



AGENDA

Fiscal Affairs Committee

Tuesday, December 17, 2024

1:30 pm – 3:00pm MST

West Center Room 2 / Zoom

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

Committee: Dale Howard, Nellie Johnson (FAC Chair), Bob Quast, Pat Reynolds, Steve Reynolds, Lanny Smith, Priscilla Spurgeon, Kathi Bachelor (Assistant Treasurer) Marge Garneau (ex-officio), Scott Somers (CEO), David Webster (CFO/Liaison)

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**
2. **Approve Meeting Minutes:** November 19, 2024
3. **Chair Comments**
4. **Staff Reports**
 - a. November 2024 Financial Report
 - b. 2024 Year end projection
 - c. Maintenance Repair & Replacement Part B Pools and Spas
5. **Business**
 - a. Review and recommend October 2024 financial statements
 - b. Review and discuss 2024 projection
 - c. Review MRR-B Report and discuss CPM Appendix 1 Section 1 part 1.5.3
 - d. Discuss and approve policy funding target in 5.3.1 of the CPM regarding the target balance for MRR-A.
6. **Member Comments**
7. **Adjournment**

Next Meeting: Tuesday, January 21, 2025, 1:30-3:00pm, WC-Rm 2/Zoom



MINUTES

Fiscal Affairs Committee **Tuesday, November 17th, 2024** **1:30pm – 3:00pm MST** **West Center Room 2 / Zoom**

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

Committee: Nellie Johnson, Treasurer and Chair, Kathy Bachelor Assistant Treasurer, Dale Howard, Bob Quast, Pat Reynolds, Steve Reynolds, Lanny Smith, Priscilla Spurgeon,

Attendees: David Webster (CFO/Liaison), Howey Murray (Controller)

1. **Call to order/Roll Call – Quorum established**
2. **Approve Meeting Minutes:** October 15, 2024
MOTION: Quast moved/Howard seconded to approve October 15 Minutes
Passed: unanimous
3. **Chair Comments:**
 - **FAC welcomes Kathy Bachelor to the committee as the new assistant treasurer**
 - **Goal to have budget schedule for recommendation to the board at January's board meeting**
 - **Welcomed Browning Group to the meeting**
4. **Staff Reports:**
 - **\$104,307 increase in operating net assets**
 - **Program revenue overbudget**
 - **Overall expenses only marginally over budget despite increase in Recreation Contracts expenses**
 - **Appears November MCF will be under budget**
 - **MCF refund liability adjusted down because less home sales resulting in less refunds**
 - **GVR has strong cash position**

MOTION; Smith moved/Howard seconded to accept financial report
Passed: unanimous

5. **Business**

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

MOTION: Johnson moved/Bachelor seconded to approve Capital Improvement Policy (CIP).

AMENDMENT TO THE MOTION: Johnson moved/Quast seconded to strike on page 32 in the Assessment Phase the phrase (include in Appendix or approved by the Board annually?), and to insert on page 33 #3 the phrase "between the two committees and/or" to read "Staff presents the P&E and FAC recommendations to the Board of Directors, and notes any discrepancies between the two committees and/or staff recommendations,...". Add back into the CIP 5. Miscellaneous to state with changes "Financial forecasting shall be utilized when developing the CIP to ensure a financially sound program. Estimated costs should include, **but not be limited to, inflation, planning and architectural fees, legal fees, and permitting. Estimated project timelines and anticipated funding sources ~~should~~ **shall** be identified. Carryover funds for **approved** capital projects from one year are put into ~~the next~~ future year's budgets and approved again by the Board of Directors."**
Passed: 5-1 (1 abstain)

MOTION: Johnson moved/seconded to adopt CIP as amended
Passed unanimous

MOTION; Johnson moved/seconded to schedule a FAC meeting December 17, 2024.
Passed: unanimous

6. **Member Comments:** None

7. **Adjournment**

MOTION: Howard moved/ Quast seconded to adjourn
Passed: unanimous

Next Meeting: Tuesday December 17, 2024, 1:30 p.m. to 3:00 p.m. WC #2



Fiscal Affairs
Financial Report
As of November 30, 2024

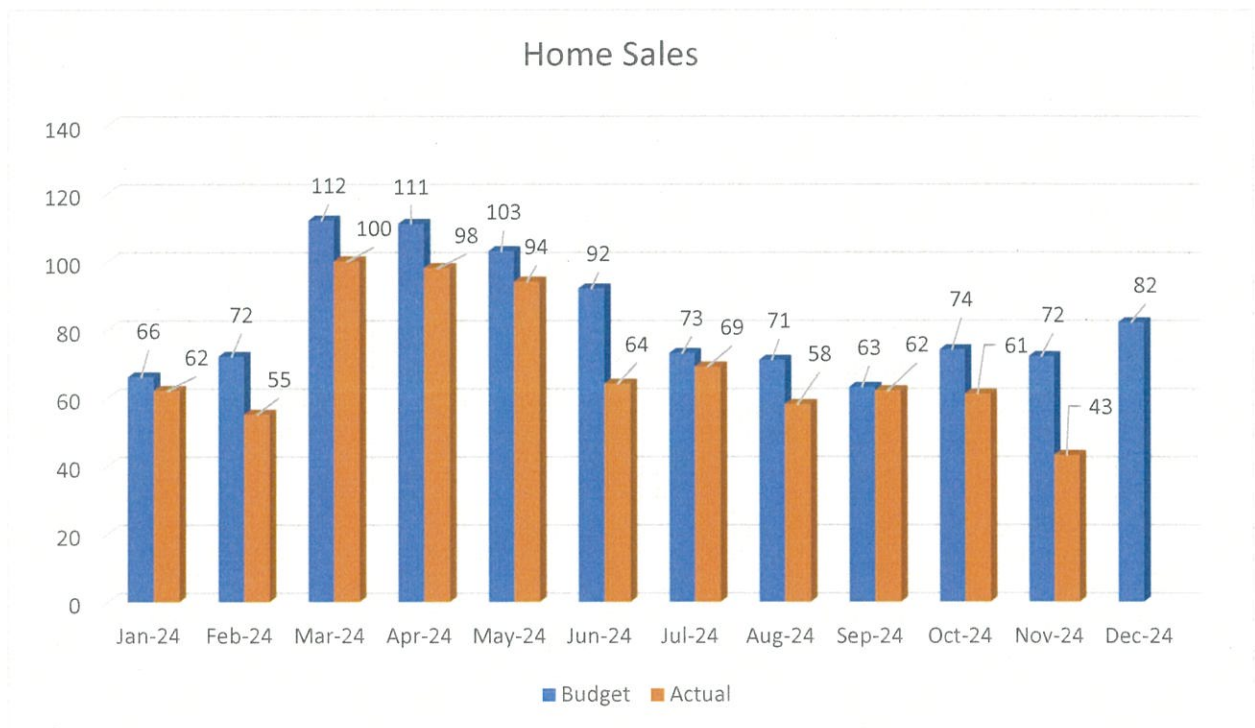
The enclosed Financial Statements and supplemental schedules provide relevant information Year to Date through November, 2024 and include the financial statements as of November 30, 2024. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.

- The following table summarizes the November 30, 2024 total year to date Increase in Net Assets based on GVR's 2024 Financial Statements:

Month	GVR 2024			Homes Sold	Budget Variance	
	Operating Increase Net Assets	Unrealized Gains on Investments	Total Increase in Net Assets		Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-24	\$145,243	\$20,176	\$165,419	62	(\$58,362)	\$124,803
Feb-24	(\$77,024)	\$126,995	\$49,971	55	(\$21,136)	(\$211,318)
Mar-24	\$91,330	\$152,470	\$243,800	100	\$73,122	(\$60,989)
Apr-24	\$100,779	(\$270,279)	(\$169,500)	98	(\$59,876)	\$27,788
May-24	\$68,182	\$229,361	\$297,543	94	(\$72,867)	(\$4,294)
Jun-24	(\$81)	\$89,472	\$89,391	64	(\$75,917)	(\$64,657)
Jul-24	(\$12,431)	\$244,324	\$231,893	69	(\$17,506)	\$6,483
Aug-24	\$6,901	\$152,000	\$158,901	58	(\$68,446)	\$2,519
Sep-24	\$77,884	\$83,536	\$161,420	62	\$6,203	\$43,902
Oct-24	\$104,307	(\$147,667)	(\$43,360)	61	\$90,806	(\$2,224)
Nov-24	(\$127,525)	\$226,360	\$98,835	43	(\$102,782)	(\$67,123)
Dec-24	\$0	\$0	\$0	0	\$0	\$0
Total YTD '24	\$377,565	\$906,748	\$1,284,313	766	(\$306,761)	(\$205,110)



- While the preceding table illustrates the performance for the year 2024 according to the Financial Statements, it does not include any reduction for the necessary funding from Operations for Reserve Funds that are included in GVR's 2024 budget.
- There were 43 Home Resales during the month of November. This number of sales is 29 (40%) less than budgeted for November and 21 less than November of the prior year. Year to date, GVR is 143 (16%) homes under budget. GVR offsets these sales with an allowance for Membership Change Fee Refunds for Members who transition from a primary residence. The Property Report is on page 8 and the current allowance is \$211,700 (page 2). The following graph illustrates the actual compared to the monthly budgeted number of home sales with actual sales updated through November, 2024.



- The number of homes sold through the first two weeks of December are xx and we expect another xx by the end of the month for a total of xx homes during December. The budget for December is 84 and the deficit will result in xx (xx%) homes under budget.
- The November 2024 Statement of Financial Position (page 2) reports the Total Net Assets to be \$33,966,454 which is a \$1,284,314 increase for the year (page 2 and 3) and includes \$906,748 of Unrealized Gains on Investments for November 2024 year to date.

B

- The November 30 Operational cash on hand is \$639,255 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash equals \$2,215,593 which is a \$517,807 decrease during the month of November. The cash projections for 2024 are on pages 6 and 7.
- The Net Fixed Assets are \$22,497,866 as of November 30, 2024 (page 2). Total net Capital Purchases for the year to date are \$2,120,318. The summary report of the Capital Projects is included on page 9.
- Total Current Liabilities are \$1,311,656 (page 2). This includes 1 month of Deferred Dues revenue for 2024.
- Designated Net Assets equal \$10,300,694 (detailed on pages 4 – 5) which reflects a net increase of \$232,045 for the month of November, 2024. The year-to-date net unrealized investment gain on investments are \$906,748 and are included in these balances.
- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is \$10,654,794 which is 2.8% under budget and 0.2% less than the prior year. The primary driver of this negative variance is the Capital Revenue being under budget due to the lower than predicted sale of homes year to date, November 2024.
- The Cash Requirements Reports for 2024 are included on pages 6 through 7. GVR's cash collections and Operating Cash balances are reasonable as projected.
- The total expenses for the year are \$10,277,229 which is \$205,110 (2%) over budget and 2% more than the prior year (page 3). The following is a high-level summary of the amounts and percentage variance to budget for the year-to-date November 30, 2024:



EXPENSES YTD NOVEMBER 2024

<u>Expense Category</u>	<u>Total Expenses</u>	<u>Variance Pos. (Neg.)</u>	<u>%</u>	<u>Summary</u>
Facilities & Equipment	3,196,716	26,473	1.0%	Utilities are year to date over budget by 13% (primarily electric).
Program Expenses	610,837	(197,257)	-48%	Recreation Contracts are \$168,284 over budget and are offset with the \$286,705 of Recreational Income over budget
Communi-cations	198,225	6,764	3%	Includes cost for mailings to non-restricted deed residents
Operational Expenses	541,057	96,699	15%	Signage and supplies are under budget for 2024
Corporate Expenses	664,670	73,732	10%	Professional fees are \$38,138 (19%) under budget through November 2024
Personnel & Benefits	<u>5,065,724</u>	<u>(211,521)</u>	-4%	Wages 9% over budget and includes custodial labor. Benefits 15% under budget.
TOTAL EXPENSES	<u>10,277,229</u>	<u>(205,110)</u>	<u>2.0%</u>	For analysis purposes, this total can be reduced by \$115,256 of Recreational Contracts for which there is income to offset these costs

- Of the \$205,110 of total expenses that are greater than budgeted, \$197,257 is for Recreation contracts that are more than budgeted. This is an acceptable overage because the corresponding Recreational Revenue is \$286,705 greater than budgeted.





Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for November 30, 2024. The four

Statement of Financial Position.

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

Statement of Activities

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

Statement of Changes in Net Assets

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

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

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

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

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

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

Investment Portfolios

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



Green Valley Recreation, Inc.
Statement of Financial Position

As of Date: November 30, 2024 and Dec 31, 2023

	November 30, 2024	Dec 31, 2023
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	639,255	2,599,548
Accounts Receivable	272,643	220,589
Prepaid Expenses	295,215	218,015
Maintenance Inventory	-	22,003
Designated Investments (Charles S./SBH)		
Emergency - Fund	648,310 (1)	560,194 (18)
MRR - Fund	7,710,031 (2)	7,175,602 (19)
Initiatives - Fund	948,245 (3)	1,750,056 (20)
Pools & Spas - Fund	1,226,153 (4)	814,765 (21)
Total Designated Investments (CS/SBH)	10,532,739 (5)	10,300,617 (22)
Undesignated Invest. (JP Morgan Long Term)	1,049,709 (6)	1,699,386 (23)
Undesignated Invest. (JP Morgan)	8,822 (7)	1,767,892 (24)
Investments	11,591,269 (8)	13,767,895 (25)
Total Current Assets	12,798,382	16,828,050
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	33,124,354	31,004,036
Sub-Total	51,141,438	49,021,121
Less - Accumulated Depreciation	(28,643,572)	(27,464,438)
Net Fixed Assets	22,497,866 (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	35,368,731	38,457,215
LIABILITIES		
Current Liabilities		
Accounts Payable	266,239	727,655
Deferred Dues Fees & Programs	572,059	4,533,756
Accrued Payroll	213,232	156,036
Compensation Liability	-	-
MCF Refund Liability	215,485	211,700
In-Kind Lease Liability -Current	4,333	4,000
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	40,307	40,307
Total Current Liabilities	1,311,656	5,673,454
In-Kind Lease Liability - LT	46,667	46,667
Notes Payable	-	11,000
Financing ROU Liability - LT	43,954	43,954
Total Long Term Liabilities	90,621	101,621
TOTAL NET ASSETS	33,966,454 (10)	32,682,140 (27)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	648,310 (11)	560,194 (28)
Maint - Repair - Replacement	7,621,406 (12)	7,175,602 (29)
Initiatives	948,057 (13)	1,750,056 (30)
Pools & Spas	1,226,153 (14)	814,765 (31)
Sub-Total	10,443,926 (15)	10,300,617
Unrestricted Net Assets	22,238,215	22,381,524
Net change Year-to-Date	1,284,314 (16)	-
Unrestricted Net Assets	23,522,528 (17)	22,381,524
TOTAL NET ASSETS	33,966,454	32,682,140



GREEN VALLEY RECREATION, INC.

Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 11 month period ending November 30, 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	6,468,083	6,543,878	75,795	1%	6,543,878	6,538,354	5,523	0.1%	7,132,750	588,872		
L.C, Trans., Crd Fees.	667,315	609,407	(57,908)	(9%)	609,407	631,024	(21,617)	(3%)	705,637	96,230		
Capital Revenue	2,518,244	2,234,475	(283,769)	(11%)	2,234,475	2,787,478	(553,003)	(20%)	3,039,780	805,305		
Programs	104,411	260,302	155,891	149%	260,302	79,513	180,789	227%	92,403	(167,900)		
Instructional	383,130	473,134	90,004	23%	473,134	367,219	105,915	29%	393,000	(80,134)		
Recreational Revenue	487,541	733,436	245,895	50%	733,436	446,731	286,705	64%	485,403	(248,033)		
Investment Income	367,195	378,521	11,326	3%	378,521	390,004	(11,482)	(3%)	425,458	46,937		
Advertising Income	-	-	-	0%	-	-	-	0%	-	-		
Cell Tower Lease Inc.	43,482	44,879	1,397	3%	44,879	43,169	1,711	4%	47,093	2,214		
Comm. Revenue	43,482	44,879	1,397	3%	44,879	43,169	1,711	4%	47,093	2,214		
Other Income	94,834	80,687	(14,147)	(15%)	80,687	80,574	113	0%	87,072	6,385		
Facility Rent	16,622	25,845	9,223	55%	25,845	18,333	7,512	41%	20,000	(5,845)		
Marketing Events	-	-	-	0%	-	-	-	0%	-	-		
In-Kind Contributions	3,667	3,667	-	0%	3,667	3,667	-	0%	4,000	333		
Del Sol Café Revenue	-	-	-	0%	-	22,222	(22,222)	(100%)	25,000	25,000		
Other Revenue	115,123	110,198	(4,924)	(4%)	110,198	124,796	(14,597)	(12%)	136,072	25,874		
Total Revenue	10,666,982	10,654,794	(12,188)	(0%)	10,654,794	10,961,556	(306,761)	(2.8%)	11,972,193	1,317,399		
Expenses												
Major Proj.-Rep. & Maint.	399,182	417,190	(18,007)	(5%)	417,190	449,013	31,824	7%	489,203	72,013		
Facility Maintenance	331,155	288,800	42,355	13%	288,800	372,810	84,010	23%	405,251	116,452		
Fees & Assessments	14,815	4,289	10,526	71%	4,289	5,000	711	14%	5,000	711		
Utilities	961,108	991,493	(30,385)	(3%)	991,493	878,755	(112,738)	(13%)	1,000,134	8,641		
Depreciation	1,214,886	1,179,134	35,752	3%	1,179,134	1,176,674	(2,460)	(0%)	1,275,000	95,866		
Furniture & Equipment	333,230	231,473	101,757	31%	231,473	251,088	19,616	8%	268,945	37,472		
Vehicles	97,696	84,338	13,358	14%	84,338	89,848	5,510	6%	98,000	13,662		
Facilities & Equipment	3,352,072	3,196,716	155,356	5%	3,196,716	3,223,189	26,473	1%	3,541,533	344,817		
Wages	3,563,011	4,000,741	(437,730)	(12%)	4,000,741	3,694,891	(305,850)	(8%)	4,047,812	47,071		
Payroll Taxes	283,302	319,318	(36,016)	(13%)	319,318	282,112	(37,206)	(13%)	323,634	4,316		
Benefits	817,789	745,666	72,123	9%	745,666	877,200	131,534	15%	964,545	218,879		
Personnel	4,664,102	5,065,724	(401,622)	(9%)	5,065,724	4,854,203	(211,521)	(4%)	5,335,990	270,266		
Food & Catering	29,435	46,563	(17,128)	(58%)	46,563	18,954	(27,609)	(146%)	21,386	(25,177)		
Recreation Contracts	341,871	489,164	(147,293)	(43%)	489,164	320,880	(168,284)	(52%)	348,685	(140,479)		
Bank & Credit Card Fees	71,152	75,110	(3,958)	(6%)	75,110	73,746	(1,364)	(2%)	77,000	1,890		
Program	442,459	610,837	(168,379)	(38%)	610,837	413,581	(197,257)	(48%)	447,071	(163,767)		
Communications	95,358	100,466	(5,107)	(5%)	100,466	90,971	(9,495)	(10%)	96,023	(4,443)		
Printing	77,328	72,190	5,138	7%	72,190	97,208	25,018	26%	103,183	30,993		
Advertising	25,130	25,569	(439)	(2%)	25,569	16,810	(8,759)	(52%)	17,920	(7,649)		
Communications	197,816	198,225	(409)	(0%)	198,225	204,988	6,764	3%	217,126	18,901		
Supplies	512,909	435,495	77,413	15%	435,495	510,982	75,487	15%	558,587	123,092		
Postage	17,012	9,932	7,080	42%	9,932	17,352	7,420	43%	17,922	7,990		
Dues & Subscriptions	13,340	15,157	(1,817)	(14%)	15,157	14,773	(384)	(3%)	17,091	1,934		
Travel & Entertainment	2,313	975	1,337	58%	975	1,600	625	39%	1,600	625		
Other Operating Expense	85,528	79,498	6,030	7%	79,498	93,049	13,551	15%	113,884	34,386		
Operations	631,101	541,057	90,044	14%	541,057	637,756	96,699	15%	709,084	168,027		
Information Technology	115,867	102,049	13,818	12%	102,049	126,274	24,225	19%	136,781	34,732		
Professional Fees	294,560	163,599	130,961	44%	163,599	201,736	38,138	19%	213,816	50,217		
Commercial Insurance	311,396	332,019	(20,623)	(7%)	332,019	325,244	(6,775)	(2%)	354,812	22,792		
Taxes	77,862	43,758	34,104	44%	43,758	31,600	(12,158)	(38%)	33,000	(10,758)		
Conferences & Training	14,894	10,899	3,995	27%	10,899	33,835	22,936	68%	34,127	23,228		
Employee Recognition	13,872	12,346	1,526	11%	12,346	19,712	7,366	37%	21,500	9,154		
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-		
Corporate Expenses	828,450	664,670	163,780	20%	664,670	738,402	73,732	10%	794,036	129,366		
Expenses	10,115,999	10,277,229	(161,230)	(2%)	10,277,229	10,072,119	(205,110)	(2.0%)	11,044,839	767,610		
Gross Surplus(Rev-Exp)	550,983	377,565	(173,418)	(31%)	377,565	889,437	(511,872)	(58%)	927,354	549,789		
Net. Gain/Loss on Invest.	437,709	906,748	469,039		906,748	-	906,748		-	(906,748)		
Net from Operations	988,692	1,284,314	295,622	30%	1,284,314	889,437	394,877		927,354	(356,960)		



Green Valley Recreation, Inc.
Statement of Changes in Net Assets

As of Date: November 30, 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	1,284,314 (16)	1,284,314	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(2,058,216)	-	-	1,227,040	531,776	299,400
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	1,179,134	(1,179,134)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(44,258)	1,829,925	-	(989,067)	(849,807)	-
Purchases Withdrawals Outstanding	-	877,400	-	-	(335,116)	(540,644)	(1,640)
Allocations of Net Change components:							
Investment income	-	(263,573)	-	9,097	200,088	28,629	25,758
Investment Expenses	-	164,677	-	(4,012)	(144,555)	(8,517)	(7,594)
Net Gains (Losses) in Investments	-	(702,471)	-	83,030	487,414	36,563	95,465
Net Change to November 30, 2024	1,284,314 (16)	437,006	650,791	88,115	445,804	(801,999)	411,388
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, November 30, 2024	33,966,454 (10)	1,261,847	22,207,473 (9)	648,310 (11)	7,621,406 (12)	948,057 (13)	1,226,153 (14)
		23,469,321 (17)		10,443,926 (15)			

Footnotes refer to Statement of Financial Position and Statement of Activities





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	2,657,951	599,735	-	1,227,040	531,776	299,400
Investment income	400,547	136,974	9,097	200,088	28,629	25,758
Withdrawals	(6,066,009)	(3,349,735)	-	(1,324,184)	(1,390,450)	(1,640)
Investment Expenses	(164,677)	-	(4,012)	(144,555)	(8,517)	(7,594)
Net Change for 11 Months	(3,172,188)	(2,613,026)	5,086	(41,610)	(838,562)	315,924
Balance before Market Change at November 30, 2024	10,595,707	854,252	565,280	7,133,992	911,494	1,130,689
11 Months Net Change in Investments Gain/(Loss)	906,748	204,277	83,030	487,414	36,563	95,465
Balance at November 30, 2024 (at Market)	\$ 11,502,455 (8)	1,058,530 (7)	648,309.59 (1)	7,621,406 (2)	948,057 (3)	1,226,153 (4)

10,443,926 (15)

Footnotes refer to Statement of Financial Position and Statement of Activities



GVR MEMBER PROPERTIES MONTHLY REPORT

2024	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	YTD
NEW MEMBERS	2	1	4	1	4	-	1	1	2	5	1		22
Total Members (2024)	13,852	13,853	13,857	13,858	13,862	13,862	13,863	13,864	13,866	13,871	13,872	13,872	13,872
Members Last Year (2023)	13,825	13,829	13,832	13,833	13,834	13,835	13,837	13,841	13,842	13,844	13,847	13,850	13,850
Members Before Last Year (2022)	13,781	13,789	13,792	13,799	13,802	13,805	13,809	13,812	13,813	13,818	13,823	13,823	13,823
Membershi Change Fee	62	55	100	98	94	64	69	58	62	61	43	-	766
Initial Fee	1	-	2	-	3	-	1	1	1	2	1	-	12
Transfer Fee (new build no Initial fee)	1	1	2	1	-	-	-	-	1	3	-	-	9
Transfer Fee (Voluntary Deed Restriction w/Initial fee)	1		2		3		1	1	1	2	1	-	12
Transfer Fee (estate planning)	-	-	1	-	-	-	1	1	1	3	-	-	7
Transfer Fee (resale)	62	55	100	98	94	64	69	58	62	61	43	-	766
Transfer Fee Non-Resale	14	4	-	2	2	-	1	2	-	3	2	-	30
Budget Monthly Resales (2024)	66	72	112	111	103	92	73	71	63	74	72	84	993
Monthly Resales (2024)	62	55	100	98	94	64	69	58	62	61	43	-	766
Monthly Delta Actual vs Budget (2024)	↓ (4) ↓	↓ (17) ↓	↓ (12) ↓	↓ (13) ↓	↓ (9) ↓	↓ (28) ↓	↓ (4) ↓	↓ (13) ↓	↓ (1) ↓	↓ (13) ↓	↓ (29) ↓		↓ (143) ↓
Monthly Resales Last Year (2023)	75	63	103	118	121	94	83	80	58	75	64	71	1,005
Monthly Resales 2 years prior (2022)	105	88	150	147	126	93	73	56	63	72	67	55	1,095
YTD Budget (2024)	66	138	250	361	464	556	629	700	763	837	909	993	993
YTD Resales (2024)	62	117	217	315	409	473	542	600	662	723	766	-	766
YTD Over/(Under) Budget	↓ (4) ↓	↓ (21) ↓	↓ (33) ↓	↓ (46) ↓	↓ (55) ↓	↓ (83) ↓	↓ (87) ↓	↓ (100) ↓	↓ (101) ↓	↓ (114) ↓	↓ (143) ↓		↓ (227) ↓
YTD Over/(Under) Budget	(6%)	(15%)	(13%)	(13%)	(12%)	(15%)	(14%)	(14%)	(13%)	(14%)	(16%)		(23%)
YTD Resales Last Year (2023)	75	138	241	359	480	574	657	737	795	870	934	1,005	1,005
YTD Resales Before 2 years prior (2022)	105	193	343	490	616	709	782	838	901	973	1,040	1,095	1,095
Total Sales (new and resale) (2024)	64	56	104	99	98	64	70	59	64	66	44	-	788
Total Sales (new and resale) Last Year (2023)	72	65	103	116	118	93	84	76	59	74	67	74	1,001
Total Sales (new and resale) Before 2 years prior (2022)	110	92	158	150	133	96	76	60	66	73	72	60	1,146
MCF Refund	8	6	12	10	20	3	5	3	8	5	6	-	-

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GVR Cash Requirements Report

FY 2024

ACTUAL / PROJECTED	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected
	<u>Jan-24</u>	<u>Feb-24</u>	<u>Mar-24</u>	<u>Apr-24</u>	<u>May-24</u>	<u>Jun-24</u>	<u>Jul-24</u>	<u>Aug-24</u>	<u>Sep-24</u>	<u>Oct-24</u>	<u>Nov-24</u>	<u>Dec-24</u>
Operating Cash at CHASE												
Beginning of Month Balance	2,599,548	687,320	440,036	640,817	832,509	704,891	562,670	528,787	411,298	413,607	707,619	639,255
Transfer In	-	-	650,000	500,000	400,000	400,000	400,000	700,000	400,000	800,000	500,000	-
Transfer Out	(3,519,695)	-	-	-	-	-	-	-	-	-	-	(4,000,000)
Cash Receipts	2,651,721	600,340	647,937	468,890	441,316	288,357	313,243	363,088	304,281	308,399	255,412	4,581,070
Cash Disbursements	(1,044,254)	(847,624)	(1,097,156)	(777,198)	(968,934)	(830,577)	(747,127)	(1,180,576)	(701,972)	(814,387)	(823,775)	(780,295)
Net Operating Cash Flow	1,607,467	(247,284)	(449,219)	(308,308)	(527,618)	(542,220)	(433,884)	(817,488)	(397,691)	(505,988)	(568,363)	3,800,775
Ending of Month Balance	687,320	440,036	640,817	832,509	704,891	562,670	528,787	411,298	413,607	707,619	639,255	440,030
Operating Investment Accounts (A&B)												
Beginning of Month Balance	3,467,278	5,479,125	5,521,619	4,935,278	4,388,227	4,039,180	3,651,278	3,340,384	2,690,549	2,314,519	1,507,974	1,058,529
Transfer In	2,000,000	-	-	-	-	-	-	-	-	-	-	4,000,000
Transfer Out	-	-	(650,000)	(500,000)	(400,000)	(400,000)	(400,000)	(700,000)	(400,000)	(800,000)	(500,000)	-
Earned Income on Investmer	11,847	42,495	63,658	(47,051)	50,953	12,098	89,106	50,165	23,970	(6,546)	50,556	1,764
Ending of Month Balance	5,479,125	5,521,619	4,935,278	4,388,227	4,039,180	3,651,278	3,340,384	2,690,549	2,314,519	1,507,974	1,058,529	5,060,293
MRR Reserve												
Beginning of Month Balance	7,175,602	8,347,416	8,293,467	8,299,606	8,138,604	8,018,197	8,074,214	8,044,394	7,935,448	7,771,935	7,629,293	7,710,031
Transfer In MRR Funding	1,220,295	-	-	-	-	-	-	-	-	6,745	-	-
Transfer Out	(68,487)	(134,658)	(93,639)	(29,450)	(280,783)	(18,770)	(162,469)	(202,517)	(233,271)	(60,102)	(52,829)	(20,000)
Net Earned Income on Invest	20,006	80,709	99,777	(131,552)	160,376	74,788	132,649	93,570	69,758	(89,285)	133,567	14,649
Ending of Month Balance	8,347,416	8,293,467	8,299,606	8,138,604	8,018,197	8,074,214	8,044,394	7,935,448	7,771,935	7,629,293	7,710,031	7,704,680
MRR - B Pool and Spa Replacement Reserve												
Beginning of Month Balance	814,765	1,113,273	1,123,864	1,137,015	1,113,602	1,141,932	1,156,993	1,171,907	1,184,552	1,199,824	1,187,315	1,226,153
Transfer In MRR B Pool & Spa Funding	299,400	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	(1,640)	-
Net Earned Income on Invest	(892)	10,591	13,151	(23,413)	28,330	15,061	14,913	12,645	15,272	(12,509)	40,478	2,330
Ending of Month Balance	1,113,273	1,123,864	1,137,015	1,113,602	1,141,932	1,156,993	1,171,907	1,184,552	1,199,824	1,187,315	1,226,153	1,228,483
Initiatives Reserve												
Beginning of Month Balance	1,750,056	1,643,300	1,383,482	1,273,517	1,187,196	755,609	806,294	779,358	771,009	830,651	887,354	948,057
Transfer In	-	-	120,896	55,586	54,003	47,950	36,640	-	46,094	64,333	75,711	65,600
Other Funding	-	-	-	-	-	-	-	-	30,563	-	-	-
Other Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	(626)	4,766	15,800	(11,871)	17,929	5,246	7,696	7,042	6,936	(5,801)	9,558	1,801
Transfer Out	(106,130)	(264,584)	(246,660)	(130,036)	(503,520)	(2,511)	(71,271)	(15,391)	(23,951)	(1,829)	(24,566)	(2,000)
Ending of Month Balance	1,643,300	1,383,482	1,273,517	1,187,196	755,609	806,294	779,358	771,009	830,651	887,354	948,057	1,013,458
Emergency Reserve												
Beginning of Month Balance	560,194	563,405	582,365	593,810	576,057	595,231	605,865	621,731	631,561	636,879	625,392	648,310
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	3,211	18,960	11,445	(17,753)	19,174	10,633	15,866	9,831	5,318	(11,487)	22,918	4,322
Ending of Month Balance	563,405	582,365	593,810	576,057	595,231	605,865	621,731	631,561	636,879	625,392	648,310	652,632
Total Reserve Accounts												
	11,667,394	11,383,178	11,303,948	11,015,459	10,510,969	10,643,366	10,617,390	10,522,570	10,439,289	10,329,354	10,532,551	10,599,253
Total Operating Cash	6,166,445	5,961,655	5,576,095	5,220,736	4,744,071	4,213,948	3,869,171	3,101,847	2,728,126	2,215,592	1,697,784	5,500,324
Grand Total Cash & Investments	17,833,839	17,344,833	16,880,043	16,236,195	15,255,040	14,857,314	14,486,561	13,624,417	13,167,415	12,544,946	12,230,335	16,099,577

**GVR Cash Requirements Report
FY 2024**

ACTUAL / PROJECTED

Actual Days Oper. Cash on Hand (net of MCF Allowance)

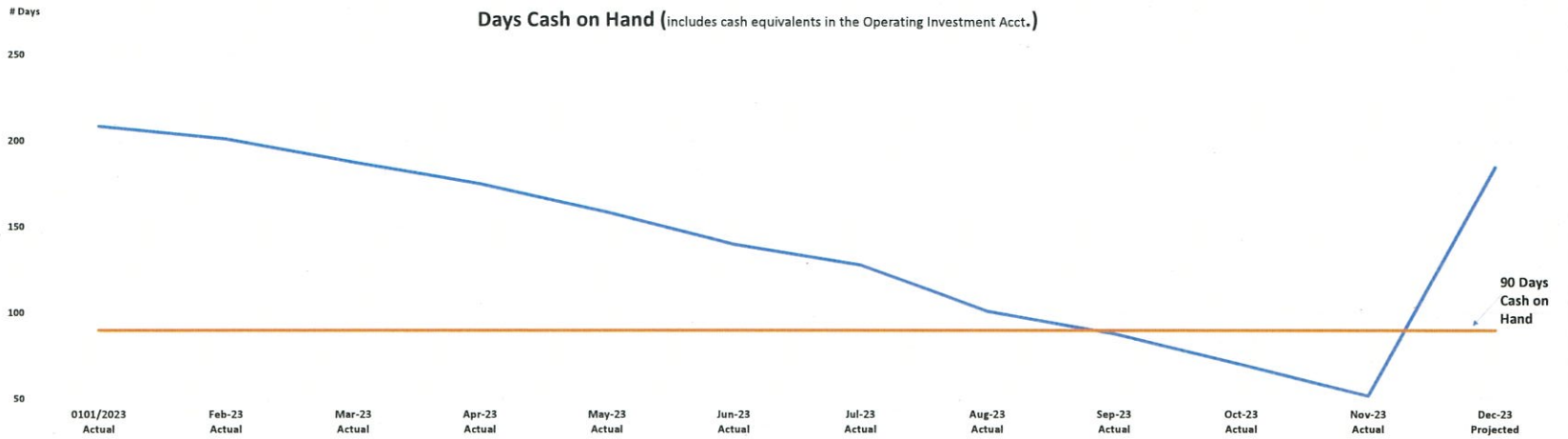
Actual Jan-24	Actual Feb-24	Actual Mar-24	Actual Apr-24	Actual May-24	Actual Jun-24	Actual Jul-24	Actual Aug-24	Actual Sep-24	Actual Oct-24	Actual Nov-24	Projected Dec-24
208	201	187	175	158	140	128	101	88	70	52	185

January 1, 2024 Beg. Balance:	
Total Reserve Accounts	9,485,852
Total Operating Cash	6,066,826
Grand Total Cash & Investme	15,552,678

Projected Ending Balance 2024	
Total Reserve Accounts	9,370,770
Total Operating Cash	5,500,324
Grand Total Cash & Investments	14,871,094

Operating Cash (CHASE)	6,166,445	5,961,655	5,576,095	5,220,736	4,744,071	4,213,948	3,869,171	3,101,847	2,728,126	2,215,592	1,697,784	5,500,324
Invested Total (SBH & JP MORGAN)	17,146,519	16,904,797	16,239,226	15,403,686	14,550,149	14,294,644	13,957,774	13,213,119	12,753,808	11,837,328	11,591,080	15,659,546

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



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GVR Cash Requirements Report

FY 2025

ACTUAL / PROJECTED	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	<u>Jan-25</u>	<u>Feb-25</u>	<u>Mar-25</u>	<u>Apr-25</u>	<u>May-25</u>	<u>Jun-25</u>	<u>Jul-25</u>	<u>Aug-25</u>	<u>Sep-25</u>	<u>Oct-25</u>	<u>Nov-25</u>	<u>Dec-25</u>
Operating Cash at CHASE												
Beginning of Month Balance	440,030	499,420	465,094	367,706	544,192	557,615	607,975	249,755	537,052	713,538	616,150	444,454
Transfer In	-	-	-	400,000	300,000	400,000	600,000	700,000	400,000	-	-	-
Transfer Out	(1,620,460)	-	-	-	-	-	-	-	-	-	-	(4,000,000)
Cash Receipts	2,970,260	756,753	693,690	567,565	504,502	441,439	378,377	378,377	567,565	693,690	630,628	4,729,707
Cash Disbursements	(1,290,410)	(791,079)	(791,079)	(791,079)	(791,079)	(791,079)	(1,336,597)	(791,079)	(791,079)	(791,079)	(802,324)	(804,688)
Net Operating Cash Flow	1,679,850	(34,326)	(97,389)	(223,514)	(286,577)	(349,640)	(958,220)	(412,702)	(223,514)	(97,389)	(171,696)	3,925,020
Ending of Month Balance	499,420	465,094	367,706	544,192	557,615	607,975	249,755	537,052	713,538	616,150	444,454	369,473
Operating Investment Accounts (A&B)												
Beginning of Month Balance	5,060,293	5,068,727	5,077,175	5,085,637	4,594,113	4,201,770	3,808,773	3,415,121	2,720,813	2,325,347	2,329,223	2,333,105
Transfer In	-	-	-	-	-	-	-	-	-	-	-	4,000,000
Transfer Out	-	-	-	(500,000)	(400,000)	(400,000)	(400,000)	(700,000)	(400,000)	-	-	(45,648)
Earned Income on Investmer	8,434	8,448	8,462	8,476	7,657	7,003	6,348	5,692	4,535	3,876	3,882	3,889
Ending of Month Balance	5,068,727	5,077,175	5,085,637	4,594,113	4,201,770	3,808,773	3,415,121	2,720,813	2,325,347	2,329,223	2,333,105	6,291,346
MRR Reserve												
Beginning of Month Balance	7,704,680	8,848,928	8,698,890	8,548,089	8,396,522	8,244,184	8,091,072	7,937,182	7,782,509	7,627,050	7,470,801	7,313,758
Transfer In MRR Funding	1,300,102	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)
Net Earned Income on Invest	39,165	44,982	44,219	43,453	42,682	41,908	41,130	40,347	39,561	38,771	37,977	37,178
Ending of Month Balance	8,848,928	8,698,890	8,548,089	8,396,522	8,244,184	8,091,072	7,937,182	7,782,509	7,627,050	7,470,801	7,313,758	7,155,916
MRR - B Pool and Spa Replacement Reserve												
Beginning of Month Balance	1,228,483	1,551,175	1,554,122	1,557,075	1,560,033	1,562,997	1,565,967	1,568,942	1,571,923	1,574,910	1,577,902	1,580,900
Transfer In MRR B Pool & Spa Funding	320,358	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	2,334	2,947	2,953	2,958	2,964	2,970	2,975	2,981	2,987	2,992	2,998	3,004
Ending of Month Balance	1,551,175	1,554,122	1,557,075	1,560,033	1,562,997	1,565,967	1,568,942	1,571,923	1,574,910	1,577,902	1,580,900	1,583,904
Initiatives Reserve												
Beginning of Month Balance	1,013,458	1,069,198	976,472	883,570	790,492	697,236	603,803	510,193	416,405	322,439	228,294	133,970
Transfer In	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648
Other Funding	148,572	-	-	-	-	-	-	-	-	-	-	-
Other Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	1,926	2,031	1,855	1,679	1,502	1,325	1,147	969	791	613	434	255
Transfer Out	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)	(140,405)
Ending of Month Balance	1,069,198	976,472	883,570	790,492	697,236	603,803	510,193	416,405	322,439	228,294	133,970	39,468
Emergency Reserve												
Beginning of Month Balance	652,632	504,351	507,713	511,098	514,505	517,935	521,388	524,864	528,363	531,886	535,432	539,001
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	(152,632)	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	4,351	3,362	3,385	3,407	3,430	3,453	3,476	3,499	3,522	3,546	3,570	3,593
Ending of Month Balance	504,351	507,713	511,098	514,505	517,935	521,388	524,864	528,363	531,886	535,432	539,001	542,594
Total Reserve Accounts												
	11,973,652	11,737,197	11,499,832	11,261,552	11,022,353	10,782,231	10,541,182	10,299,201	10,056,285	9,812,429	9,567,630	9,321,882
Total Operating Cash	5,568,147	5,542,269	5,453,343	5,138,305	4,759,385	4,416,748	3,664,876	3,257,865	3,038,886	2,945,372	2,777,559	6,660,819
Grand Total Cash & Investments	17,541,799	17,279,467	16,953,175	16,399,857	15,781,738	15,198,979	14,206,057	13,557,066	13,095,170	12,757,802	12,345,188	15,982,701

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**GVR Cash Requirements Report
FY 2025**

ACTUAL / PROJECTED

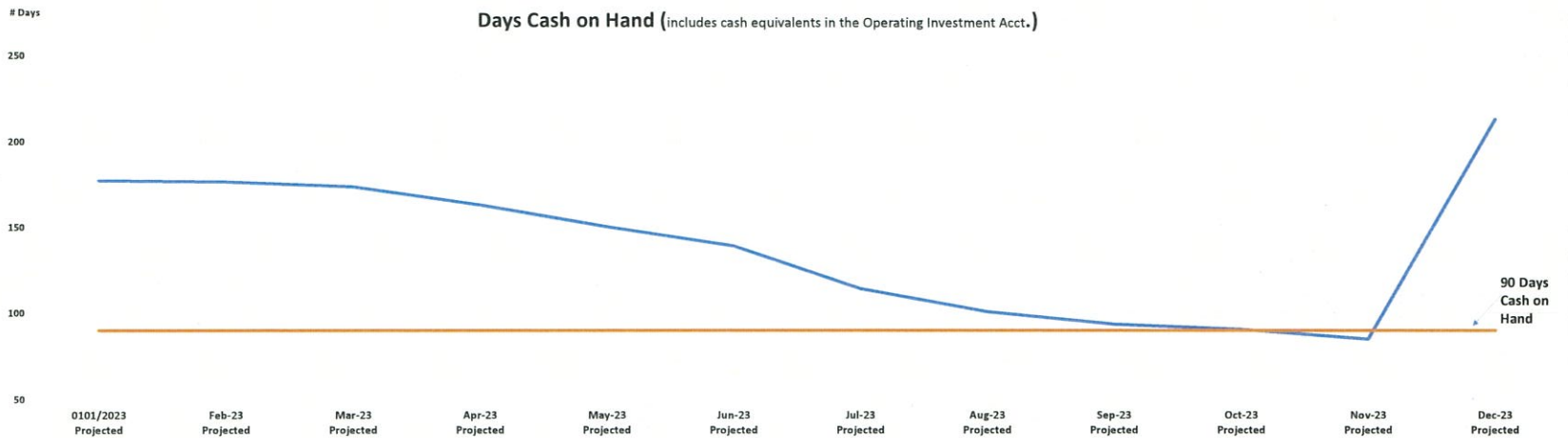
	Projected Jan-25	Projected Feb-25	Projected Mar-25	Projected Apr-25	Projected May-25	Projected Jun-25	Projected Jul-25	Projected Aug-25	Projected Sep-25	Projected Oct-25	Projected Nov-25	Projected Dec-25
Actual Days Oper. Cash on Hand (net of MCF Allowance)	177	176	173	163	150	139	114	101	94	90	85	213

January 1, 2025 Beg. Balance:	
Total Reserve Accounts	9,370,770
Total Operating Cash	5,500,324
Grand Total Cash & Investme	14,871,094

Projected Ending Balance 2025	
Total Reserve Accounts	7,986,729
Total Operating Cash	2,777,559
Grand Total Cash & Investments	10,764,288

Operating Cash (CHASE)	5,568,147	5,542,269	5,453,343	5,138,305	4,759,385	4,416,748	3,664,876	3,257,865	3,038,886	2,945,372	2,777,559	6,660,819
Invested Total (SBH & JP MORGAN)	17,042,379	16,814,372	16,585,469	15,855,665	15,224,123	14,591,004	13,956,302	13,020,014	12,381,632	12,141,652	11,900,735	15,613,228

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



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GVR
10/31/2024
Cash Funding Projections

All Amounts Are Projections

	2025	2026	2027	2028	2029
Initiatives					
Beginning Balance	\$ 1,013,458	\$ 77,563	\$ 692,558	\$ 16,595	\$ 85,805
Funding From Operations Revenue	\$ 547,770	\$ 603,855	\$ 637,440	\$ 682,338	\$ 682,338
Additional GVR Funding (Surplus)	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Emergency	\$ 152,632				
Net Investment Earnings	\$ 48,562	\$ 22,141	\$ 77,596	\$ 20,873	\$ 24,911
Projects:					
Del Sol Clubhouse Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
DH Ceramics Kiln Room Code	\$ (90,000)				
WC Lobby improvements	\$ (150,000)				
Metal Shop Home	\$ (150,000)				
DH Locker room	\$ (249,335)				
WC Shuffleboard Shade Sail					
LC Fitness Expand to Cypress				\$ (75,000)	
EC Lapidary Gas Manifold	\$ (43,000)				
WC Club Expansion - Lapidary	\$ (991,524)				
WC Club Expansion - Woodworking			\$ (1,000,000)		
LC Third Tennis Court			\$ (380,000)		
SRAL Lower Level Expansion				\$ (385,000)	
DH Steam Room	\$ -				
CR Pickleball Courts	\$ -				
SRS Social Patio				\$ (126,000)	
SRS Fitness Center Expansion				\$ (37,000)	
Total for the Year	\$ (1,684,859)	\$ (11,000)	\$ (1,391,000)	\$ (634,000)	\$ (11,000)
Ending Balance	\$ 77,563	\$ 692,558	\$ 16,595	\$ 85,805	\$ 782,054
Maintenance Repair & Replacement					
Beginning Balance	\$ 7,263,275	\$ 6,888,258	\$ 6,908,487	\$ 6,967,302	\$ 7,481,068
Annual Funding (per Reserve Study)	\$ 1,300,102	\$ 1,356,006	\$ 1,414,314	\$ 1,475,130	\$ 1,538,561
Additional Funding					
Net Investment Earnings (actual IPS rate)	\$ 665,121	\$ 622,346	\$ 628,729	\$ 610,896	\$ 674,131
Projects:					
Per Reserve Study	\$ (2,340,240)	\$ (1,958,122)	\$ (1,984,228)	\$ (1,572,260)	\$ (2,031,701)
Ending Balance	\$ 6,888,258	\$ 6,908,487	\$ 6,967,302	\$ 7,481,068	\$ 7,662,059
MRR Part B - Pools and Spas					
Beginning Balance	\$ 1,187,315	\$ 1,598,133	\$ 2,057,371	\$ 2,569,598	\$ 1,541,402
Funding	\$ 320,358	\$ 342,783	\$ 366,778	\$ 392,452	\$ 419,924
Additional Funding					
Net Investment Earnings	\$ 90,460	\$ 116,455	\$ 145,449	\$ 177,723	\$ 117,680
East Center Pool					
DH Pool (or other pool)	\$ -			\$ (1,598,371)	
Ending Balance	\$ 1,598,133	\$ 2,057,371	\$ 2,569,598	\$ 1,541,402	\$ 2,079,006
Subtotal Capital Projects Reserves	\$ 8,563,954	\$ 9,658,417	\$ 9,553,495	\$ 9,108,275	\$ 10,523,119
Emergency					
Beginning Balance	\$ 652,632	\$ 552,000	\$ 596,000	\$ 644,000	\$ 696,000
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative	\$ (152,632)				
Net Investment Earnings	\$ 52,000	\$ 44,000	\$ 48,000	\$ 52,000	\$ 56,000
Projects:					
Ending Balance	\$ 552,000	\$ 596,000	\$ 644,000	\$ 696,000	\$ 752,000
Total Board Designated Funds	\$ 9,115,954	\$ 10,254,417	\$ 10,197,495	\$ 9,804,275	\$ 11,275,119

100% club funded

MEMO

TO: Scott Somers, CEO
FROM: David Webster, CFO
DATE: November 26, 2024
RE: Maintenance Repair & Replacement Fund for Pools & Spas (MRR-B)

In 2021, Green Valley Recreation (GVR) replaced the East Center pool. At that time, the Fiscal Affairs Committee and the Board of Directors considered the need to establish a board designated fund to provide for all future pool and spa replacements. The resulting board approved MRR-B fund is identified in Section 5.3.4 of the Corporate Policy Manual (CPM). The CPM states the purpose of the MRR-B fund is to fund the replacement of pools and spas. The CPM also states that the target balance is to be of sufficient size as determined by the Board to fund replacements of GVR pools and spas. The target balance shall be based on GVR's staff estimate of the useful life of the pools and spas and a reasonable timetable for replacement of such items (CPM 5.3.4 B).

Unlike the MRR-A fund that is guided by an Annual Reserve study that is prepared by GVR's reserve consultant, Browning Reserve Group, the pool and spa annual contribution and target balance is determined by GVR staff. This calculation of MRR-B annual funding contributions are part of the annual GVR budget. Documentation of the MRR-B annual contributions is included with the Fund Projection and Pool and Spa Asset List that are enclosed. Key components of the calculation are a projected inflation factor of 3.0% and an earnings estimate of 6.0% per year. The Investment Policy Statement (IPS) for the MRR-B fund is included in the CPM, Appendix 1, Section 3. Additionally, it should be noted that the standard for useful life of pools is 35 years. GVR's experience is that our pools last over 50 years and have included the extended life in the Fund Projection.

The cash balance of the MRR-B Fund as of October 31, 2024 is \$1,187,315. When compared to the Current Replacement Cost of the pools and spas, GVR staff calculates a funding level of 76.2%. While there are no stated criteria for funding levels or amounts in the CPM, staff believes that the current level and planned annual contributions are sufficient to fund the future replacements of pools and spas.

It should be noted that while pool and spa replacement costs are to be disbursed from the MRR-B Pools and Spas fund, the costs associated with maintain and replacing pool equipment is funded and disbursed from the MRR-A fund.

MRR-B Pool & Spa Replacement Fund

Investment Earnings 6.00%
 Beg. Contributions 297,500
 Annual Inc. Contr. 7.0%

Inflation 3.0%

Year	Beginning Balance	Annual Contributions	Income	Available	Expenditure	Ending Balance	
2021	-	1,300,207	-	1,300,207	(216,502)	1,083,705	
2022	1,083,705	270,472	6,662	1,360,839	(870,138)	490,701	
2023	490,701	289,405	56,184	836,290	(21,525)	814,765	
2024	814,765	299,400	73,150	1,187,315	-	1,187,315	
2025	1,187,315	320,358	90,460	1,598,133	-	1,598,133	
2026	1,598,133	342,783	116,455	2,057,372	-	2,057,372	
2027	2,057,372	366,778	145,449	2,569,598	-	2,569,598	
2028	2,569,598	392,452	177,723	3,139,774	(1,598,371)	1,541,403	CP1
2029	1,541,403	419,924	117,680	2,079,006	-	2,079,006	
2030	2,079,006	449,319	151,699	2,680,024	-	2,680,024	
2031	2,680,024	480,771	189,648	3,350,443	-	3,350,443	
2032	3,350,443	514,425	231,892	4,096,760	(1,591,669)	2,505,091	WC
2033	2,505,091	550,435	183,332	3,238,857	-	3,238,857	
2034	3,238,857	588,965	229,669	4,057,491	-	4,057,491	
2035	4,057,491	630,193	281,261	4,968,945	-	4,968,945	
2036	4,968,945	674,306	338,595	5,981,846	(1,109,536)	4,872,311	CP2
2037	4,872,311	721,508	335,629	5,929,447	-	5,929,447	
2038	5,929,447	772,013	402,088	7,103,548	-	7,103,548	
2039	7,103,548	826,054	475,776	8,405,378	-	8,405,378	
2040	8,405,378	883,878	557,355	9,846,611	(1,133,038)	8,713,574	CV
2041	8,713,574	945,749	579,559	10,238,882	-	10,238,882	
2042	10,238,882	1,011,952	675,050	11,925,884	-	11,925,884	
2043	11,925,884	1,082,788	780,520	13,789,193	-	13,789,193	
2044	13,789,193	1,158,584	896,867	15,844,643	(2,164,307)	13,680,336	DH
2045	13,680,336	1,239,684	895,201	15,815,221	-	15,815,221	
2046	15,815,221	1,326,462	1,028,501	18,170,185	-	18,170,185	
2047	18,170,185	1,419,315	1,175,370	20,764,869	-	20,764,869	
2048	20,764,869	1,518,667	1,337,012	23,620,548	(1,130,805)	22,489,743	MV
2049	22,489,743	1,624,973	1,446,883	25,561,599	-	25,561,599	
2050	25,561,599	1,738,721	1,638,019	28,938,340	-	28,938,340	
2051	28,938,340	1,860,432	1,847,926	32,646,699	-	32,646,699	
2052	32,646,699	1,990,662	2,078,242	36,715,602	(3,210,991)	33,504,611	SRS
2053	33,504,611	2,130,009	2,138,077	37,772,697	-	37,772,697	
2054	37,772,697	2,279,109	2,403,108	42,454,915	-	42,454,915	
2055	42,454,915	2,438,647	2,693,614	47,587,175	-	47,587,175	
2056	47,587,175	2,609,352	3,011,792	53,208,319	(4,125,210)	49,083,109	CH

GVR
MRR-B Pools & Spas
Asset List
11/26/2024

Inflation 3.00%
Life Expect. 35

Center	Pool	Gallons (Pool & Spa)	Cost (2021)	Year Built	Life Expec.	Replac. Year	Useful Life
6	Casa Paloma I	120,880	\$ 1,420,132	1973	35	2008	-17
5	West Center	106,950	\$ 1,256,478	1976	35	2011	-14
7	Casa Paloma II	66,240	\$ 778,206	1976	35	2011	-14
10	Continental Vistas	60,100	\$ 706,072	1979	35	2014	-11
8	Desert Hills	102,000	\$ 1,198,325	1981	35	2016	-9
9	Madera Vistas	47,350	\$ 556,281	1984	35	2019	-6
13	Santa Rita Springs	119,460	\$ 1,403,449	1986	35	2021	-4
11	Canoa Hills	136,358	\$ 1,601,972	1990	35	2025	0
12	Las Campanas	140,800	\$ 1,654,158	1997	35	2032	7
4	Abrego South	66,490	\$ 781,143	2006	35	2041	16
14	Canoa Ranch	136,358	\$ 1,601,972	2008	35	2043	18
3	Abrego North	66,800	\$ 784,785	2012	35	2047	22
2	East Center	96,240	\$ 1,130,654	2022	35	2057	32

GVR

CPM

Appendix 1 – Board Policies

Section 5 – GVR Reserve Study Policy

1.5.3 Annual Reserve Study

- A. During the third quarter of the current budget year, GVR staff and the FAC shall recommend and the Board shall approve a Reserve Study provider and the type of Reserve Study to be performed during the first quarter of the next budget year.
- B. During the first quarter of each budget year, GVR shall ensure a Reserve Study is performed by a qualified, reputable Reserve Study provider with the final Reserve Study due 90 days prior to the final budget date. The Reserve Contribution amount will be incorporated into GVR’s annual budget.
- C. GVR shall annually make the Reserve Contribution to the Maintenance, Repair and Replacement Reserve Fund called for in the Annual Reserve Study.

Corporate Policy Manual Change : Funding Target for the MRR Part A:

5.3.1 Maintenance, Repair & Replacement Reserve Fund (MRR- A)

A. Purpose:

This fund shall be used only to maintain, repair or replace existing equipment and facilities as listed in the Component List of the Annual Reserve Study.

B. Target Balance:

This reserve shall maintain a sufficient balance based on Annual Reserve Contributions calculated within the Annual Reserve Study. The target balance shall be a minimum of 25% of the total + current replacement cost with an upper target of at or about 70% of the fully funded balance calculated within the annual reserve study.

Or

The target balance shall be a minimum of ~~on all~~ about 50% of the fully funded balance with an upper target of at or about 70% of the fully funded balance calculated within the Annual Reserve Study

Total Detail

GVR Projected Surplus (Deficit) for 2024

Capital Revenue Under	\$ (553,003)	Assumes	71	homes for Dec. '24
Initiatives funding reduction	\$ 110,601			
Net Programs Revenue in excess of budget	\$ 89,448			
Expense Savings Achieved	<u>\$ 153,642</u>			
Projected Surplus (Deficit) for 2024	<u>\$ (199,313)</u>			

Home Sales 2015 - 2025

2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Projected</u>	Budget
1,021	1,076	1,222	1,204	1,126	1,109	1,267	1,095	1,005	836	861

Number of Yearly Home Sales

