



AMENDED AGENDA

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, September 25, 2024 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Dave Barker, Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

AGENDA TOPIC

1. **Call to Order / Roll Call – Establish Quorum**
2. **Amend/Adopt Agenda**
3. **President’s Report**
4. **CEO Report**
5. **Committee Reports**
 - A. Audit - Austin
 - B. Board Affairs - Hillyer
 - C. Fiscal Affairs - Johnson
 - D. Investments - Johnson
 - E. Nominations & Elections - Blake
 - F. Planning & Evaluation - Carden
6. **Consent Agenda** – Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board member may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.
 - A. Minutes:
 - 1) BOD Regular Meeting Minutes: August 28, 2024
 - B. Financial Statements:
 - 1) August Financials
7. **Action Items**
 - A. Election of Treasurer
 - B. Appointment of Fiscal Affairs Committee Chair
 - C. Direction from Board on West Center Club Expansion Project (Somers)
 - D. Rescind and Reapprove Federal Form 990 (Somers)
8. **Member Comments** - Please limit comments to two (2) minutes. Speakers are asked to provide their name and GVR member number. This time is for comments, not for questions and answers.
9. **Adjournment**



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, August 28, 2024 - 2pm

West Center Auditorium / Zoom

Directors: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

Staff Present: Nanci Moyo (Administrative Supervisor), David Webster (CFO)

Visitors: 14 Including support staff

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.

President Garneau called the meeting to order at 2:00pm MST. Secretary Carden called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Johnson moved, Director Blake seconded to adopt the Agenda.

Passed: unanimous

3. President Report

- Thanked members for attending the meeting.
- GVR is always looking for Board Directors to run in the 2025 elections and Committee members to participate on committees.
- Thanked CEO Scott Somers and staff for the work they are doing for GVR.
- Del Sol Clubhouse is open. It is GVR's first total social center. The vendor for the café is in process and more information will come soon.
- More information will be provided about the Desert Hills pool during the CEO Report.

4. CEO Report

A. CEO Monthly Report

- Desert Hills: Aqua Design International was hired to study all pools, focusing on the equipment. They found that the Desert Hills pool's auto-fill valve was running continuously, suggesting a major leak. However, staff performed additional tests that did not confirm a leak. Further assessments of the infrastructure will continue.
- Del Sol Clubhouse Café: Negotiations are ongoing with a potential tenant/vendor. Legal counsel has reviewed the draft lease agreement and approved it. The lease will now be sent to the tenant/vendor for their review.
- Budget: Staff is finalizing a balanced budget proposal for 2025. This proposal will be presented at the Fiscal Affairs Committee (FAC) meetings on September 17 (operations and fees) and September 24 (Capital Budget funding). A meeting with the Planning & Evaluation Committee will be held on Thursday to develop a

recommended 5-year Capital Plan, which will be presented to the Board during the October 9 Work Session.

- Pool Maintenance: During the transition with GVR pool staff, pool maintenance was outsourced, but the bid from the company was higher than expected. It was determined that in-house staff can handle the maintenance at a lower cost. New leadership and aquatics staff, qualified to manage basic maintenance and monitor for issues, have been hired.

5. Presentations:

A. Quarterly Financial Report - Second Quarter

- Revenue: Effective through July 31, 2024. 3.2 percent under budget driven by home sales being 20.7 percent under. Recreation is 45.1 percent over budget, but there are dollar costs associated on the expense side.
- Expense: 2.8 percent over budget. The program line item is 49.6 percent over budget. Due to outsourcing the personnel is a little over budget.
- Surplus summary: \$59,000 deficit before the pencils were sharpened and staff was able to get the deficit to zero.
- Statement of Financial Position: compares years – 2024 and 2023 – 3 percent operating cash is down. Designated investment has declined by 2 percent due to many projects happening.
- Investment: all positive returns and line up or exceed benchmarks. Investment Committee looks at this thoroughly.
- Capital Projects: Del Sol Clubhouse renovation is getting ready to formally close out the books. This project came in under budget.
- Initiatives Budget: There will be a new version of this budget. There is no steam room at this point scheduled for Desert Hills.

6. Committee Reports – All committee reports verbally provided and placed on file.

A. Audit

MOTION: Director Garneau moved, Director Carden seconded to approve 990 Form.

Passed: unanimous

B. Board Affairs

C. Fiscal Affairs

D. Investments

E. Nominations & Elections

F. Planning & Evaluation

7. Consent Agenda

MOTION: Director Carden moved, Director Austin seconded to approve Consent Agenda.

Passed: unanimous

A. Minutes:

- BOD Regular Meeting Minutes: June 26, 2024
- BOD Work Session Minutes: August 14, 2024

B. Financial Statements:

- July Financials

8. Action Items

A. Approval of Release of Funds for Del Sol Clubhouse

MOTION: Director Carden moved, Director Blake seconded to approve the release of \$50,000 in budgeted funds for Del Sol Clubhouse food and beverage equipment, electrical and plumbing improvements, and misc.

Passed: unanimous

- B. Approval of Use of MRR-B Funds Regarding Desert Hills Pool Project

MOTION: Director Garneau moved, Director Johnson seconded to approve use of MRR-B funds for additional research into the potential failure and end of life of the Desert Hills pool as well as potential design plans and member outreach.

Passed: unanimous

- C. Ad Hoc Committee Regarding GVR Foundation – Task and Complete Date

MOTION: Director Johnson moved, Director Carden seconded to approve the duties and responsibilities for the completion of an Joint Ad-Hoc Committee with the GVR Board and the GVR Foundation to explore its relationship with each other, appoint Bart Hillyer as Chair with Carol Crothers and Nellie Johnson as other representatives and GVR Foundation will appoint a chair and three other on the committee, with a deadline completion of the Joint Committee of October 2024 with each Chair providing an informational report provided to each Board at its monthly meeting.

Passed: 9 yes / 3 no (Bachelor, Dingman, Lawless)

MOTION TO AMEND: Director Hillyer moved, Director Blake seconded to amend to remove joint and keep as a GVR Ad-Hoc committee of 3.

Passed: 9 yes / 3 no (Bachelor, Johnson, Lawless)

AMENDED MOTION PASSED: 9 yes/ 3 no (Bachelor, Dingman, Lawless)

Amended Motion: Approve the duties and responsibilities for the completion of an Ad-Hoc Committee of three with the GVR Board and the GVR Foundation to explore its relationship with each other, appoint Bart Hillyer as Chair with Carol Crothers and Nellie Johnson as other representatives and GVR Foundation will appoint a chair and three other on the committee, with a deadline completion of the Ad-Hoc Committee of three October 2024 with each Chair providing an informational report to each Board at its monthly meeting.

- D. Ad Hoc Committee Regarding CEO Evaluation Process – Task and Completion Date

MOTION: Director Johnson moved, Director Blake seconded to approve the duties and responsibilities regarding the development of an assessment tool for the CEO evaluation process, along with a deadline for its completion at the November Board of Directors Regular meeting, and Bart Hillyer as the Chair of an Ad-Hoc Committee.

Passed: 9 yes / 3 no (Bachelor, Dingman, Lawless)

MOTION TO AMEND: Director Bachelor moved, Director Johnson to amend the motion to include a consultant for the Ad-Hoc Committee CEO Evaluation Process.

Failed: 5 yes (Bachelor, Dingman, English, Johnson, Lawless) / 7 no

- E. Amend CPM to Allow Charging a Convenience Fee

MOTION: Director Johnson moved, Director Bachelor seconded to amend the CPM in Part 1 1.1.8 Member Payment Transactions to include “such as Credit card transaction/service fees.” The revised section 1.1.8 will now read: Member payment transactions, such as Credit card transaction/service fees, are subject to a processing fee.

Passed: unanimous

9. Member Comments - (Limited to two (2) minutes) No comments

10. Adjournment

MOTION: Director Hillyer moved, Director Magliola seconded to adjourn the meeting at 4:05pm.

Passed: unanimous

DRAFT



Green Valley Recreation, Inc.
Statement of Financial Position
 As of Date: August 31, 2024 and Dec 31, 2023

	August 31, 2024	Dec 31, 2023
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	411,298	2,599,548
Accounts Receivable	317,844	220,589
Prepaid Expenses	372,282	218,015
Maintenance Inventory	-	22,003
Designated Investments (Charles S./SBH)		
Emergency - Fund	631,563 ⁽¹⁾	560,194 ⁽¹⁸⁾
MRR - Fund	7,935,446 ⁽²⁾	7,175,602 ⁽¹⁹⁾
Initiatives - Fund	771,010 ⁽³⁾	1,750,056 ⁽²⁰⁾
Pools & Spas - Fund	1,184,553 ⁽⁴⁾	814,765 ⁽²¹⁾
Total Designated Investments (CS/SBH)	10,522,572 ⁽⁵⁾	10,300,617 ⁽²²⁾
Undesignated Invest. (JP Morgan Long Term)	1,887,928 ⁽⁶⁾	1,699,386 ⁽²³⁾
Undesignated Invest. (JP Morgan)	802,622 ⁽⁷⁾	1,767,892 ⁽²⁴⁾
Investments	13,213,122 ⁽⁸⁾	13,767,895 ⁽²⁵⁾
Total Current Assets	14,314,545	16,828,050
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	32,780,955	31,004,036
Sub-Total	50,798,039	49,021,121
Less - Accumulated Depreciation	(28,307,616)	(27,464,438)
Net Fixed Assets	22,490,424 ⁽⁹⁾	21,556,682 ⁽²⁶⁾
Operating Lease ROU, Net of Accum. Amortization	-	-
Finance Lease ROU, Net of Accum. Amortization	72,483	72,483
Total Assets	36,877,452	38,457,215
LIABILITIES		
Current Liabilities		
Accounts Payable	166,470	727,655
Deferred Dues Fees & Programs	2,488,936	4,533,756
Accrued Payroll	107,996	156,036
Compensation Liability	-	-
MCF Refund Liability	217,230	211,700
In-Kind Lease Liability - Current	5,333	4,000
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	40,307	40,307
Total Current Liabilities	3,026,272	5,673,454
In-Kind Lease Liability - LT	46,667	46,667
Notes Payable	11,000	11,000
Financing ROU Liability - LT	43,954	43,954
Total Long Term Liabilities	101,621	101,621
TOTAL NET ASSETS	33,749,559 ⁽¹⁰⁾	32,682,140 ⁽²⁷⁾
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	631,563 ⁽¹¹⁾	560,194 ⁽²⁸⁾
Maint - Repair - Replacement	7,935,448 ⁽¹²⁾	7,175,602 ⁽²⁹⁾
Initiatives	771,010 ⁽¹³⁾	1,750,056 ⁽³⁰⁾
Pools & Spas	1,184,553 ⁽¹⁴⁾	814,765 ⁽³¹⁾
Sub-Total	10,522,573 ⁽¹⁵⁾	10,300,617
Unrestricted Net Assets	22,159,567	22,381,524
Net change Year-to-Date	1,067,419 ⁽¹⁶⁾	-
Unrestricted Net Assets	23,226,986 ⁽¹⁷⁾	22,381,524
TOTAL NET ASSETS	33,749,559	32,682,140



Green Valley Recreation, Inc.
Summary Statement of Activities
 YTD Period: 8 month period ending August 31, 2024
 FY Budget Period: Jan 1, 2024 - Dec 31, 2024

	PRIOR YEAR COMPARISON				%	BUDGET COMPARISON				%	Fiscal Year Budget	Remaining FY Budget
	2023 YTD Actual	2024 YTD Actual	Year to Year Variance			YTD Actual	YTD Budget	YTD Variance				
Revenue												
Member Dues	4,705,659	4,759,703	54,044	1%	4,759,703	4,755,167	4,537	0.1%	7,132,750	2,373,047		
LC, Trans., Crd Fees.	525,197	476,475	(48,722)	(9%)	476,475	483,491	(7,016)	(1%)	705,637	229,162		
Capital Revenue	1,955,460	1,699,886	(255,574)	(13%)	1,699,886	2,155,203	(455,317)	(21%)	3,039,780	1,339,894		
Programs	86,095	178,621	92,527	107%	178,621	71,903	106,718	148%	92,403	(86,219)		
Instructional	244,804	305,280	60,476	25%	305,280	263,674	41,607	16%	393,000	87,720		
Recreational Revenue	330,899	483,902	153,003	46%	483,902	335,577	148,325	44%	485,403	1,501		
Investment Income	246,666	303,041	56,374	23%	303,041	283,639	19,402	7%	425,458	122,418		
Advertising Income	-	-	-	0%	-	-	-	0%	-	-		
Cell Tower Lease Inc.	31,493	32,506	1,013	3%	32,506	31,395	1,111	4%	47,093	14,587		
Comm. Revenue	31,493	32,506	1,013	3%	32,506	31,395	1,111	4%	47,093	14,587		
Other Income	61,272	66,658	5,387	9%	66,658	69,430	(2,772)	(4%)	87,072	20,414		
Facility Rent	11,839	17,965	6,126	52%	17,965	13,333	4,632	35%	20,000	2,035		
Marketing Events	-	-	-	0%	-	-	-	0%	-	-		
In-Kind Contributions	2,667	2,667	-	0%	2,667	2,667	-	0%	4,000	1,333		
Del Sol Café Revenue	-	-	-	0%	-	13,889	(13,889)	(100%)	25,000	25,000		
Other Revenue	75,778	87,290	11,512	15%	87,290	99,319	(12,029)	(12%)	136,072	48,782		
Total Revenue	7,871,152	7,842,802	(28,350)	(0%)	7,842,802	8,143,790	(300,988)	(3.7%)	11,972,193	4,129,391		
Expenses												
Major Proj.-Rep. & Maint.	255,704	330,369	(74,665)	(29%)	330,369	326,272	(4,096)	(1%)	489,203	158,834		
Facility Maintenance	195,472	197,189	(1,717)	(1%)	197,189	270,757	73,568	27%	405,251	208,062		
Fees & Assessments	12,695	4,169	8,526	67%	4,169	749	(3,420)	(456%)	5,000	831		
Utilities	697,436	739,909	(42,473)	(6%)	739,909	631,851	(108,058)	(17%)	1,000,134	260,225		
Depreciation	873,064	843,178	29,886	3%	843,178	872,208	29,030	3%	1,275,000	431,822		
Furniture & Equipment	216,349	191,195	25,154	12%	191,195	187,323	(3,873)	(2%)	268,945	77,750		
Vehicles	72,053	63,187	8,865	12%	63,187	65,344	2,157	3%	98,000	34,813		
Facilities & Equipment	2,322,773	2,369,197	(46,424)	(2%)	2,369,197	2,354,504	(14,693)	(1%)	3,541,533	1,172,336		
Wages	2,567,543	2,921,284	(353,741)	(14%)	2,921,284	2,685,931	(235,353)	(9%)	4,047,812	1,126,528		
Payroll Taxes	199,892	231,655	(31,763)	(16%)	231,655	208,833	(22,822)	(11%)	323,634	91,979		
Benefits	587,486	526,075	61,410	10%	526,075	639,776	113,701	18%	964,545	438,469		
Personnel	3,354,920	3,679,014	(324,093)	(10%)	3,679,014	3,534,540	(144,474)	(4%)	5,335,990	1,656,976		
Food & Catering	17,302	40,978	(23,676)	(137%)	40,978	14,031	(26,947)	(192%)	21,386	(19,592)		
Recreation Contracts	252,491	339,487	(86,996)	(34%)	339,487	225,179	(114,308)	(51%)	348,685	9,198		
Bank & Credit Card Fees	62,252	68,469	(6,216)	(10%)	68,469	68,276	(193)	(0%)	77,000	8,531		
Program	332,045	448,934	(116,889)	(35%)	448,934	307,486	(141,448)	(46%)	447,071	(1,863)		
Communications	65,004	71,764	(6,760)	(10%)	71,764	66,036	(5,728)	(9%)	96,023	24,259		
Printing	65,630	62,666	2,964	5%	62,666	71,612	8,946	12%	103,183	40,516		
Advertising	23,940	25,503	(1,563)	(7%)	25,503	12,430	(13,073)	(105%)	17,920	(7,583)		
Communications	154,574	159,934	(5,359)	(3%)	159,934	150,078	(9,856)	(7%)	217,126	57,192		
Supplies	361,954	337,658	24,296	7%	337,658	369,327	31,669	9%	558,587	220,929		
Postage	7,686	9,791	(2,105)	(27%)	9,791	6,074	(3,717)	(61%)	17,922	8,131		
Dues & Subscriptions	9,659	9,097	561	6%	9,097	9,967	869	9%	17,091	7,994		
Travel & Entertainment	1,245	-	1,245	100%	-	1,200	1,200	100%	1,600	1,600		
Other Operating Expense	61,548	56,355	5,193	8%	56,355	66,595	10,240	15%	113,884	57,529		
Operations	442,092	412,902	29,191	7%	412,902	453,163	40,261	9%	709,084	296,182		
Information Technology	91,223	80,421	10,802	12%	80,421	89,636	9,215	10%	136,781	56,360		
Professional Fees	243,044	118,021	125,023	51%	118,021	155,182	37,161	24%	213,816	95,795		
Commercial Insurance	223,318	238,503	(15,185)	(7%)	238,503	236,541	(1,962)	(1%)	354,812	116,309		
Taxes	24,782	(259)	25,041	101%	(259)	19,467	19,726	101%	33,000	33,259		
Conferences & Training	14,220	6,832	7,387	52%	6,832	25,304	18,472	73%	34,127	27,295		
Employee Recognition	2,349	6,404	(4,055)	(173%)	6,404	14,336	7,932	55%	21,500	15,096		
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-		
Corporate Expenses	598,936	449,923	149,013	25%	449,923	540,466	90,544	17%	794,036	344,113		
Expenses	7,205,341	7,519,903	(314,562)	(4%)	7,519,903	7,340,238	(179,665)	(2.4%)	11,044,839	3,524,936		
Gross Surplus(Rev-Exp)	665,812	322,899	(342,912)	(52%)	322,899	803,553	(480,653)	(60%)	927,354	604,455		
Net Gain/Loss on Invest.	406,721	744,519	337,798		744,519	-	744,519		-	(744,519)		
Net from Operations	1,072,533	1,067,419	(5,114)	(0%)	1,067,419	803,553	263,866		927,354	(140,065)		



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
 As of Date: August 31, 2024 and Dec 31, 2023

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
		Unrestricted	Fixed Assets				
Net change in net assets-GVR	1,067,419 ⁽¹⁶⁾	1,067,419	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,834,770)	-	-	1,220,295	315,075	299,400
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	843,178	(843,178)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(23,251)	1,486,526	-	(732,419)	(835,027)	-
Purchases Withdrawals Outstanding	-	750,641	-	-	(245,563)	(505,078)	-
Allocations of Net Change components:							
Investment income	-	(173,997)	-	6,121	131,225	20,689	15,962
Investment Expenses	-	57,388	-	(2,958)	(41,965)	(6,988)	(5,476)
Net Gains (Losses) in Investments	-	(588,664)	-	68,206	428,274	32,283	59,902
Net Change to August 31, 2024	1,067,419 ⁽¹⁶⁾	97,943	643,348	71,369	759,846	(979,046)	369,788
Net Assets at, Dec 31, 2023	32,682,140 ⁽²⁷⁾	824,841	21,556,682 ⁽²⁶⁾	560,194 ⁽²⁸⁾	7,175,602 ⁽²⁹⁾	1,750,056 ⁽³⁰⁾	814,765 ⁽³¹⁾
Net Assets as at, August 31, 2024	33,749,559 ⁽¹⁰⁾	922,784	<u>22,200,031</u> ⁽⁹⁾	631,563 ⁽¹¹⁾	7,935,448 ⁽¹²⁾	771,010 ⁽¹³⁾	1,184,553 ⁽¹⁴⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

23,122,815 ⁽¹⁷⁾

10,522,573 ⁽¹⁵⁾

4



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Balance Dec 31, 2023 (at Market)	13,767,895 ⁽²⁵⁾	3,467,278 ⁽²⁴⁾	560,194 ⁽¹⁸⁾	7,175,602 ⁽¹⁹⁾	1,750,056 ⁽²⁰⁾	814,765 ⁽²¹⁾
Changes since Jan 1, 2023:						
Principal Transfers	1,934,770	100,000	-	1,220,295	315,075	299,400
Investment income	291,413	117,416	6,121	131,225	20,689	15,962
Withdrawals	(3,468,087)	(1,150,000)	-	(977,983)	(1,340,105)	-
Investment Expenses	(57,388)	-	(2,958)	(41,965)	(6,988)	(5,476)
Net Change for 8 Months	(1,299,292)	(932,584)	3,163	331,572	(1,011,329)	309,886
Balance before Market Change at August 31, 2024	12,468,603	2,534,695	563,357	7,507,174	738,727	1,124,651
8 Months Net Change in Investments Gain/(Loss)	744,519	155,855	68,206	428,274	32,283	59,902
Balance at August 31, 2024 (at Market)	\$ 13,213,123 ⁽⁸⁾	2,690,550 ⁽⁷⁾	631,563.31 ⁽¹⁾	7,935,448 ⁽²⁾	771,010 ⁽³⁾	1,184,553 ⁽⁴⁾

10,522,573 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

9



Green Valley Recreation, Inc.
Board of Directors Special Meeting
Election of Treasurer

Prepared By: Marilu Gamon, Admin. Asst.

Meeting Date: September 25, 2024

Originating Department:

Administration

Action Requested:

The Corporate Policy Manual (CPM) includes Part 2: Board of Directors, Section 2 – Officers Election. The procedure in this section of the CPM will be followed at the September 25, 2024, Board of Directors Meeting for electing the Treasurer.

Bylaws Article VII, Section 3 – Election of Officers gives a description of the four officers positions: President, Vice President, Secretary and Treasurer.

Strategic Plan Goal:

Goal 5: Provide sound, effective governance and leadership for the corporation.

Attachment:

- 1) CPM Part 2: Board of Directors, Section 2 – Officers Election
- 2) Bylaws Article VII, Section 3 - Election of Officers

SECTION 2 - OFFICER ELECTIONS

2.2.1 General

- A. Election of Board Officers will be done by secret ballot. This is applicable to both the nominating ballots and the electing ballots.
- B. Nominations from the floor will not be accepted.
- C. Election for each office follows its seniority in the Bylaws: President, Vice President, Secretary, Treasurer, Assistant Secretary, and Assistant Treasurer.
- D. The current President, or in his/her stead, the CEO shall administer the election until the new President has been elected.

2.2.2 The Nominating Ballot

- A. The President will ask that nominating ballots be distributed to each Director.
- B. Each Director receiving a vote is nominated for that office.
- C. A nominating ballot cannot take the place of an electing ballot.
- D. Directors may nominate themselves for any Board office.
- E. Nominees must verbally indicate their willingness to serve before the electing ballot is distributed.
- F. The Chair will announce the names of the nominees and the number of nominations each received prior to the distribution of electing ballots.

2.2.3 The Electing Ballot

- A. A nominee is considered "elected" if he/she receives a majority of the votes cast.
- B. Balloting should be repeated as many times as necessary to obtain a majority vote for one candidate. The nominee receiving the lowest number of votes is never removed from the next ballot.
- C. If a stalemate persists, the rules may be suspended in order to consider alternatives such as eliminating the candidate with the lowest number of votes. The motion to suspend the rules is not debatable and requires a 2/3 vote to pass.

Bylaws

ARTICLE VII — OFFICERS AND CHIEF EXECUTIVE OFFICER

Section 3: Election of Officers

Officers shall be elected by a majority vote of the Board within thirty days after the Annual Meeting.

Section 4: Responsibilities of Officers

A. **President.** The President shall preside at all meetings of the Board of Directors and at meetings of the membership and shall carry out all orders and resolutions of the Board of Directors and shall sign all formal written instruments such as notes, leases, mortgages, deeds, and contracts other than recurring operational contracts which the Board by appropriate resolution has exempted from this requirement. Contracts signed by the President must receive prior legal review and Board approval. The President shall nominate chairpersons of the Board Committees, submit these nominees for Board approval, and in cooperation with the Chief Executive Officer, ensure effective work of these committees. In the absence of the President, the Vice President shall perform all the duties of the President. Should the Vice President also be absent, the duties of the President shall be performed by the Senior Officer present.

B. **Vice President.** The Vice President shall carry out duties as assigned by the President. In the absence of the President, the Vice President shall perform the duties of the President and, when so acting, shall have all the powers of the President.

C. **Secretary.** The Secretary shall ensure that minutes are kept of meetings of the Membership and the Board of Directors. The Secretary shall cause to be given all notices in accordance with provisions of these Bylaws or as required by law. The Secretary shall see that all records of The Corporation are properly kept and preserved and that the names and addresses of all members of The Corporation are on file in the office of The Corporation. In the absence of the Secretary, the Assistant Secretary shall perform all the duties of the Secretary.

D. **Treasurer.** The Treasurer shall exercise an oversight role of the financial affairs of The Corporation to ensure that financial records are kept in accordance with generally accepted accounting standards. The Treasurer shall ensure that timely, accurate financial statements are presented to the Directors and that the financial records of The Corporation are audited in accordance with the provisions of these Bylaws. In the absence of the Treasurer, the Assistant Treasurer shall perform all the duties of the Treasurer.



Green Valley Recreation, Inc.
Board of Directors Special Meeting

Appointment of Fiscal Affairs Committee Chair

Prepared By: Marilu Gamon, Admin. Asst.

Meeting Date: September 25,2024

Originating Department: Administration
Action Requested: GVR Bylaws require that a Board member chair all committees. Approve President Garneau's nomination of Dave Barker as Chair of the Fiscal Affairs Committee
Strategic Plan Goal: Goal 5: Provide sound, effective governance and leadership for the corporation.
Attachment: N/A



Green Valley Recreation, Inc.

Board of Directors Regular Meeting

West Center Clubs Expansion Project

Prepared By: Scott Somers, CEO

Meeting Date: 9/25/24

Presented By: Scott Somers, CEO

Consent Agenda: NA

<p>Originating Committee / Department: Facilities</p>
<p>Action Requested: Provide direction to staff on West Center clubs expansion project(s)</p>
<p>Strategic Plan, GOAL 1: Provide excellent facilities for members to participate in a variety of active and social opportunities</p>
<p>Background Justification: During the Board work session of August 14, 2024 (Minutes and staff reports attached), three West Center clubs, Woodshop, Lapidary, and Artisans each presented their club’s needs for expansion. Board members discussed the possibility of expanding the Lapidary space separate from the Woodshop space, versus combining both expansions into one project. If each expansion project were to be treated separately, then a vote of the membership would not likely be required since the contractual cost of each project would likely be less than the Bylaws threshold member vote requirement of exceeding 12% of audited revenue totals (approximately \$1,500,000). Board consensus at the end of the meeting was for staff to contact the County to determine the feasibility of expansion of the Woodshop to the east as a separate project. Regardless of the decision to treat each expansion as separate or to combine both expansions into one project, the Artisans’ Shop would expand into a portion of the vacated Billiards room.</p> <p>Staff has been informed by the County that expansion of the Woodshop to the east is in fact feasible, but the conditions of such an expansion are not yet known; however, they could include requirements such as additional parking spaces, extension of sidewalks, and an unlikely requirement of additional restrooms. The Board first needs to decide on if the Lapidary and Woodshop expansions will be treated as one combined project or as two separate projects. Options with estimated costs and anticipated square footage are listed here:</p> <p>West Center Expansion Options for Consideration (see attached site plans)</p> <p><u>Option 1: Lapidary Expansion to the South, Wood Shop Expansion to the East (two separate projects)</u></p> <p>This option calls for the outward expansion of both clubs. The Lapidary Club space would be expanded by 1,975 square feet to the south towards GVR Drive. The Woodworkers Club space would be expanded by 2,970 square feet into the east parking lot. This expansion may require the relocation of seven parking spaces plus adding a few more parking spaces per the Pima County building code. A variance could be requested and preliminary conversation with</p>

Pima suggests that variances are issued routinely. Please note, Option 1 is the preferred option of the Woodworkers Club.

Option 2: Lapidary and Wood Shop Expansion to the South (one project)

This option calls for one contiguous addition of work space to the south toward GVR Drive. The Lapidary Club space would be expanded by 1,975 square feet, and the Woodworkers Club space would be expanded by 2,559 square feet. The combined addition would be 4,534 square feet. A few additional parking spaces may be required per the Pima County building code, but again, a variance from the County could be granted.

Ballpark Cost Estimates

During the preliminary phase of design, cost estimation cannot be specific. It is very general based on cost per square foot by type of building and use classification. West Center can be considered a combination of commercial office space and warehouse/manufacturing space. GVR staff researched some online sources that have recent construction costs for these building types. Once there is a commitment to fully design Construction Documents, then a more detailed estimate can be developed. Ultimately, an estimate is just an estimate until bids are received.

The below ballpark construction cost estimates are based on \$300 per square foot using 2023 data from a construction company website. This does not include planning, design, permits, materials testing, or FF&E (furniture, fixtures, and equipment).

Existing Space: total 9,469 square feet

- Art Shop/Gallery = 525 SF
- Billiards Room = 1,072 SF
- Lapidary Shop = 1,206 SF
- Wood Shop = 6,666 SF

Option 1: Lapidary Expansion to the South, Wood Shop Expansion to the East (two separate projects)

- Lapidary Shop = 1,975 additional SF = \$592,500
- Wood Shop = 2,970 additional SF = \$891,000
- Total = 4,945 SF = \$1,483,500 + \$24,000 for possible additional parking

Option 2: Lapidary and Wood Shop Expansion to the South (one project)

- Lapidary Shop = 1,975 additional SF = \$592,000
- Wood Shop = 2,559 additional SF = \$767,700
- Total = 4,534 SF = \$1,360,200 + \$10,000 for possible additional parking

Should Option 1 be the preferred option, the Board will need to decide which project moves forward first. Staff recommends the Lapidary Club expansion project move forward first since this would allow the Ceramics Club to expand into the Lapidary Club's vacated space at Desert Hills sooner, thereby addressing the needs of two clubs much sooner.

Per the Board's Capital Improvement Pilot Policy, next steps include completing construction documents, obtaining County permits, going out for bid, and developing a recommendation for the Board to consider awarding a contract to begin construction in 2025.

Fiscal Impact:

The 2025 Recommended Budget includes \$900,000 for 2025 and \$1,000,000 for 2026 from the Initiatives Fund.

Board Options:

1. Direct staff to pursue Option 1 (2 separate projects) AND decide which project moves forward first.
2. Direct staff to pursue Option 2 (1 combined project) and prepare a ballot question for the March election, asking the members if they support awarding a contract that **may** exceed 12% of the audited total revenue for 2024 (approximately \$1,500,000).
(Should this option be the Board's preferred option, the Board will need to direct staff to have construction documents completed BEFORE or AFTER the March ballot measure is decided. If construction documents are delayed until after the election, there is a possibility the project will not move forward until 2026)
3. Direct staff to conduct additional research.
4. Make no decision at this time.

Staff Recommendation:

Option #1

Recommended Motion:

I move to direct staff to pursue Option 1, as detailed above, with the Lapidary Club expansion project moving forward first which allows the Ceramics Club to expand into the Lapidary Club's vacated space at Desert Hills sooner.

Attachments:

1. Expansion options 1 and 2
2. August 14, 2024 Worksession Minutes and Staff Report
3. June 19, 2024 Staff Report
4. Letter from Ron Schuster, President of the Woodworkers Club and Woodworkers Club preferred expansion floor plan

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING
REVISIONS
DATE

WEST CENTER'S EXPANSION
DEMOLITION FLOOR PLAN

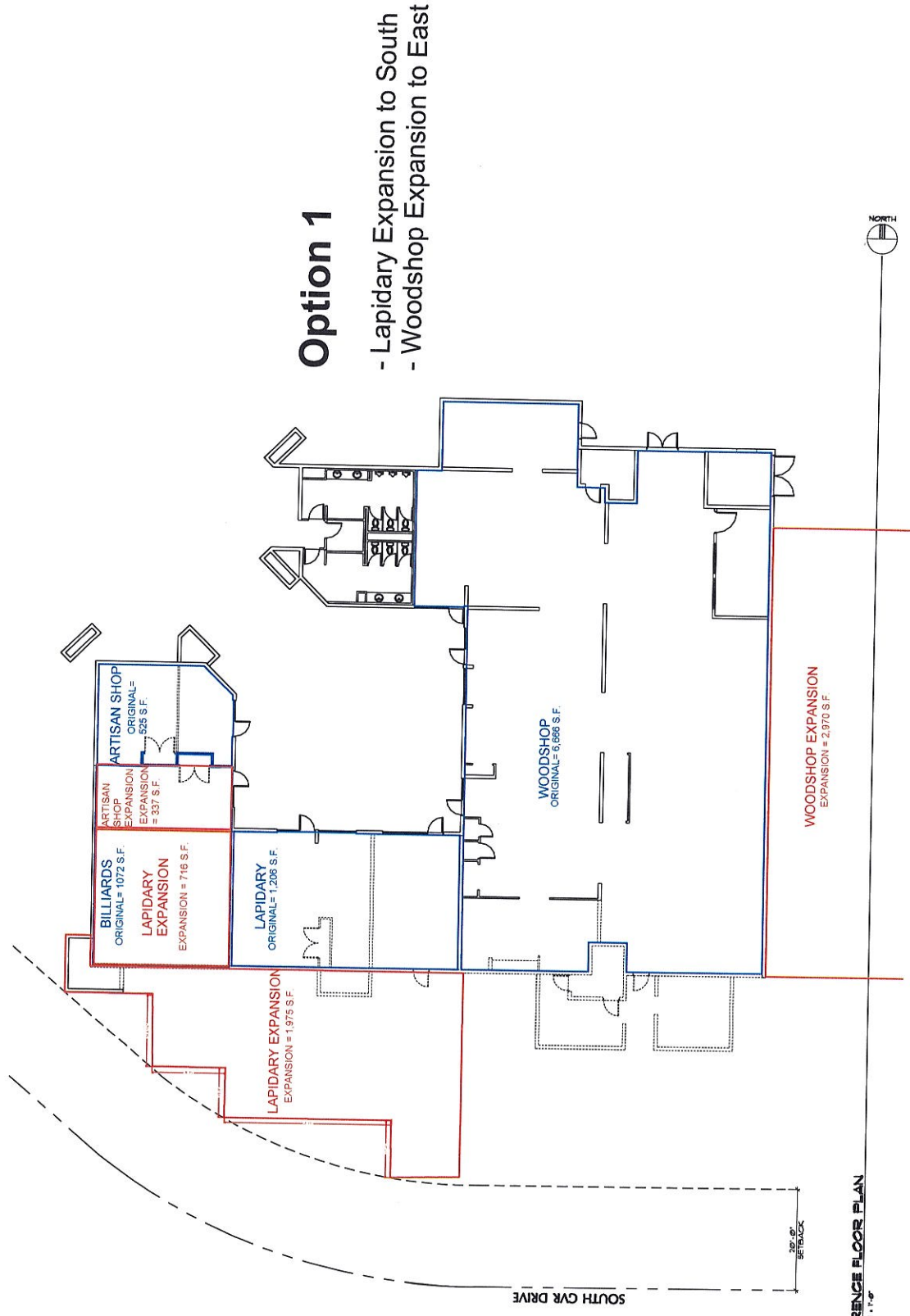


GREEN VALLEY RECREATION CENTER
1111 SOUTH CVR DRIVE
GREEN VALLEY, ARIZONA 85614

ISSUE DATE 04-26-2021
PROJ. NO. 370963
DRG. SCALE AS NOTED
SHEET

D2.0

Attachment 1



PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING
REVISIONS
NO. DATE

WEST CENTER'S EXPANSION
DEMOLITION FLOOR PLAN



GREEN VALLEY RECREATION CENTER
1111 SOUTH GVR DRIVE
GREEN VALLEY, ARIZONA 85614

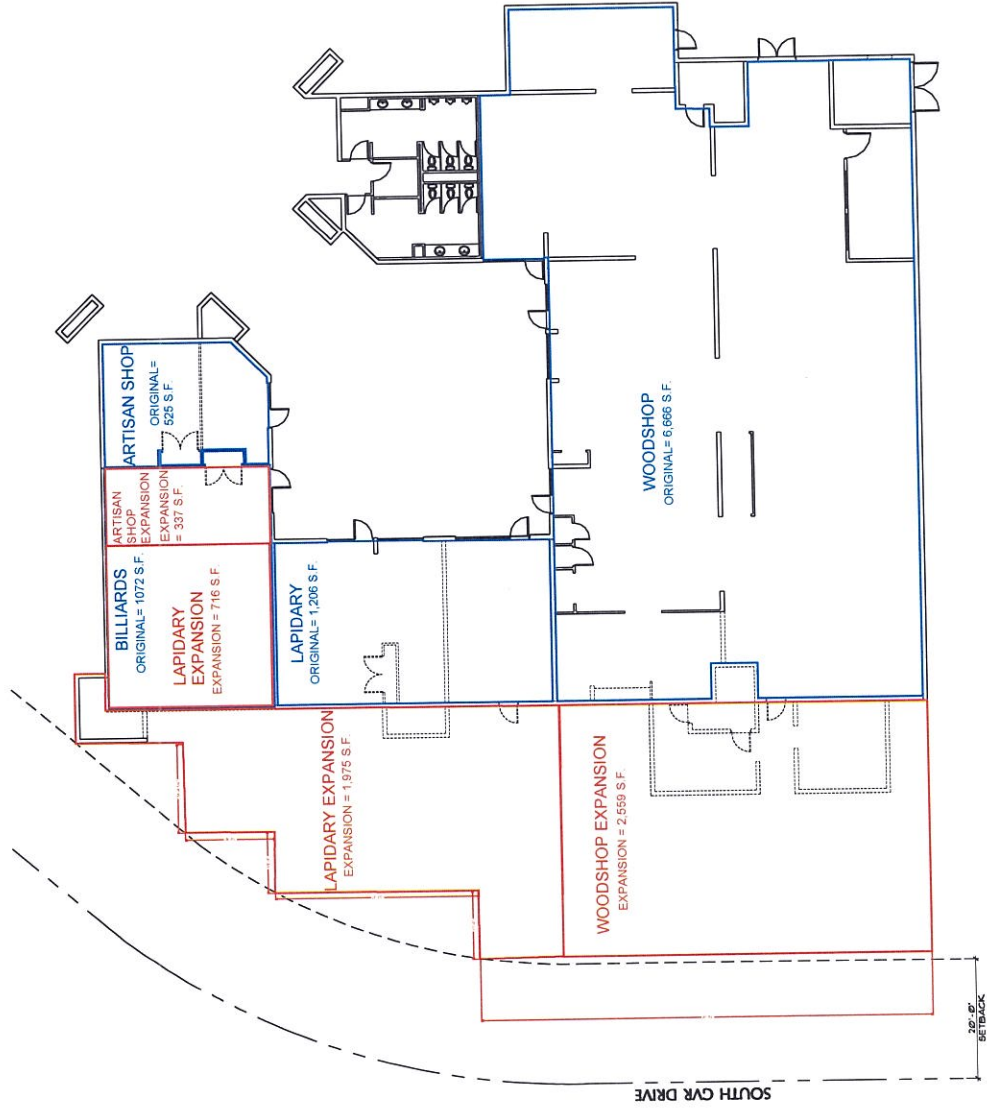
ISSUE DATE 04-26-2013
PROJ. NO. 310733
DWG. SCALE AS NOTED

SHEET

D2.0

Option 2

-Lapidary Expansion to South
-Woodshop Expansion to South



1 REFERENCE FLOOR PLAN
SCALE: 1/8" = 1'-0"



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, August 14, 2024, 2pm

WC Room 2 / Zoom

Directors Present: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

Staff Present: Nanci Moyo (Administrative Supervisor), Natalie Whitman (COO)

Visitors: 16

AGENDA TOPIC

1. Call to Order / Roll Call

Work Session Called to Order at 2:01pm by President Garneau. Secretary Carden called the roll.

2. Amend / Approve Agenda

MOTION: Director Hillyer moved, Director Carden seconded to approve the Agenda.

Passed: unanimous

3. Discuss Expansion of West Center Clubs

CEO Somers shared three clubs were invited to the Board Work Session to talk about each club's needs for expanding the foot print at West Center. Depending on the scope of the expansion this project will have to go to the membership for a vote due to the bylaw requirement when a threshold is reached of 12 percent of audited revenue from the previous year.

A. Woodshop

Highlights of presentation and discussion:

- Woodshop Club has 500+ members and continues to grow.
- Lacks space for all the different projects that are made at the woodshop.
- Preference is to expand east of the Woodshop vs. south. To expand south would change all the present ADA access and the building would not be as safe and efficient.
- Building out to the east would add 2,100 square feet to the existing 6,600 square feet.
- Current space limits growth of the club.
- Woodshop Club can contribute ten percent of the cost of the additional building and be used for mostly internal structure.
- 28 classes per year are held for the members of the club.

B. Lapidary

- Lapidary Club currently has 272 members.

- Lapidary has 17 classes in the GVR Fall catalog. All the teachers of lapidary are volunteers. Holding classes helps grow the club.
- The Lapidary Club has \$126,000 set aside for the expansion and when the expansion moves forward they will do more fundraising. This money would be used toward interior needs.
- Currently Lapidary is spread between West Center, Desert Hills and East Center. The work space in all the facilities is tight and the equipment is noisy. Classes cannot be held when club members are working on projects.
- Club members that are monitors at the sites are able to sell their work in the shop, with a commission going back to the club.

C. Artisans

- Space constraints keeps the Artisans Club at 60 members. More space would help the club expand its member list.
- Public safety and ADA compliance are the key priorities for expansion of the space. This would include a second door for easier evacuation in case of an emergency.
- There is a need for more display cases, wall space, racks for clothing. Having more cash registers would help for quicker sale processes.
- Designated space for special events and classes could be utilized in the expansion. Currently limited storage space.
- Designated space for members to drop off their items for sale away from customers.
- Improved signage would help draw in more customers.
- The Club is able to contribute for the expansion and can hold fundraisers moving forward.

Further discussion by the Board:

- Consideration of whether this could be two projects vs. one project. The woodshop project can be done at a different time as one project, and possibly combine Lapidary and the Artisan's Shop as one project.
- Could lose economy of scale if the projects are not combined. This could be reviewed by an architect to understand the cost and procedure. There needs to be an understanding of permitting from the County on the Woodshop building out east and not south.
- Consensus of the Board is to move billiards to Del Sol Clubhouse to free up space for Artisan's Shop.
- There is interest in having the membership vote on the West Center Club expansion as a single project.
- Concern for keeping as one project and having a membership vote delays these projects. Possibly break the projects into two or three projects to get them done in a timely manner.
- Board consensus was to first pursue County permitting for the Woodshop building east into the parking lot to know if that is feasible.

4. Discuss Del Sol Clubhouse Allowing Dogs

Discussion regarding allowing dogs at Del Sol Clubhouse:

- First question: Does the Board want to relax the CPM and allow dogs on one specific property.

GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.

- Proposed: allow dogs on the front patio leashed and with an owner, but no dogs on the back patio.
- Operations will handle how to accommodate dogs if the Board changes the policy in the CPM.
- Consensus from the Board is to bring this back at the October Work Session.

Adjournment

MOTION: Director Hillyer moved, Director Johnson seconded to Adjourn the meeting at 3:52pm.

Passed: unanimous



Green Valley Recreation, Inc.
Board of Directors Work Session
West Center Clubs Expansion Project

Prepared By: Scott Somers, CEO

Meeting Date: August 14, 2024

Presented By: Scott Somers, CEO

Consent Agenda: NA

Originating Committee / Department: Facilities
Action Requested: Receive club's presentations and Q & A on expansion needs and wants
Strategic Plan: GOAL 1: Provide excellent facilities for members to participate in a variety of active and social opportunities
Background Justification: The Artisans' Shop, Lapidary & Silversmith, and Woodworkers Club Presidents along with one additional club member from each club have been invited to this meeting. Each club has been invited to present up to 10 minutes, then answer questions for up to 10 minutes on the following: <ul style="list-style-type: none">• The needs of the Club as they relate to the expansion.• The Club's level of support for the expansion. Please note that the Woodworkers Club has provided their preferred expansion plan, which is attached.
Fiscal Impact: Expansion could cost upwards of \$2,000,000 and will require a vote of the membership.
Attachments: <ol style="list-style-type: none">1) Board Work Session staff report and attachments from June 19, 20242) July 26, 2024, email from Woodworkers Club President and attached East Proposed Expansion Diagram



Green Valley Recreation, Inc.
Board of Directors Work Session
West Center Clubs Expansion

Prepared By: Natalie Whitman, COO

Meeting Date: June 19, 2024

Presented By: Natalie Whitman, COO

Originating Committee / Department:

Operations

Action Requested:

Provide staff with direction in pursuing the expansion of three club spaces at West Center: Lapidary, Woodworking, and Artisans.

Strategic Plan Goal #1:

Provide excellent facilities for members to participate in a variety of active and social opportunities

Background Justification:

1. Consolidating lapidary shops has been a subject considered by staff, Boards, and P&E committees for more than 20 years. The Lapidary Club reported 300 members at the end of 2023 and they currently occupy a total of 3,606 S.F. in three locations. The expected benefits of consolidation include:
 - Reduced need for monitors, potentially expanding the club's operating hours.
 - Reduced redundancy of some equipment, including specialized ventilation systems GVR maintains at all three locations.
 - Opportunity to address previously reported noise and safety concerns at the Desert Hills lapidary shop
 - Availability of space for the expansion of other clubs or for new uses by the general membership
2. The Artisans' Shop reported 54 members at the end of 2023 and currently occupies 525 S.F. The expected benefits of expansion include:
 - Ability to accommodate a larger club membership
 - Increased wall space for wall art, which is currently very limited
 - Increased maximum number of items per club member that can be displayed
 - Improved access for shoppers using mobility aids
3. The Woodworkers reported 468 members at the end of 2023. They currently occupy 6,649 S.F. and have requested a 2,200 S.F. expansion. Expected benefits include:
 - Classroom/training space—new member orientations currently occur only in the evenings when the shop is less busy
 - Improved materials storage
 - More workstations

The Board of Directors allocated \$100,000 in the 2024 budget to develop options for an expansion project at West Center. Staff have worked with Seaver Frank Architects to identify

expansion options (see attached). All plans entail moving the billiards amenities at West Center to the lower floor of Del Sol Clubhouse.

"Plan A" provides a total of 5,426 S.F. of additional space by shifting the exterior south wall of the building to the northern limit of the county easement.

Pros

- Comes the closest to meeting or exceeding the clubs' requested expansions
- Additional 331 S.F. for Artisans' Shop
- Additional 2,633 S.F. for Lapidary, sufficient to consolidate 2-3 shops
- Additional 2,521 S.F. for Woodworkers

Cons

- Lapidary and Woodworkers would face an extended closure.
- Complete loss of landscaping on the south side of the building
- The sanding patio for Woodworkers would need to be relocated
- This is the most expensive of the three options. Construction alone is expected to cost between \$1,356,500 and \$1,627,800. No soft costs (design, permits, utility connection fees, fixtures, landscaping) are included in that very rough estimate.

"Plan B" provides a total of 4,059 S.F. of additional space by covering the open courtyard between the existing shops.

Pros

- 331 additional S.F. for Artisans' Shop
- 2,928 additional S.F. for Lapidary, sufficient to consolidate all three shops
- 800 additional S.F. for Woodworkers
- Reduced loss of landscaping on the south side of the building
- Closures could be limited with alternate entrances to shops established first
- The expected construction cost is between \$1,014,750 and \$1,217,700. Again, no soft costs included.

Cons

- Just 800 S.F. for Woodworkers, in the form of a portable building

"Plan C" includes no additional building area. Instead, billiards tables would move to Del Sol Clubhouse and The Artisans' Shop and Lapidary would expand into that space, dividing the approximately 1000 S.F. Woodworkers would expand by 800 S.F. via a portable placed on the south side of the building.

Pros

- Least disruptive to the architectural design of the building
- Closures would be limited
- Affordable. Construction estimates (without soft costs included) would range between \$450,000 and \$540,000

Cons

- None of the benefits of Lapidary shops consolidation would be gained. The modest expansion would not accommodate any consolidation of shops.

Fiscal Impact:

As described above. *It is important to note that until a floorplan is developed to include internal walls, mechanical, electrical, and plumbing needs, an accurate cost estimate cannot*

be developed. Bids for the project will ultimately determine the cost of the project. The 2024 updated Capital Improvement Plan anticipates expenditures of \$900,000 being expended in 2025 and \$1,000,000 being expended in 2026 for this project.

Board Options:

- 1) Include a West Center Clubs Expansion item on the June 26 Board Meeting agenda for further consideration.
- 2) Include an alternate related item on the June 26 Board Meeting agenda
- 3) Table discussion of this project

Attachments:

- 1) Plan A and B

Dear Mr. Somers and the GVR Board of Directors:

Thank you for your attendance at the woodshop presentation this week. We know you are busy and appreciate you taking the time to visit with us and view our facility.

Per our roundtable discussion, you are now aware that expanding into the quad is not the best solution for us. We have attached a concept drawing of a possible expansion to the east. This would add the necessary space to the woodshop for some years to come, but would eliminate approximately ten parking spaces the woodshop members use to park and unload projects to be brought into the shop. We have a solution we would like to present that alleviates the parking issues, if this suggested expansion seems feasible.

Our suggestion is to expand the parking area to the east toward Calle de las Casitas. This would create a replacement row for parking and return the parking area to its original size plus seven additional spaces. It appears there is an area about 32 feet wide, filled with gravel, between the current parking lot and the street. If this area of gravel could be down-sized (depending on Pima County codes), it would provide the expansion we need and slightly increase the number of parking spaces.

We are proposing this solution for several reasons:

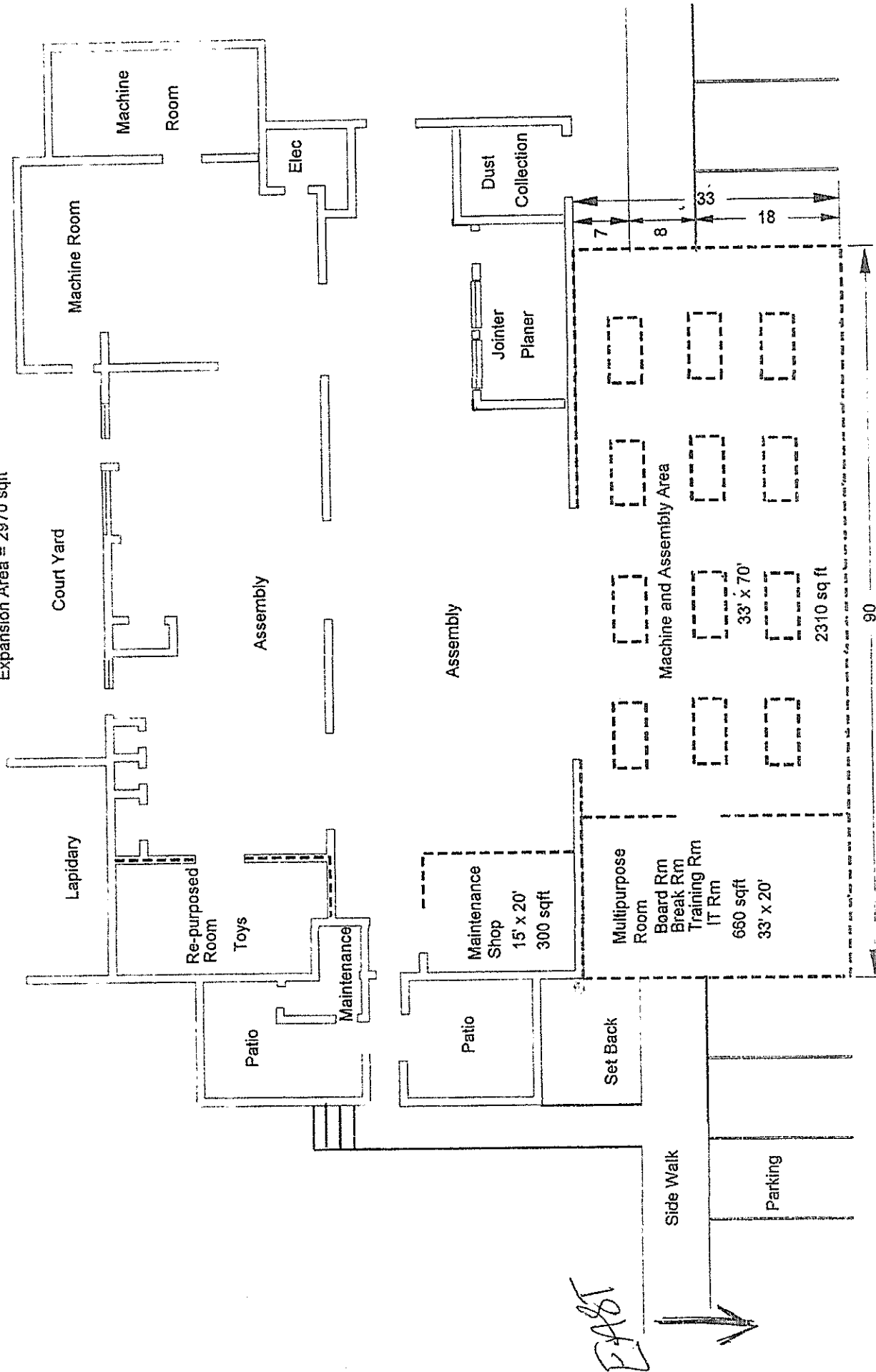
1. We would not have to change any of the ADA sidewalk accommodations to enter the rear door of the woodshop. This would retain the outside two patios "as is".
2. If we expand to the east, this additional space would be adjacent to the dust collection system duct work already in place. If expansion is to the south, an additional, expensive dust collection system would be required.
3. This would be a separate GVR project, as opposed to combining our project with that of the lapidary expansion to the south.
4. Our proposed solution would not require the mature trees on the south side to be removed. This would maintain the beauty of that area, while also saving the expense of tree removal.

If our proposed east expansion is not feasible, the combined lapidary/woodshop expansion plan to the south will work. In summary, our preferred option is to expand to the east, with expansion to the south being our second choice.

If you have any questions or would like to visit the shop again, please let me know.

Ron Schuster, President
Woodworkers of GVR

Woodworkers of Green Valley Recreation
 Proposed Shop Expansion Layout
 Preferred Option - East Into Parking Lot
 Expansion Area = 2970 sqft



Drawn by John Robertson 3/13/20

[Symbol] = Rearranged / New Benches or New Equipment

Total Shop Area = Existing Shop 5885 sqft + Proposed Shop 2970 sqft = 8855 sqft



Green Valley Recreation, Inc.
Board of Directors Meeting
Rescind and Reapprove 990 Form

Prepared By: Nellie Johnson, Director

Meeting Date: 9/25/24

Presented By: Nellie Johnson, Director

Consent Agenda: No

Originating Committee / Department: Director Johnson
Action Requested: Rescind the Board's action of August 28 th approving the completed federal 990 form and reapprove the completed federal 990 form as presented to the Board.
Strategic Plan: Goal #5: Provide sound, effective governance and leadership for the corporation
<p>Background Justification:</p> <p>After reviewing the events of the August 28th Board meeting, I sent an email to the President and the Board members questioning whether the board's actions regarding the approval of federal form 990 followed the Corporate Policy Manual procedures. The form was not listed as an action item on the agenda. Rather it was added by the Chair of the Audit Committee as part of her verbal Committee report and then voted on as part of this Committee report.</p> <p>Furthermore, the form was not included in the meeting book, which meant that most board members voted on something they hadn't reviewed. Additionally, the GVR website indicates an Audit Committee meeting on April 22nd, but there were no other committee meetings noted where this 990 form was available or reviewed. The Board Calendar for future Committee meetings doesn't have any Audit Committee meetings for the rest of the year.</p> <p>Given the significance of the federal form 990, which requires board review, I believe it's crucial to rectify the Board's actions from the previous meeting. Therefore, I propose a two-part motion: rescind the Board's action of August 28th approving the completed federal 990 form and reapprove the completed federal 990 form as presented to the Board. It's important for us to adhere to corporate policies regarding items placed on the agenda for board action.</p>
Fiscal Impact: None

Board Options:

1. Rescind the Board's action of August 28th approving the completed federal 990 form and reapprove the completed federal 990 form as presented to the Board.
2. Take no action.
3. Provide alternate direction to staff.

Staff Recommendation

Option #1 to ensure Board members and the general membership are able to review material prior to Board consideration.

Recommended Motion:

Move to rescind the Board's action of August 28th approving the completed federal 990 form and reapprove the completed federal 990 form as presented to the Board.

Attachments:

1. Form 990 and related documents

Form 8879-TE

IRS E-file Signature Authorization for a Tax Exempt Entity

OMB No. 1545-0047

For calendar year 2023, or fiscal year beginning _____, 2023, and ending _____, 20_____

2023

Department of the Treasury Internal Revenue Service

Do not send to the IRS. Keep for your records. Go to www.irs.gov/Form8879TE for the latest information.

Name of filer GREEN VALLEY RECREATION, INC EIN or SSN 23-7185629

Name and title of officer or person subject to tax MARGE GARNEAU PRESIDENT

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a, or 10a below, and the amount on that line for the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b, or 10b, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than one line in Part I.

Table with 3 columns: Line number, Description, and Amount. Includes rows for Form 990, Form 990-EZ, Form 1120-POL, Form 990-PF, Form 8868, Form 990-T, Form 4720, Form 5227, Form 5330, and Form 8038-CP.

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that [X] I am an officer of the above entity or [] I am a person subject to tax with respect to (name of entity) _____, (EIN) _____ and that I have examined a copy of the 2023 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete.

PIN: check one box only

[X] I authorize R & A CPAS A PROFESSIONAL CORPORATION to enter my PIN 85712 Enter five numbers, but do not enter all zeros

as my signature on the tax year 2023 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[] As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2023 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax

Date

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

86232485712

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2023 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature

[Handwritten Signature]

Date

9-5-24

ERO Must Retain This Form - See Instructions

Do Not Submit This Form to the IRS Unless Requested To Do So

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form 8879-TE (2023)

TAX RETURN FILING INSTRUCTIONS

FORM 990

FOR THE YEAR ENDING
DECEMBER 31, 2023

Prepared for	GREEN VALLEY RECREATION, INC PO BOX 586 GREEN VALLEY, AZ 85622
Prepared by	R & A CPAS A PROFESSIONAL CORPORATION 4542 E. CAMP LOWELL STE. 100 TUCSON, AZ 85712
Amount due or refund	NOT APPLICABLE
Make check payable to	NOT APPLICABLE
Mail tax return and check (if applicable) to	NOT APPLICABLE
Return must be mailed on or before	NOT APPLICABLE
Special Instructions	THIS RETURN HAS BEEN PREPARED FOR ELECTRONIC FILING. IF YOU WISH TO HAVE IT TRANSMITTED ELECTRONICALLY TO THE IRS, PLEASE SIGN, DATE, AND RETURN FORM 8879-TE TO OUR OFFICE. WE WILL THEN SUBMIT THE ELECTRONIC RETURN TO THE IRS. DO NOT MAIL A PAPER COPY OF THE RETURN TO THE IRS.

IRS E-file Signature Authorization for a Tax Exempt Entity

For calendar year 2023, or fiscal year beginning _____, 2023, and ending _____, 20__

2023

Department of the Treasury Internal Revenue Service

Do not send to the IRS. Keep for your records. Go to www.irs.gov/Form8879TE for the latest information.

Name of filer: GREEN VALLEY RECREATION, INC. EIN or SSN: 23-7185629. Name and title of officer or person subject to tax: MARGE GARNEAU, PRESIDENT.

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only.

Table with 4 columns: Line number (1a-10a), Form type, Check box, and Amount. Line 1a is checked with amount 11,663,988.

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that I am an officer of the above entity or I am a person subject to tax with respect to (name of entity) R & A CPAS A PROFESSIONAL CORPORATION, (EIN) and that I have examined a copy of the 2023 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete.

PIN: check one box only

I authorize R & A CPAS A PROFESSIONAL CORPORATION to enter my PIN 85712. ERO firm name. Enter five numbers, but do not enter all zeros.

as my signature on the tax year 2023 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2023 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax

Date

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

86232485712. Do not enter all zeros.

I certify that the above numeric entry is my PIN, which is my signature on the 2023 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature _____ Date _____

ERO Must Retain This Form - See Instructions. Do Not Submit This Form to the IRS Unless Requested To Do So

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form 8879-TE (2023)

**Application for Extension of Time To File an Exempt Organization
Return or Excise Taxes Related to Employee Benefit Plans**

Department of the Treasury
Internal Revenue Service

File a separate application for each return.
Go to www.irs.gov/Form8868 for the latest information.

Electronic filing (e-file). You can electronically file Form 8868 to request up to a 6-month extension of time to file any of the forms listed below except for Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts. An extension request for Form 8870 must be sent to the IRS in a paper format (see instructions). For more details on the electronic filing of Form 8868, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Part I - Identification

Type or Print	Name of exempt organization, employer, or other filer, see instructions. GREEN VALLEY RECREATION, INC	Taxpayer identification number (TIN) 23-7185629
File by the due date for filing your return. See instructions.	Number, street, and room or suite no. If a P.O. box, see instructions. PO BOX 586	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. GREEN VALLEY, AZ 85622	

Enter the Return Code for the return that this application is for (file a separate application for each return) 01

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 4720 (other than individual)	09
Form 4720 (individual)	03	Form 5227	10
Form 990-PF	04	Form 6069	11
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 8870	12
Form 990-T (trust other than above)	06	Form 5330 (individual)	13
Form 990-T (corporation)	07	Form 5330 (other than individual)	14
Form 1041-A	08		

• After you enter your Return Code, complete either Part II or Part III. Part III, including signature, is applicable only for an extension of time to file Form 5330.

• If this application is for an extension of time to file Form 5330, you must enter the following information.

Plan Name _____
 Plan Number _____
 Plan Year Ending (MM/DD/YYYY) _____

Part II - Automatic Extension of Time To File for Exempt Organizations (see instructions)

The books are in the care of **DAVID WEBSTER**
PO BOX 586 - GREEN VALLEY, AZ 85622
 Telephone No. **520-838-0145** Fax No. _____

- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four-digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and TINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **NOVEMBER 15**, 20 **24**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
 calendar year 20 **23** or
 tax year beginning _____, 20____, and ending _____, 20____

2 If the tax year entered in line 1 is for less than 12 months, check reason: Initial return Final return
 Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form **990**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2023

Department of the Treasury
Internal Revenue Service

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

Open to Public Inspection

A For the **2023** calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization GREEN VALLEY RECREATION, INC		D Employer identification number 23-7185629
	Doing business as		E Telephone number 520-625-3440
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	G Gross receipts \$ 11,670,409.
	PO BOX 586		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	City or town, state or province, country, and ZIP or foreign postal code GREEN VALLEY, AZ 85622		H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No
F Name and address of principal officer: MARGE GARNEAU SAME AS C ABOVE			H(c) Group exemption number
I Tax-exempt status: <input type="checkbox"/> 501(c)(3) <input checked="" type="checkbox"/> 501(c)(4) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			
J Website: WWW.GVREC.ORG			
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other			L Year of formation: 1972 M State of legal domicile: AZ

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: TO PROMOTE THE COMMON GOOD AND GENERAL WELFARE OF ITS MEMBERS IN THE COMMUNITY OF GREEN VALLEY, AZ.
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.
	3 Number of voting members of the governing body (Part VI, line 1a) 3 12
	4 Number of independent voting members of the governing body (Part VI, line 1b) 4 12
	5 Total number of individuals employed in calendar year 2023 (Part V, line 2a) 5 144
	6 Total number of volunteers (estimate if necessary) 6 519
	7 a Total unrelated business revenue from Part VIII, column (C), line 12 7a 0.
b Net unrelated business taxable income from Form 990-T, Part I, line 11 7b 0.	
Revenue	8 Contributions and grants (Part VIII, line 1h) 0. 0.
	9 Program service revenue (Part VIII, line 2g) 11,342,115. 11,147,075.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) 129,601. 454,933.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 43,160. 61,980.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) 11,514,876. 11,663,988.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) 0. 0.
	14 Benefits paid to or for members (Part IX, column (A), line 4) 0. 0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 5,218,507. 5,029,110.
	16a Professional fundraising fees (Part IX, column (A), line 11e) 0. 0.
	b Total fundraising expenses (Part IX, column (D), line 25) 0.
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 5,293,253. 5,978,113.
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) 10,511,760. 11,007,223.	
19 Revenue less expenses. Subtract line 18 from line 12 1,003,116. 656,765.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16) 37,137,120. 38,478,808.
	21 Total liabilities (Part X, line 26) 5,856,518. 5,796,667.
	22 Net assets or fund balances. Subtract line 21 from line 20 31,280,602. 32,682,141.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	Date			
	MARGE GARNEAU, PRESIDENT Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name DAVID F SAMER	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	PTIN P00182147
	Firm's name R & A CPAS A PROFESSIONAL CORPORATION	Firm's address 4542 E. CAMP LOWELL STE. 100 TUCSON, AZ 85712	Firm's EIN 86-0550947	Phone no. (520) 881-4900	

May the IRS discuss this return with the preparer shown above? See instructions Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission: TO PROMOTE THE COMMON GOOD AND GENERAL WELFARE OF ITS MEMBERS THROUGH THE OPERATION AND MAINTENANCE OF RECREATIONAL AND SOCIAL FACILITIES AND THE SPONSORSHIP OF CULTURAL, EDUCATIONAL AND CIVIC ACTIVITIES OF THE SENIOR COMMUNITY OF GREEN VALLEY, ARIZONA.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 8,547,789. including grants of \$) (Revenue \$ 11,147,075.) GREEN VALLEY RECREATION (GVR) PROVIDES RECREATION FACILITIES AND PROGRAMS TO APPROXIMATELY 23,000 LOCAL AND SEASONAL RESIDENTS IN GREEN VALLEY, ARIZONA, AN UNINCORPORATED COMMUNITY OF APPROXIMATELY 21,000. GVR'S AQUATICS, SPORTS, AND FITNESS FACILITIES SERVE THE COMMUNITY IN 14 LOCATIONS SCATTERED THROUGHOUT GREEN VALLEY. GVR SUPPORTED 59 CLUBS THAT SERVE APPROXIMATELY 13,850 MEMBERS PURSUING RETIREMENT AVOCATIONS AND COMMUNITY CONNECTION. GVR'S LIFE-LONG LEARNING PROGRAM OFFERED ABOUT 600 COURSES DURING 2023, WITH MORE THAN 7,000 STUDENTS ENROLLING.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 8,547,789.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>		X
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions		X
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	X	
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I. See instructions</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Description, and Yes/No status. Rows include questions 22 through 38 regarding grants, compensation, tax-exempt bonds, and other IRS requirements.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

Table with 3 columns: Question ID, Description, and Yes/No status. Rows include questions 1a, 1b, and 1c regarding Form 1096, Forms W-2G, and backup withholding rules.

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Table with columns for question number, question text, and Yes/No checkboxes. Includes questions 2a through 17 regarding employee reporting, tax filings, foreign accounts, prohibited transactions, and charitable contributions.

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a (12), 1b (12), 2, 3, 4, 5, 6, 7a, 7b, 8a, 8b, 9.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a, 10b, 11a, 11b, 12a, 12b, 12c, 13, 14, 15a, 15b, 16a, 16b.

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed NONE
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. [X] Own website [] Another's website [X] Upon request [] Other (explain on Schedule O)
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records
DAVID WEBSTER - 520-838-0145
PO BOX 586, GREEN VALLEY, AZ 85622

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
 - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) SCOTT SOMERS CEO	40.00			X			185,059.	0.	21,555.	
(2) DAVID WEBSTER CFO	40.00			X			120,760.	0.	18,542.	
(3) MARGE GARNEAU PRESIDENT	2.00	X		X			0.	0.	0.	
(4) KATHI BACHELOR PRESIDENT/ DIRECTOR	2.00	X		X			0.	0.	0.	
(5) CAROL CROTHERS VICE PRESIDENT	2.00	X		X			0.	0.	0.	
(6) BART HILLYER SECRETARY	2.00	X		X			0.	0.	0.	
(7) JIM CARDEN TREASURER	2.00	X		X			0.	0.	0.	
(8) BEV LAWLESS DIRECTOR	2.00	X					0.	0.	0.	
(9) BARBARA BLAKE ASSISTANT SECRETARY	2.00	X					0.	0.	0.	
(10) BETH DINGMAN DIRECTOR	2.00	X					0.	0.	0.	
(11) NANCY AUSTIN DIRECTOR	2.00	X					0.	0.	0.	
(12) STEVE GILBERT DIRECTOR	2.00	X					0.	0.	0.	
(13) LAUREL DEAN ASSISTANT TREASURER	2.00	X					0.	0.	0.	
(14) TED BOYETT DIRECTOR	2.00	X					0.	0.	0.	
(15) JOE MAGLIOLA ASSISTANT TREASURER	2.00	X					0.	0.	0.	
(16) RICHARD SUTHERLAND DIRECTOR	2.00	X					0.	0.	0.	
(17) NANCY MOYO ADMIN SUPERVISOR	2.00	X					0.	0.	0.	

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A)	(B)	(C)	(D)	
		Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e				
	f All other contributions, gifts, grants, and similar amounts not included above	1f				
	g Noncash contributions included in lines 1a-1f	1g \$				
	h Total. Add lines 1a-1f					
Program Service Revenue	2 a MEMBERSHIP DUES AND ASSESSMENTS	Business Code 624110	9,804,990.	9,804,990.		
	b ACCESS CARD & LATE FEES	900099	811,125.	811,125.		
	c PROGRAM REVENUE	900099	514,138.	514,138.		
	d FACILITY RENTAL	900099	16,822.	16,822.		
	e					
	f All other program service revenue					
	g Total. Add lines 2a-2f		11,147,075.			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		456,354.		456,354.	
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
	6 a Gross rents	(i) Real	47,478.			
		(ii) Personal	0.			
		6c Rental income or (loss)	47,478.			
	d Net rental income or (loss)		47,478.		47,478.	
	7 a Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other	5,000.			
		7b Less: cost or other basis and sales expenses	6,421.			
	7c Gain or (loss)	-1,421.				
	d Net gain or (loss)		-1,421.		-1,421.	
	8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a				
b Less: direct expenses	8b					
c Net income or (loss) from fundraising events						
9 a Gross income from gaming activities. See Part IV, line 19	9a					
b Less: direct expenses	9b					
c Net income or (loss) from gaming activities						
10 a Gross sales of inventory, less returns and allowances	10a					
b Less: cost of goods sold	10b					
c Net income or (loss) from sales of inventory						
Miscellaneous Revenue	11 a MISCELLANEOUS REVENUE	Business Code 900099	14,502.		14,502.	
	b					
	c					
	d All other revenue					
	e Total. Add lines 11a-11d		14,502.			
12 Total revenue. See instructions		11,663,988.	11,147,075.	0.	516,913.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	3,837,632.	2,968,202.	869,430.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	98,660.	73,995.	24,665.	
9 Other employee benefits	803,635.	598,458.	205,177.	
10 Payroll taxes	289,183.	216,887.	72,296.	
11 Fees for services (nonemployees):				
a Management				
b Legal	69,139.		69,139.	
c Accounting	37,561.		37,561.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees	79,185.		79,185.	
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)	197,843.	91,648.	106,195.	
12 Advertising and promotion	28,380.	28,380.		
13 Office expenses	99,241.	86,209.	13,032.	
14 Information technology	161,641.	1,320.	160,321.	
15 Royalties				
16 Occupancy	1,916,856.	1,915,581.	1,275.	
17 Travel	105,640.	100,024.	5,616.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	17,179.	17,179.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	1,362,706.	1,236,947.	125,759.	
23 Insurance	340,565.		340,565.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a SUPPLIES	547,041.	506,024.	41,017.	
b RECREATION CONTRACTS	368,360.	368,360.		
c UNCAPITALIZED EQUIPMENT	298,233.	235,354.	62,879.	
d COMMUNICATION	104,443.	24,048.	80,395.	
e All other expenses	244,100.	79,173.	164,927.	
25 Total functional expenses. Add lines 1 through 24e	11,007,223.	8,547,789.	2,459,434.	0.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year	
Assets	1	Cash - non-interest-bearing	1,866,102.	1	2,532,556.
	2	Savings and temporary cash investments	1,085,294.	2	311,366.
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net	49,711.	4	301,605.
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use	23,044.	8	22,003.
	9	Prepaid expenses and deferred charges	275,961.	9	279,134.
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 48,907,949.		
	b	Less: accumulated depreciation	10b 27,464,438.	10c	21,443,511.
	11	Investments - publicly traded securities	14,484,638.	11	13,456,529.
	12	Investments - other securities. See Part IV, line 11		12	
	13	Investments - program-related. See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets. See Part IV, line 11	175,256.	15	132,104.
16	Total assets. Add lines 1 through 15 (must equal line 33)	37,137,120.	16	38,478,808.	
Liabilities	17	Accounts payable and accrued expenses	316,061.	17	486,137.
	18	Grants payable		18	
	19	Deferred revenue	4,733,271.	19	4,607,401.
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23	Secured mortgages and notes payable to unrelated third parties	88,000.	23	77,000.
	24	Unsecured notes and loans payable to unrelated third parties		24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	719,186.	25	626,129.
	26	Total liabilities. Add lines 17 through 25	5,856,518.	26	5,796,667.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.				
	27	Net assets without donor restrictions	31,280,602.	27	32,682,141.
	28	Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.				
	29	Capital stock or trust principal, or current funds		29	
	30	Paid-in or capital surplus, or land, building, or equipment fund		30	
	31	Retained earnings, endowment, accumulated income, or other funds		31	
	32	Total net assets or fund balances	31,280,602.	32	32,682,141.
33	Total liabilities and net assets/fund balances	37,137,120.	33	38,478,808.	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	11,663,988.
2	Total expenses (must equal Part IX, column (A), line 25)	2	11,007,223.
3	Revenue less expenses. Subtract line 2 from line 1	3	656,765.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	31,280,602.
5	Net unrealized gains (losses) on investments	5	740,774.
6	Donated services and use of facilities	6	4,000.
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	32,682,141.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other		
If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?		X
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:			
<input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
2b	Were the organization's financial statements audited by an independent accountant?	X	
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:			
<input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
2c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	X	
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		X
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		

Form 990 (2023)

SCHEDULE C
(Form 990)

Political Campaign and Lobbying Activities

OMB No. 1545-0047

2023

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

For Organizations Exempt From Income Tax Under Section 501(c) and Section 527
Complete if the organization is described below. Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for instructions and the latest information.

If the organization answered "Yes" on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then:

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes" on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then:

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes" on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then:

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization GREEN VALLEY RECREATION, INC	Employer identification number 23-7185629
---	---

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.
- 2 Political campaign activity expenditures \$ _____
- 3 Volunteer hours for political campaign activities _____

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 \$ _____
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 \$ _____
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
- 4a Was a correction made? Yes No
- b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities \$ _____
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities \$ _____
- 3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b \$ _____
- 4 Did the filing organization file Form 1120-POL for this year? Yes No
- 5 Enter the names, addresses, and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-.	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).
- B** Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
1a	Total lobbying expenditures to influence public opinion (grassroots lobbying)														
b	Total lobbying expenditures to influence a legislative body (direct lobbying)														
c	Total lobbying expenditures (add lines 1a and 1b)														
d	Other exempt purpose expenditures														
e	Total exempt purpose expenditures (add lines 1c and 1d)														
f	Lobbying nontaxable amount. Enter the amount from the following table in both columns.														
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">If the amount on line 1e, column (a) or (b) is:</th> <th style="width: 50%;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>not over \$500,000,</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>over \$500,000 but not over \$1,000,000,</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>over \$1,000,000 but not over \$1,500,000,</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>over \$1,500,000 but not over \$17,000,000,</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>over \$17,000,000,</td> <td>\$1,000,000.</td> </tr> </tbody> </table>		If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	not over \$500,000,	20% of the amount on line 1e.	over \$500,000 but not over \$1,000,000,	\$100,000 plus 15% of the excess over \$500,000.	over \$1,000,000 but not over \$1,500,000,	\$175,000 plus 10% of the excess over \$1,000,000.	over \$1,500,000 but not over \$17,000,000,	\$225,000 plus 5% of the excess over \$1,500,000.	over \$17,000,000,	\$1,000,000.		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
not over \$500,000,	20% of the amount on line 1e.														
over \$500,000 but not over \$1,000,000,	\$100,000 plus 15% of the excess over \$500,000.														
over \$1,000,000 but not over \$1,500,000,	\$175,000 plus 10% of the excess over \$1,000,000.														
over \$1,500,000 but not over \$17,000,000,	\$225,000 plus 5% of the excess over \$1,500,000.														
over \$17,000,000,	\$1,000,000.														
g	Grassroots nontaxable amount (enter 25% of line 1f)														
h	Subtract line 1g from line 1a. If zero or less, enter -0-														
i	Subtract line 1f from line 1c. If zero or less, enter -0-														
j	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input type="checkbox"/> No												

4-Year Averaging Period Under Section 501(h)
 (Some organizations that made a section 501(h) election do not have to complete all of the five columns below.
 See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) Total
2a Lobbying nontaxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots nontaxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.

Table with 3 main columns: (a) Yes/No, (b) Amount. Rows include questions 1 through 2d regarding lobbying activities and tax implications.

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

Table with 3 columns: Question, Yes, No. Rows include questions 1 through 3 regarding dues, lobbying expenditures, and carryover.

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."

Table with 3 columns: Question, Yes, No. Rows include questions 1 through 5 regarding dues, lobbying expenditures, and carryover.

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions); and Part II-B, line 1. Also, complete this part for any additional information.

Blank lines for providing supplemental information as required by the instructions.

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization

GREEN VALLEY RECREATION, INC

Employer identification number

23-7185629

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include: 1 Total number at end of year, 2 Aggregate value of contributions to (during year), 3 Aggregate value of grants from (during year), 4 Aggregate value at end of year, 5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?, 6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 2 columns: Description, Held at the End of the Tax Year. Rows include: 1 Purpose(s) of conservation easements held by the organization (check all that apply), 2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year, 3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year, 4 Number of states where property subject to conservation easement is located, 5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?, 6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year, 8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?, 9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 2 columns: Description, Amount. Rows include: 1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items. 1b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items. (i) Revenue included on Form 990, Part VIII, line 1. (ii) Assets included in Form 990, Part X. 2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items: a Revenue included on Form 990, Part VIII, line 1. b Assets included in Form 990, Part X.

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2023

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____ %
 - b Permanent endowment _____ %
 - c Term endowment _____ %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|--------|----|
| (i) Unrelated organizations? | 3a(i) | |
| (ii) Related organizations? | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		4,569,413.		4,569,413.
b Buildings		32,344,581.	20,544,947.	11,799,634.
c Leasehold improvements				
d Equipment		7,566,310.	6,197,277.	1,369,033.
e Other		4,427,645.	722,214.	3,705,431.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				21,443,511.

Part VII Investments - Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, line 12, col. (B))		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, line 13, col. (B))		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) ACCRUED PAYROLL	247,953.
(3) REFUNDABLE CAPITAL FEE LIABILITY	212,826.
(4) CUSTODIAL LIABILITIES	30,422.
(5) IN-KIND LEASE PAYABLE	50,667.
(6) LEASE LIABILITIES	84,261.
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	626,129.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII...

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	11,198,510.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
	a Net unrealized gains (losses) on investments	2a		
	b Donated services and use of facilities	2b	4,000.	
	c Recoveries of prior year grants	2c		
	d Other (Describe in Part XIII.)	2d		
	e Add lines 2a through 2d	2e	4,000.	
3	Subtract line 2e from line 1	3	11,194,510.	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
	a Investment expenses not included on Form 990, Part VIII, line 7b	4a		
	b Other (Describe in Part XIII.)	4b	469,478.	
	c Add lines 4a and 4b	4c	469,478.	
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	11,663,988.	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	10,928,038.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
	a Donated services and use of facilities	2a		
	b Prior year adjustments	2b		
	c Other losses	2c		
	d Other (Describe in Part XIII.)	2d		
	e Add lines 2a through 2d	2e	0.	
3	Subtract line 2e from line 1	3	10,928,038.	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
	a Investment expenses not included on Form 990, Part VIII, line 7b	4a	79,185.	
	b Other (Describe in Part XIII.)	4b		
	c Add lines 4a and 4b	4c	79,185.	
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	11,007,223.	

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

GVR IS EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(4) OF THE INTERNAL REVENUE CODE. HOWEVER, INCOME FROM CERTAIN ACTIVITIES NOT DIRECTLY RELATED TO THE ENTITY'S TAX-EXEMPT PURPOSE MAY BE SUBJECT TO TAXATION AS UNRELATED BUSINESS INCOME.

IN ACCORDANCE WITH US GAAP, MANAGEMENT BELIEVES GVR HOLDS NO UNCERTAIN TAX POSITIONS AND, THEREFORE, HAS NO POLICY FOR EVALUATING THEM. GVR'S FORMS 990, RETURN OF ORGANIZATION EXEMPT FROM INCOME TAXES, ARE GENERALLY SUBJECT TO EXAMINATION BY THE INTERNAL REVENUE SERVICE FOR THREE YEARS AFTER THE DATE THE RETURNS WERE FILED.

Part XIII Supplemental Information (continued)

PART XI, LINE 4B - OTHER ADJUSTMENTS:

PURCHASE DISCOUNTS	43.
OTHER INCOME	14,502.
INVESTMENT INCOME	456,354.
LOSS ON DISPOSAL OF ASSETS	-1,421.
TOTAL TO SCHEDULE D, PART XI, LINE 4B	469,478.



**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public
Inspection

Name of the organization

GREEN VALLEY RECREATION, INC

Employer identification number

23-7185629

Part I Questions Regarding Compensation

	Yes	No
1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.		
<input type="checkbox"/> First-class or charter travel		
<input type="checkbox"/> Travel for companions		
<input type="checkbox"/> Tax indemnification and gross-up payments		
<input type="checkbox"/> Discretionary spending account		
<input type="checkbox"/> Housing allowance or residence for personal use		
<input type="checkbox"/> Payments for business use of personal residence		
<input type="checkbox"/> Health or social club dues or initiation fees		
<input type="checkbox"/> Personal services (such as maid, chauffeur, chef)		
b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain	1b	
2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?	2	
3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.		
<input checked="" type="checkbox"/> Compensation committee		
<input checked="" type="checkbox"/> Independent compensation consultant		
<input type="checkbox"/> Form 990 of other organizations		
<input type="checkbox"/> Written employment contract		
<input checked="" type="checkbox"/> Compensation survey or study		
<input checked="" type="checkbox"/> Approval by the board or compensation committee		
4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:		
a Receive a severance payment or change-of-control payment?	4a	X
b Participate in or receive payment from a supplemental nonqualified retirement plan?	4b	X
c Participate in or receive payment from an equity-based compensation arrangement?	4c	X
If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.		
Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.		
5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:		
a The organization?	5a	X
b Any related organization?	5b	X
If "Yes" on line 5a or 5b, describe in Part III.		
6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:		
a The organization?	6a	X
b Any related organization?	6b	X
If "Yes" on line 6a or 6b, describe in Part III.		
7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III	7	X
8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III	8	X
9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	9	

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2023

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

PART I, LINE 3:

THE CFO SALARY IS ESTABLISHED UTILIZING A COMPENSATION AND CLASSIFICATION SURVEY CONDUCTED BY A THIRD PARTY. THE CEO SALARY IS ESTABLISHED BY THE BOARD OF DIRECTORS OF GVR BASED ON THE RECOMMENDATION OF AN INDEPENDENT CONSULTANT.

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2023

Open to Public
Inspection

Name of the organization

GREEN VALLEY RECREATION, INC

Employer identification number
23-7185629

FORM 990, PART VI, SECTION A, LINE 6:

MEMBERS ARE DEFINED BY ARTICLE II OF THE BYLAWS AND ARE DETERMINED BY
RESIDENTIAL LAND OWNERSHIP WITHIN GREEN VALLEY, ARIZONA

FORM 990, PART VI, SECTION A, LINE 7A:

VOTING RIGHTS ARE DETAILED IN ARTICLE II SECTION 6 OF THE BYLAWS INCLUDING
THE RIGHT TO ASSIGN THE VOTING RIGHT.

EACH BOARD MEMBER IS ELECTED BY A VOTE OF THE MEMBERSHIP.

FORM 990, PART VI, SECTION A, LINE 7B:

MEMBERS IN GOOD STANDING ARE ALLOWED TO VOTE TO EITHER APPROVE OR OVERTURN
THE RECOMMENDATION OF THE BOARD OF DIRECTORS ON MATTERS WHICH IN CERTAIN
CIRCUMSTANCES MAY REQUIRE APPROVAL.

FORM 990, PART VI, SECTION B, LINE 11B:

THE CEO, CFO, AND AUDIT COMMITTEE REVIEW A DRAFT COPY OF THE 990 TAX RETURN
WITH THE PROFESSIONAL TAX PREPARER. AFTER NEEDED ADJUSTMENTS, THE EDITED
COPY OF THE TAX RETURN IS REVIEWED AND APPROVED BY ALL DIRECTORS ON THE
BOARD PRIOR TO FILING.

FORM 990, PART VI, SECTION C, LINE 19:

ALL DOCUMENTS ARE AVAILABLE ON THE GREEN VALLEY RECREATION, INC. PUBLIC
WEBSITE. DOCUMENTS CAN BE REVIEWED UPON REQUEST AT THE GREEN VALLEY
RECREATION ADMINISTRATIVE OFFICES.

Name of the organization

GREEN VALLEY RECREATION, INC

Employer identification number

23-7185629

FORM 990, PART XII, LINE 2C

NEITHER THE ORGANIZATION'S OVERSIGHT NOR ITS SELECTION PROCESS HAS
CHANGED FROM THE PRIOR YEAR.

COPY

