,787)
Investment Expenses	(40,310)	-	(1,665)	(27,139)	(9,008)	(2,498)
<b>Net Change for 6 Months</b>	<b>(203,349)</b>	<b>(653,986)</b>	<b>2,229</b>	<b>553,362</b>	<b>(294,365)</b>	<b>189,410</b>
<b>Balance before Market Change at June 30, 2023</b>	<b>15,366,584</b>	<b>4,273,518</b>	<b>492,931</b>	<b>7,596,570</b>	<b>2,237,193</b>	<b>766,373</b>
<b>6 Months Net Change in Investments Gain/(Loss)</b>	<b>344,613</b>	<b>12,504</b>	<b>34,936</b>	<b>233,384</b>	<b>43,753</b>	<b>20,036</b>
<b>Balance at June 30, 2023 (at Market)</b>	<b>\$ 15,711,198 <sup>(8)</sup></b>	<b>4,286,021 <sup>(6)</sup> <sup>(7)</sup></b>	<b>527,866.83 <sup>(1)</sup></b>	<b>7,829,954 <sup>(2)</sup></b>	<b>2,280,946 <sup>(3)</sup></b>	<b>786,409 <sup>(4)</sup></b>
				<b>11,425,176 <sup>(15)</sup></b>		

Footnotes refer to Statement of Financial Position and Statement of Activities

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**GVR Cash Requirements Report**  
FY 2023

<b>ACTUAL / PROJECTED</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
	<u>Jan-23</u>	<u>Feb-23</u>	<u>Mar-23</u>	<u>Apr-23</u>	<u>May-23</u>	<u>Jun-23</u>	<u>Jul-23</u>	<u>Aug-23</u>	<u>Sep-23</u>	<u>Oct-23</u>	<u>Nov-23</u>	<u>Dec-23</u>
<b>Operating Cash at CHASE</b>												
Beginning of Month Balance	1,732,899	1,018,815	648,376	777,034	1,023,657	371,046	443,671	261,569	426,813	353,140	692,792	915,084
Transfer In	-	-	500,000	500,000	-	500,000	500,000	500,000	500,000	500,000	250,000	-
Transfer Out	(750,000)	-	-	-	(428,596)	-	-	-	-	-	-	(3,000,000)
Cash Receipts	2,286,308	530,427	577,300	505,058	486,974	430,912	433,059	433,474	403,474	606,948	728,338	3,878,093
Cash Disbursements	(2,250,392)	(900,866)	(948,641)	(758,435)	(710,989)	(858,286)	(1,115,162)	(768,231)	(977,147)	(767,296)	(756,046)	(787,795)
Net Operating Cash Flow	35,916	(370,439)	(371,341)	(253,377)	(224,015)	(427,374)	(682,102)	(334,756)	(573,673)	(160,348)	(27,708)	3,090,299
Ending of Month Balance	1,018,815	648,376	777,034	1,023,657	371,046	443,671	261,569	426,813	353,140	692,792	915,084	1,005,383
<b>Operating Investment Accounts (A&amp;B)</b>												
Beginning of Month Balance	4,927,503	5,724,202	5,695,146	5,216,974	4,740,774	4,711,374	4,286,021	3,757,848	3,229,014	2,699,519	2,135,831	1,808,025
Transfer In	750,000	-	-	-	-	-	-	-	-	-	-	3,000,000
Transfer Out	-	-	(500,000)	(500,000)	-	(500,000)	(533,531)	(533,531)	(533,531)	(567,063)	(330,475)	(65,600)
Earned Income on Investmer	46,700	(29,057)	21,828	23,801	(29,400)	74,647	5,358	4,697	4,036	3,374	2,670	2,260
Ending of Month Balance	5,724,202	5,695,146	5,216,974	4,740,774	4,711,374	4,286,021	3,757,848	3,229,014	2,699,519	2,135,831	1,808,025	4,744,685
<b>MRR Reserve</b>												
Beginning of Month Balance	7,043,208	8,385,340	8,231,946	8,355,614	8,327,496	8,105,414	7,829,954	7,719,908	7,548,551	7,205,286	7,135,286	7,165,532
Transfer In MRR Funding	1,179,941	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	(31,472)	(15,862)	(748)	(75,342)	(191,235)	(397,011)	(161,806)	(221,968)	(391,574)	(111,969)	(11,901)	(39,957)
Net Earned Income on Invest	193,663	(137,532)	124,416	47,224	(30,848)	121,551	51,760	50,611	48,310	41,969	42,147	42,160
Ending of Month Balance	8,385,340	8,231,946	8,355,614	8,327,496	8,105,414	7,829,954	7,719,908	7,548,551	7,205,286	7,135,286	7,165,532	7,167,735
<b>MRR - B Pool and Spa Replacement Reserve</b>												
Beginning of Month Balance	576,962	874,533	764,121	770,016	771,949	772,172	786,409	791,521	796,666	801,844	807,056	812,302
Transfer In MRR B Pool & Spa Funding	289,405	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	(107,787)	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	8,166	(2,625)	5,895	1,933	223	14,237	5,112	5,145	5,178	5,212	5,246	8,809.96
Ending of Month Balance	874,533	764,121	770,016	771,949	772,172	786,409	791,521	796,666	801,844	807,056	812,302	821,112
<b>Initiatives Reserve</b>												
Beginning of Month Balance	2,531,557	2,608,205	2,541,688	2,402,584	2,190,874	2,637,756	2,280,946	1,787,562	1,289,409	909,898	836,882	697,818
Transfer In	35,211	31,173	29,034	56,951	65,557	65,122	33,531	33,531	33,531	67,063	80,475	65,600
Other Funding	-	-	-	-	428,596	-	-	-	-	-	-	-
Other Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	42,650	(36,317)	42,749	14,608	(4,985)	15,113	17,114	12,345	8,711	8,012	3,357	2,602
Transfer Out	(1,213)	(61,373)	(210,887)	(283,269)	(42,285)	(437,046)	(544,029)	(544,029)	(421,754)	(148,091)	(222,896)	(225,003)
Ending of Month Balance	2,608,205	2,541,688	2,402,584	2,190,874	2,637,756	2,280,946	1,787,562	1,289,409	909,898	836,882	697,818	541,017
<b>Emergency Reserve</b>												
Beginning of Month Balance	490,701	511,059	498,837	504,049	508,409	506,456	527,867	530,858	533,866	536,891	539,934	542,993
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	20,358	(12,221)	5,212	4,359	(1,953)	21,411	2,991	3,008	3,025	3,042	3,060	3,077
Ending of Month Balance	511,059	498,837	504,049	508,409	506,456	527,867	530,858	533,866	536,891	539,934	542,993	546,070
<b>Total Reserve Accounts</b>												
Total Operating Cash	6,743,017	6,343,521	5,994,008	5,764,431	5,082,420	4,729,693	4,019,417	3,655,826	3,052,658	2,828,623	2,723,110	5,750,068
Grand Total Cash & Investments	19,122,154	18,380,114	18,026,272	17,563,160	17,104,218	16,154,868	14,849,266	13,824,319	12,506,579	12,147,781	11,941,755	14,826,002

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**GVR Cash Requirements Report  
FY 2023**

**ACTUAL / PROJECTED**

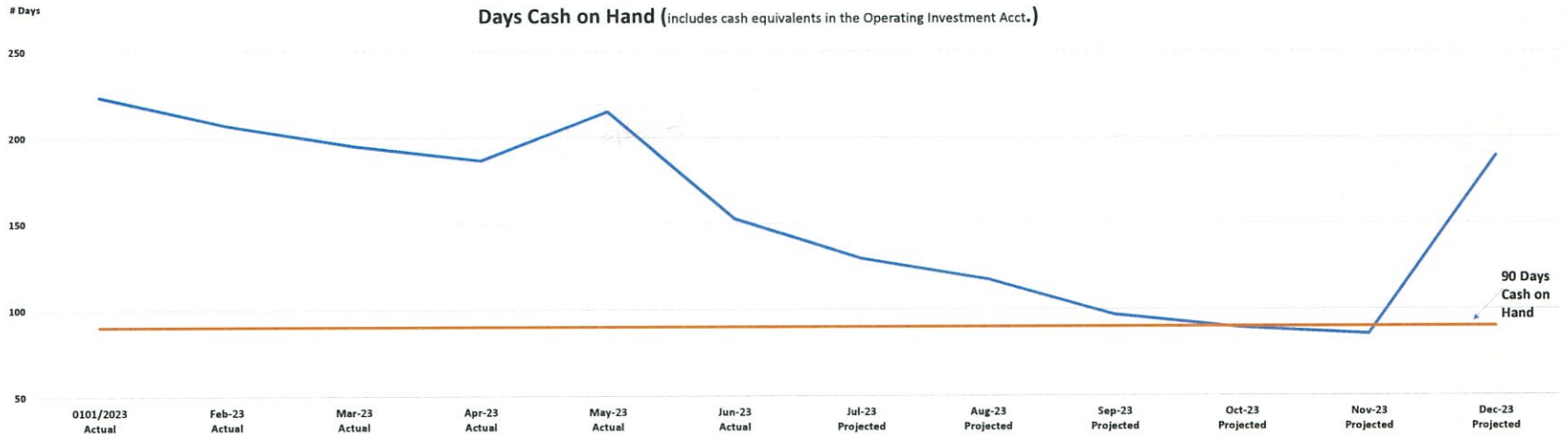
	Actual Jan-23	Actual Feb-23	Actual Mar-23	Actual Apr-23	Actual May-23	Actual Jun-23	Projected Jul-23	Projected Aug-23	Projected Sep-23	Projected Oct-23	Projected Nov-23	Projected Dec-23
Actual Days Oper. Cash on Hand (net of MCF Allowance)	223	207	195	187	215	153	130	117	97	89	86	189

January 1, 2023 Beg. Balance:	
Total Reserve Accounts	10,065,466
Total Operating Cash	6,660,402
Grand Total Cash & Investments	16,725,868

Projected Ending Balance 2023	
Total Reserve Accounts	8,254,822
Total Operating Cash	5,750,068
Grand Total Cash & Investments	14,004,890

Operating Cash (CHASE)	6,743,017	6,343,521	5,994,008	5,764,431	5,082,420	4,729,693	4,019,417	3,655,826	3,052,658	2,828,623	2,723,110	5,750,068
Invested Total (SBH & JP MORGAN)	18,103,339	17,731,738	17,249,237	16,539,503	16,733,173	15,711,197	14,587,697	13,397,506	12,153,439	11,454,989	11,026,670	13,820,619

The Cash Requirements Report is for projecting cash balances of the Operating and Designated Cash Accounts only. This report is exclusively for the purpose of determining cash requirements and short term investment planning.



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**Green Valley Recreation Inc.  
OPEX, CAPEX and CIP  
Summary**

**MRR Operating Expenditures**

Fund		2023 Budget	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	YTD Operating Expenditure	Remaining Operating Budget
MRR	Office Computer Work Stations	25,235	-	-	-	3,896	-	-	3,896	21,339
	Audio/Visual									
	Facility & Maintenance Furniture & Equipment	260,004	-	-	-	4,942	17,647	-	22,589	237,415
<b>Total</b>		<b>285,239</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,838</b>	<b>17,647</b>	<b>-</b>	<b>26,485</b>	<b>258,754</b>

**YTD CAPEX (Capital Expenditures)**

Fund		Carry Over Budgeted	2023 Budget	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	YTD Capital Expenditure	Remaining Capital Budget
Operations	NRCP	-	211,000	-	-	9,320	-	-	-	9,320	201,680
	Clubs	-	97,000	-	-	-	-	6,194	-	6,194	90,806
	Disposed Assets	-	-	-	-	-	-	-	-	-	-
Initiatives		-	2,388,300	-	-	-	-	-	-	-	2,388,300
MRR		-	1,367,399	19,632	-	11,522	109,179	-	46,731	187,065	1,180,334
Emergency		-	-	-	-	-	-	-	-	-	-
Pools & Spa		-	1,100,000	-	-	1,390,638	-	-	-	1,390,638	(290,638)
<b>Total</b>			<b>5,163,699</b>	<b>19,632</b>	<b>-</b>	<b>1,411,480</b>	<b>109,179</b>	<b>6,194</b>	<b>46,731</b>	<b>1,593,217</b>	<b>3,570,482</b>

**Construction-In-Progress Cumulative Monthly Balance**

Fund		2022 Balance	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Operations	NRCP	189,180	189,180	203,715	27,264	31,190	30,737	30,737
	Clubs	-	-	-	-	-	-	-
Initiatives		369,202	375,620	437,633	725,690	940,232	1,305,321	1,423,738
MRR		126,779	126,779	137,288	149,694	181,678	394,589	702,271
Emergency		-	-	-	-	-	-	-
Pools		1,288,861	1,288,861	1,378,264	-	-	-	-
<b>Monthly Running Balance</b>		<b>1,974,022</b>	<b>1,980,440</b>	<b>2,156,900</b>	<b>902,648</b>	<b>1,153,099</b>	<b>1,730,646</b>	<b>2,156,746</b>





# Green Valley Recreation Inc 2023 Capital Expenditures

## Fund 1 - Non-Reserve and Clubs Capital Projects

MRR Code	Micro Main Code	Fund	Dept	Cntr	Cntr Des	Description	Carry Over Budget	Budget 2023	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Capitalized	
						Accessibility Initiatives	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						Ride on Floor Scrubber - WC	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						Social Spaces - Furniture and Amenities	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						Articulating Boom Lift - Tow behind	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						Dolphin Pool Cleaners	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						Clear Comforts	\$ -	\$ 27,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						Mini Skid Steer Attachments	\$ -	\$ 9,000	\$ -	\$ -	\$ 9,320	\$ -	\$ -	\$ -	\$ 9,320	
						Proximity Readers	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Non-Reserve Capital Projects</b>							\$ -	\$ 211,000	\$ -	\$ -	\$ 9,320	\$ -	\$ -	\$ -	\$ 9,320	
						Lapidary & Silvermith Club Sun Shades for Slab/Rock	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ 6,194	\$ -	\$ 6,194	
						Woodworkers Club Improvement to in-house vacuur	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Clubs</b>							\$ -	\$ 97,000	\$ -	\$ -	\$ -	\$ -	\$ 6,194	\$ -	\$ 6,194	
<b>Disposed Assets</b>							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Fund 1 (Clubs &amp; NRC)</b>							\$ -	\$ 308,000	\$ -	\$ -	\$ 9,320	\$ -	\$ 6,194	\$ -	\$ 15,515	

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# Green Valley Recreation Inc 2023 Capital Expenditures

## Fund 3 - MRR Capital Projects

MRR Code	Micro Main Code	Fund	Acct	Cntr	Cntr Des	Dept	Description	Budget 2023	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Capitalized
010-22000-200		3	1634	1	MSC	10	22000-Office Equipment 200 - Computers, Misc. 5 IT Servers (20%)	\$ 13,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
010-22000-270		3	1634	1	MSC	10	22000-Office Equipment 270 - Network Equipment Routers & Switches	\$ 6,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
010-05000-304		3	1608	1	MSC	51	05000-Roofing 304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	\$ 80,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-14000-200		3	1612	2	EC	40	14000-Recreation 200 - Exercise: Cardio Equipment 17 Fitness Room Cai	\$ 28,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-14000-300		3	1612	2	EC	40	14000-Recreation 300 - Exercise: Strength Equipment 19 Fitness Room S	\$ 40,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-14000-210		3	1612	12	LC	40	14000 - Recreation 210 - Exercise: Cardio Equipment 22 Fitness Center Car	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,243	\$ 27,243
050-14000-220		3	1612	8	DH	40	14000 - Recreation 220 - Exercise: Cardio Equipment 13 Fitness Center Car	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,488	\$ 19,488
030-20000-510		3	1608	2	EC	51	20000-Lighting 510 - Parking Lot 7 Parking Lot Lights	\$ 21,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-23000-384		3	1625	2	EC	51	23000-Mechanical Equipment 384 - HVAC Rooftop Carrier Unit #8- 200E	\$ 20,705	\$ -	\$ -	\$ -	\$ 18,350	\$ -	\$ -	\$ 18,350
140-02000-472		3	1608	3	AN	51	02000-Concrete 472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair	\$ 6,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
140-12000-778		3	1614	3	AN	51	12000-Pool 778 - Equipment: Replacement Pool & Spa Equipment (50%)	\$ 21,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
020-23000-404		3	1625	5	WC	51	23000-Mechanical Equipment 404 - HVAC 4 Rooftop Carrier/American L	\$ 61,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				5	WC	52	Replace Pool Water Heater	\$ -	\$ -	\$ -	\$ 11,522	\$ -	\$ -	\$ -	\$ 11,522
120-12000-770		3	1614	6	CP1	51	12000-Pool 770 - Equipment: Replacement Pool & Spa Equipment (50%)	\$ 22,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
130-20000-260		3	1608	7	CP2	51	20000-Lighting 260 - Pole Lights 8 Shuffleboard Lights	\$ 11,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-04500-200		3	1608	8	DH	51	04500-Decking/Balconies 200 - Resurface 1,778 sf Second Floor Deck	\$ 29,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-08000-218		3	1608	8	DH	51	08000-Rehab 218 - Locker Rooms 2 Men's & Women's	\$ 137,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-24600-220		3	1608	8	DH	51	24600-Safety / Access 220 - Fire Control Misc Fire Alarm System	\$ 20,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-25000-440		3	1608	8	DH	51	25000-Flooring 440 - Tile 975 sf Clubhouse Walls & Floors	\$ 31,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
110-12000-766		3	1614	9	MV	51	12000-Pool 766 - Equipment: Replacement Pool & Spa Equipment (50%)	\$ 17,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100-02000-448		3	1608	10	CV	51	02000-Concrete 448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair	\$ 8,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-14000-234		3	1612	11	CH	40	14000-Recreation 234 - Exercise: Cardio Equipment 16 Fitness Center Cc	\$ 28,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-14000-330		3	1612	11	CH	40	14000-Recreation 330 - Exercise: Strength Equipment 20 Fitness Center	\$ 48,243	\$ 19,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,632
060-23000-220		3	1625	11	CH	51	23000-Mechanical Equipment 220 - HVAC 6 Rooftop Carrier Units- 2007	\$ 54,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-14000-210		3	1612	12	LC	40	14000-Recreation 210 - Exercise: Cardio Equipment 22 Fitness Center Cc	\$ 39,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-14000-310		3	1612	12	LC	40	14000-Recreation 310 - Exercise: Strength Equipment 23 Fitness Center	\$ 55,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-02000-412		3	1608	12	LC	51	02000-Concrete 412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair	\$ 8,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-12000-112		3	1608	12	LC	51	12000-Pool 112 - Resurface 264 lf Pool	\$ 50,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-14000-340		3	1612	13	SRS	40	14000-Recreation 340 - Exercise: Strength Equipment 23 Fitness Center	\$ 44,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-02000-430		3	1608	13	SRS	51	02000-Concrete 430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair	\$ 8,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-04500-300		3	1608	13	SRS	51	04500-Decking/Balconies 300 - Repairs 12,664 sf Elastomeric Deck- Seal	\$ 27,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-12000-130		3	1608	13	SRS	51	12000-Pool 130 - Resurface 240 lf Pool	\$ 46,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-12000-750		3	1614	13	SRS	51	12000-Pool 750 - Equipment: Replacement Pool & Spa Equipment (50%)	\$ 29,502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-25000-460		3	1608	13	SRS	51	25000-Flooring 460 - Tile 1,825 sf Clubhouse Walls & Floors	\$ 26,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
080-14000-350		3	1612	14	CR	40	14000-Recreation 350 - Exercise: Strength Equipment 26 Fitness Center	\$ 65,183	\$ -	\$ -	\$ -	\$ 55,754	\$ -	\$ -	\$ 55,754
080-12000-636		3	1608	14	CR	51	12000-Pool 636 - Deck: Re-Surface 2,650 sf Pool Area Decking	\$ 43,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
080-23000-236		3	1625	14	CR	51	23000-Mechanical Equipment 236 - HVAC 6 Rooftop HVAC Units- 2008	\$ 86,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
800-30000-832		3	1632	15	FMB	51	30000-Miscellaneous 832 - Vehicle 3 2013 Ford Transit Connects- #20, 2	\$ 90,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
800-30000-866		3	1632	15	FMB	51	30000-Miscellaneous 866 - Vehicle 2017 Ford Escape- #36	\$ 32,780	\$ -	\$ -	\$ -	\$ 35,075	\$ -	\$ -	\$ 35,075
<b>Total Fund 3 (MRR-Capital Expenditures)</b>								\$ 1,367,399	\$ 19,632	\$ -	\$ 11,522	\$ 109,179	\$ -	\$ 46,731	\$ 187,065



## Green Valley Recreation Inc 2023 Capital Expenditures Fund 3 - MRR Operating Expenses

<b>MRR Operating Expenses</b>																
MRR Code	Micro Main Code	Fund	Acct	Cntr	Cntr Des	Dept	Description	Budget	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Expensed	Balance
010-22000-240		3		1	MSC	10	22000-Office Equipment 240 - Computers, Misc. Office Computer Wo	19,578	-	-	-	3,896	15,186	-	19,082	496
010-05000-930		3		1	MSC	51	05000-Roofing 930 - Coating 7,900 sf Low Slope Roof Recoating	7,774	-	-	-	-	-	-	-	7,774
030-17000-110		3		2	EC	51	17000-Tennis Court 110 - Reseal 14,400 sf [2] Tennis Courts	10,480	-	-	-	-	-	-	-	10,480
030-17500-210		3		2	EC	51	17500-Basketball / Sport Court 210 - Seal & Striping 18,200 sf [8] Pickl	20,707	-	-	-	-	-	-	-	20,707
030-12000-734		3		2	EC	52	12000-Pool-734 - Equipment: Misc Pool Area Furniture	-	-	-	-	1,542	-	-	1,542	(1,542)
030-27000-448		3		2	EC	51	27000-Appliances - 448 - Washer & Dryer	-	-	-	-	-	-	2,873	2,873	(2,873)
140-01000-420		3		3	AN	51	01000-Paving 420 - Asphalt: Major Repairs 14,105 sf Parking Area	84,577	-	-	-	-	-	-	-	84,577
020-03500-107		3		5	WC	51	03500-Painting: Interior 107 - Building All Interior Spaces (2023 Only)	5,365	-	-	-	-	-	-	-	5,365
020-23000-404		3		5	WC	51	23000-Mechanical Equipment - 404 HVAC	-	-	-	-	3,400	-	-	3,400	(3,400)
120-12000-956		3		6	CP1	51	12000-Pool-956 - Furniture: Misc Pool Area Furniture	-	-	-	-	-	1,691	-	1,691	(1,691)
050-02000-415		3		8	DH	51	02000-Concrete 415 - Pool Deck Pool/Spa Area Concrete Repair (2023)	4,100	-	-	-	-	-	-	-	4,100
050-17000-130		3		8	DH	51	17000-Tennis Court 130 - Reseal 28,800 sf [4] Tennis Courts	20,959	-	-	-	-	-	-	-	20,959
050-12000-932		3		8	DH	52	12000-Pool-956 - Furniture: Misc Pool Area Furniture	-	-	-	-	-	-	4,641	4,641	(4,641)
060-24500-812		3		11	CH	48	24500-Audio / Visual 812 - Stage Risers 288 sf [6] Saguaro Room Riser	4,257	-	-	-	-	-	-	-	4,257
060-03500-131		3		11	CH	51	03500-Painting: Interior 131 - Building All Interior Spaces (2023 Only)	12,300	-	-	-	-	-	-	-	12,300
060-24000-620		3		11	CH	51	24000-Furnishings 620 - Miscellaneous Lobby Furniture	9,649	-	-	-	-	-	-	-	9,649
060-25000-254		3		11	CH	51	25000-Flooring 254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting	18,723	-	-	-	-	-	-	-	18,723
060-26000-849		3		11	CH	51	26000-Outdoor Equipment 849 - Shade Structure Tennis Court Shade	1,230	-	-	-	-	-	-	-	1,230
060-12000-746		3		11	CH	51	12000-Pool 746 - Equipment: Replacement Pool & Spa Equipment (50%)	-	-	-	-	-	-	8,180	8,180	(8,180)
040-12000-928		3		12	LC	52	12000-Pool - 928 Furnitur: Misc Pool Area Furniture	-	-	-	-	-	-	5,058	5,058	(5,058)
040-27000-800		3		12	LC	51	27000-Appliances -800 - Miscellaneous 13 Kitchen Appliances (33%)	-	-	-	-	-	-	4,821	4,821	(4,821)
070-24500-160		3		13	SRS	48	24500-Audio / Visual 160 - Projector 3 Projectors (33%)	1,400	-	-	-	-	-	-	-	1,400
070-03000-400		3		13	SRS	51	03000-Painting: Exterior 400 - Wrought Iron 1,758 lf Pool Fence, Meta	13,425	-	-	-	-	-	-	-	13,425
070-03500-137		3		13	SRS	51	03500-Painting: Interior 137 - Building 2023 Only[nr:1]	5,945	-	-	-	-	-	-	-	5,945
080-12000-754		3		14	CR	51	12000-Pool-754 - Equipment:Replacement Pool & Spa Equipment	-	-	-	-	-	770	-	770	(770)
140-12000-964		3		3	ABN	52	12000-Pool - 964 Furnitur: Misc Pool Area Furniture	-	-	-	-	-	-	4,641	4,641	(4,641)
200-17500-200		3		16	PBC	51	17500-Basketball / Sport Court 200 - Seal & Striping 54,600 sf [24] Pic	44,772	-	-	-	-	-	-	-	44,772
								-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-
								-	-	-	-	-	-	-	-	-
<b>Total Fund 3 MRR Operating Expenses</b>								285,239	-	-	-	8,838	17,647	30,215	56,701	228,538

GVR  
CAPITAL PROJECTS  
2023

6/30/2023

	A	B	C	B + C - A	
	Original Budget 2023	1/1/2023 Beginning CIP	Closed out	Construction in Process (CIP)	TOTAL CAPITALIZED IN 2023
<b>Non Reserve Capital</b>					
Clear comfort pool systems	\$ 27,000				\$ -
Accessibility	\$ 70,000	\$ 8,939		\$ 24,886	\$ 15,947
Proximity readers	\$ 35,000				\$ -
Skid steer attachments	\$ 9,000		\$ 9,320		\$ 9,320
Ride on Scrubber	\$ 10,000				\$ -
Social spaces	\$ 20,000				\$ -
Articulating Boom Lift	\$ 30,000				\$ -
Dolphin Pool Cleaners	\$ 10,000				\$ -
Lapidary & Silversmith Sun Shades	\$ 7,000		\$ 6,194		\$ 6,194
Woodworkers Shop Improvements	\$ 90,000			\$ 5,851	\$ 5,851
<b>Total NRC</b>	<u>\$ 308,000</u>	<u>\$ 8,939</u>	<u>\$ 15,514</u>	<u>\$ 30,737</u>	<u>\$ 37,312</u>
<b>Initiatives</b>					
Del Sol Clubhouse (\$1,200,000)	\$ 881,915	\$ 219,994		\$ 337,546	\$ 117,552
Santa Rita Spring Glass Arts (\$734,232)	\$ 700,000	\$ 49,872		\$ 122,779	\$ 72,907
Canoa Hills Parking Lot (annual note pmt.)	\$ 11,000				\$ -
West Center Arts Center	\$ 50,000				\$ -
Desert Hills Remodel (\$891,233)	\$ 595,385	\$ 47,691		\$ 892,426	\$ 844,735
Desert Hills Fitness Equip. (\$180,000)	\$ -	\$ 180,240	\$ 180,240	\$ -	\$ -
DH Ceramics Expansion (\$300,000)	\$ 150,000	\$ 8,277		\$ 26,618	\$ 18,341
DH Locker Room Expansion	\$ -			\$ 500	\$ 500
Abrego South Shuffleboard	\$ -	\$ 4,829		\$ 4,829	\$ -
Lapidary & Metal Arts Bldg.	\$ -	\$ 9,413		\$ 30,676	\$ 21,263
West Center (trellis)	\$ -	\$ 8,365		\$ 8,365	\$ -
Photography Club SRS (\$36,000)					
<b>Total Initiatives</b>	<u>\$ 2,388,300</u>	<u>\$ 528,681</u>	<u>\$ 180,240</u>	<u>\$ 1,423,739</u>	<u>\$ 1,075,298</u>
<b>MRR-B Pools &amp; Spas</b>					
East Center Pool	\$ -	\$ 1,288,861	\$ 1,390,638	\$ -	\$ 101,777
<b>Total MRR-B</b>	<u>\$ -</u>	<u>\$ 1,288,861</u>	<u>\$ 1,390,638</u>	<u>\$ -</u>	<u>\$ 101,777</u>
<b>MRR</b>					
Total Maint. Repair & Replace	<u>\$ 1,367,399</u>	<u>\$ 126,779</u>	<u>\$ 187,065</u>	<u>\$ 702,271</u>	<u>\$ 762,557</u>
<b>Grand Total</b>	<u><u>\$ 4,063,699</u></u>	<u><u>\$ 1,953,260</u></u>	<u><u>\$ 1,773,457</u></u>	<u><u>\$ 2,156,747</u></u>	<u><u>\$ 1,976,944</u></u>



## GVR MEMBER PROPERTIES MONTLY REPORT

2023	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	YTD
<b>NEW MEMBERS</b>	2	4	3	1	1	1	-	-	-	-	-	-	12
Total Members (2023)	13,825	13,829	13,832	13,833	13,834	13,835	13,835	13,835	13,835	13,835	13,835	13,835	13,835
Members Last Year (2022)	13,781	13,789	13,792	13,799	13,802	13,805	13,809	13,812	13,813	13,818	13,823	13,823	13,823
Members Before Last Year (2021)	13,721	13,726	13,730	13,733	13,738	13,741	13,746	13,751	13,757	13,762	13,767	13,772	13,772
<b>PACF</b>	75	63	103	118	121	94	-	-	-	-	-	-	574
Initial Fee	1	3	2	-	1	1	-	-	-	-	-	-	8
Transfer Fee (new build no Initial fee)	1	1	1	1	-	-	-	-	-	-	-	-	4
Transfer Fee (new build w/Initial fee)	1	2	1	-	-	-	-	-	-	-	-	-	4
Transfer Fee (estate planning)	-	-	2	-	-	-	-	-	-	-	-	-	2
Transfer Fee (resale)	70	61	100	115	117	92	-	-	-	-	-	-	555
Transfer Fee Non-Resale	9	5	6	3	8	4	-	-	-	-	-	-	35
<b>Budget Monthly Resales (2023)</b>	82	86	140	112	114	105	84	77	67	82	76	88	1,113
Monthly Resales (2023)	70	61	100	115	117	92	-	-	-	-	-	-	555
Monthly Delta Actual vs Budget (2022)	↓ (12) ↓	↓ (25) ↓	↓ (40) ↑	↑ 3 ↑	3 ↓	(13)							↓ (84)
Monthly Resales Last Year (2022)	105	88	150	147	126	93	73	56	63	72	67	55	1,095
Monthly Resales 2 years prior (2021)	74	88	148	138	138	136	114	76	74	73	98	110	1,267
<b>YTD Budget (2023)</b>	82	168	308	420	534	639							639
YTD Resales (2023)	70	131	231	346	463	555	-	-	-	-	-	-	555
YTD Over/(Under) Budget	↓ (12) ↓	↓ (37) ↓	↓ (77) ↓	↓ (74) ↓	↓ (71) ↓	(84)							↓ (84)
YTD Over/(Under) Budget	(15%)	(22%)	(25%)	(18%)	(13%)	(13%)							(13%)
YTD Resales Last Year (2022)	105	193	343	490	616	709	782	838	901	973	1,040	1,095	1,095
YTD Resales Before 2 years prior (2021)	74	162	310	448	586	722	836	912	986	1,059	1,157	1,267	1,267
<b>Total Sales (new and resale) (2023)</b>	72	65	103	116	118	93	-	-	-	-	-	-	567
Total Sales (new and resale) Last Year (2022)	110	92	158	150	133	96	76	60	66	73	72	60	1,146
Total Sales (new and resale) Before 2 years prior (2021)	77	93	152	141	143	139	119	81	80	78	103	115	1,321
<b>PACF Refund</b>	9	6	9	10	7	7	-	-	-	-	-	-	48
	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Total
\$2,900	4	3	7	7	7	6	-	-	-	-	-	-	34
\$2,816	5	3	2	3	-	1	-	-	-	-	-	-	14
\$2,716	-	-	-	-	-	-	-	-	-	-	-	-	-
\$2,616	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	9	6	9	10	7	7	-	-	-	-	-	-	48
	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	
\$2,900	54	62	105	118	119	92	-	-	-	-	-	-	
\$2,816	15	2	4	2	1	-	-	-	-	-	-	-	
\$2,716	1	-	-	-	-	1	-	-	-	-	-	-	
\$2,616	-	-	-	-	-	1	-	-	-	-	-	-	
\$2,474	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	70	64	109	120	120	94	-	-	-	-	-	-	

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### MEMO

TO: Scott Somers, CEO  
 FROM: David Webster, CFO  
 DATE: July 12, 2023  
 RE: Limits of Authority analysis

Please see the below table for options regarding determining materiality:

	Operating Expenses	Capital Expenses	Total Expenses	Revenue
2023 Budget	\$11,196,785	\$4,063,699	\$15,260,484	\$12,111,296
10% of Operating Budget	\$1,119,679			
10% of Total Budgets			\$1,526,048	
10% of Revenue				\$1,211,130
12% of Revenue				\$1,453,356
15% of Revenue				\$1,816,694

The GVR Bylaws state the following: “The Board of Directors is not authorized to enter into any contract that requires an annual payment that exceeds then percent (10%) of the annual budget.” Article VI, Section 2.

The current understanding for this provision is that the board shall not exceed 10% of the total Operating and Capital budgets. See the \$1,526,048 calculation above. As an alternative, we are considering changing the calculation to be 12% or 15% of Revenue. These calculations would result in a \$1,453,356 or \$1,816,694 threshold.

The current 10% of budgets method includes capital purchases. This process of including capital acquisitions provides an acceptable all-inclusive method for determining materiality.

By using a 15% of Revenue method, the formula does not factor in the peaks and valleys of capital projects activities and, in my opinion, does give a fair representation of materiality.

I will be providing this memo with the following alternatives to the FAC for consideration:

## **Section 2: Limits of Authority and Indebtedness**

The Board of Directors is not authorized to enter into any contract for new or initiative-type Capital projects that requires an annual payment that exceeds ten percent (10%) of the annual total budget, which includes Operations and Capital Budget. Any contract for new or initiative-type Capital projects requiring an annual payment that exceeds ten percent (10%) of the annual total budget, which includes Operations and capital Budgets, shall only be valid if approved, in advance, by the affirmative vote of regular members representing a majority of the total votes cast, provided that the total number of votes cast equals at least twenty percent (20%) of the total votes in The Corporation. Contracts for unique projects may not be broken up so as to avoid the requirements of this section.

### **OR**

The Board of Directors is not authorized to enter into any contract for new or initiative-type Capital projects that exceeds fifteen percent (15%) of the Revenue Budget. Any contract for new or initiative-type Capital projects that exceeds fifteen percent (15%) of the Revenue Budget, shall only be valid if approved, in advance, by the affirmative vote of regular members representing a majority of the total votes cast, provided that the total number of votes cast equals at least twenty percent (20%) of the total votes in The Corporation. Contracts for unique projects may not be broken up so as to avoid the requirements of this section.



## MEMO

TO: Scott Somers, CEO  
 FROM: David Webster, CFO  
 DATE: July 12, 2023  
 RE: Home Sales by Multi Home Investors **REVISED CALCULATION**

The following discussion is intended to determine an estimate of the number and amount of Membership Change Fees (MCF) revenue generated from multi home owners. Specifically, we are looking for situations whereby multi home owners are paying for MCF that might be eligible for an MCF refund if the policy is changed to include them. As you already know, it is difficult to determine this exact number. However, we have spent time looking at the database and now believe we can give you a more accurate estimate.

Average total number of properties sold in a one-year period	1,100 homes
Percentage of transactions currently receiving a refund of MCF after providing evidence of Primary Residence	X 8.5%
Average number of properties refunded per year	= 94 homes
Remaining properties to be analyzed. Looking for Multi home owners that are paying MCF (1,100 homes minus 94 homes)	1,007 homes
Percental of Total Property Owners that own multiple properties (after researching the data, we decreased this estimate from 5.0% to 2.5%)	X 2.5%
Number of additional properties that could be multi home owners	= 25 homes
Percentage of multi property owners that are likely purchasing a new primary residence (previously estimated 80%)	X 20%
Number of annual multi owner properties purchased that are estimated to be for Primary Residence	= 5 homes
Member Change Fee Rate per home	= \$ 2,900
Total Annual Revenue from multi property owners that are purchasing a Primary Residence	<b>\$14,500</b>

Some additional information that helps give understanding to the previous analysis:

Owners that own 1 or 2 properties	251
Owners that own 3-5 properties	62
Owners that own greater than 5	11
Total Individual Members who	—
own multiple properties	324

When considering this topic, it is helpful to understand that it is difficult for GVR to determine the primary residence of a GVR Member.

Additionally, the Board Affairs Committee (BAC) discussed the fairness of refunding the MCF. One alternative is to not refund any MCFs to anyone regardless of their status. Eliminating this refund to those who are transitioning from one Primary Residence to another would save GVR an estimated \$272,600 annually.