



AGENDA

Fiscal Affairs Committee

Tuesday, February 18, 2025

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

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**
2. **Amend or Approve the Agenda**
3. **Approve Meeting Minutes:** January 21, 2025
4. **Chair Comments**
5. **Business**
 - a. Review January 2025 preliminary financial statements
 - b. Operating Cash Policy / Discussion
 - c. 110% Commitment Component for MRR A
 - d. Year-end report discussion
6. **Member Comments**
7. **Adjournment**

Next Meeting: Tuesday, March 18, 2025, 1:30-3:00pm, WC-Rm 2/Zoom



MINUTES

Fiscal Affairs Committee

Tuesday, January 21, 2025

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

Committee: Nellie Johnson (Chair), Kathi Bachelor (Assistant Treasurer), Dale Howard, Bob Quast, Pat Reynolds, Steve Reynolds, Lanny Smith, Scott Somers (CEO), David Webster (CFO/Liaison)

Absent: Priscilla Spurgeon, Marge Garneau

Visitors: 1

Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**
2. Approve or Amend Agenda
MOTION: Howard moved / Quast seconded to approve the agenda
Passed: unanimous
3. **Approve Meeting Minutes:** December 17, 2025
MOTION: Bachelor moved / Quast seconded to Approve December 17, 2025 Meeting Minutes as amended.
Passed: unanimous
4. **Chair Comments:**
 - **Only 2 meetings before FAC term ends**
 - **Review accomplishments of FAC**
 - **Determine what items should carry-over to the new FAC committee in March**
5. **Business**
 - A. Review December 2024 **preliminary** financial statements
 - B. Review and discuss 2024 Year End **preliminary** Reports
MOTION: Smith moved/ Howard seconded to accept the preliminary financial reports.
Passed: Unanimous
 - C. FAC Motions discussion / CPM Changes
 - a. MRR Part A

b. MRR Part B

MOTION: Johnson moved / Reynolds seconded to amend December 17 Motion and insert into the CPM Cost Replacement definition

Insert funding policy:

On or about 25% of cost replacement with desired funding target of on or about 70% of fully funded balance

Approve Browning as reserve Provider.

Passed: 5 yes / 2 no

MOTION: Quast moved / Reynolds (Pat) seconded upon Boards decision if Reserve Study separates MRR-A and MRR-B, then recommend posting Staff's MRR-B report on the website.

Passed: unanimous

D. Procurement Policy Changes

MOTION: Quast moved/seconded to recommend to the Board changes to the Procurement Policy as drafted. Just the redline items.

Passed: unanimous

E. Facilities Management Update on Energy

a. Delay Energy Audit

b. Spas Initiative

6. **Member Comments:** none

7. **Adjournment**

No objections to adjourn. Meeting adjourned at 3:17 p.m. MST

Next Meeting: Tuesday, February 18th, 2025, 1:30-3:00pm, WC-Rm 2/Zoom



P.O. Box 586 Green Valley AZ 85622

520.625 3440

**Fiscal Affairs
Financial Report
As of January 31, 2025**

The enclosed Financial Statements and supplemental schedules provide relevant information Year to Date through January, 2025 and include the financial statements as of January 31, 2025. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.

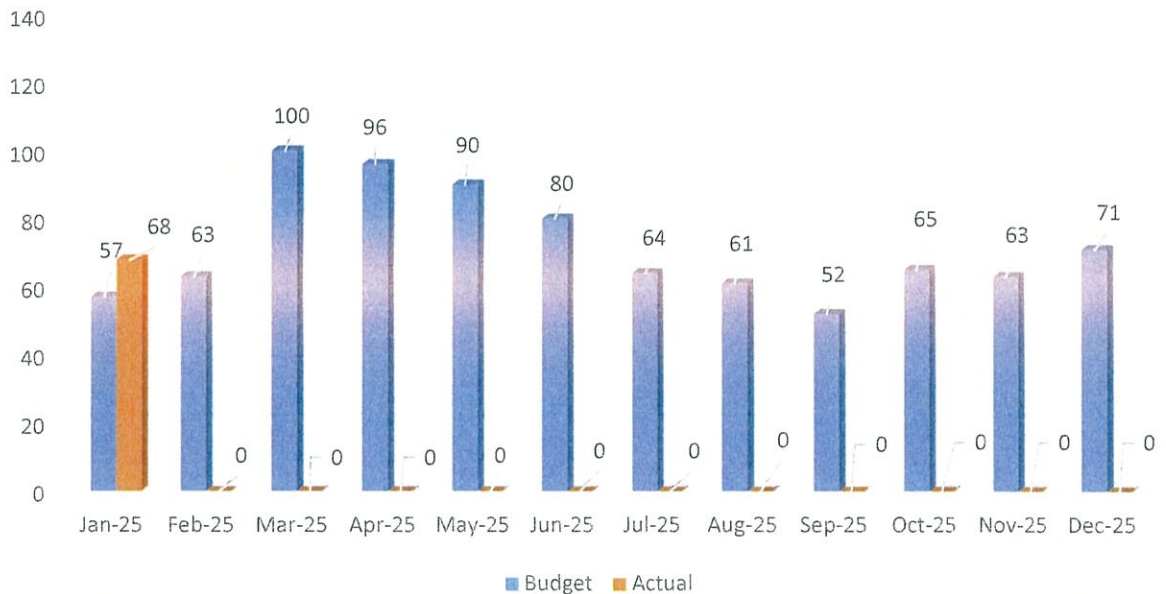
- The following table summarizes the January 31, 2025 total year to date Increase in Net Assets based on GVR's 2025 Financial Statements:

Month	GVR 2025			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-25	\$133,252	\$163,241	\$296,493	68	\$28,958	\$88,851
Feb-25			\$0			
Mar-25			\$0			
Apr-25			\$0			
May-25			\$0			
Jun-25			\$0			
Jul-25			\$0			
Aug-25			\$0			
Sep-25			\$0			
Oct-25			\$0			
Nov-25			\$0			
Dec-25			\$0			
Total YTD '25	<u>\$133,252</u>	<u>\$163,241</u>	<u>\$296,493</u>	<u>68</u>	<u>\$28,958</u>	<u>\$88,851</u>

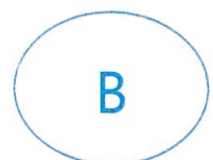
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- While the preceding table illustrates the performance for the year 2025 according to the Financial Statements, it does not include any reduction for the necessary funding from Operations for Reserve Funds that are included in GVR's 2025 budget.
- There were 68 Home Resales during the month of January. This number of sales is 11 (%) **more** than budgeted for January and 8 more than January of the prior year. GVR offsets these sales with an allowance for Membership Change Fee Refunds for Members who transition from a primary residence. The Property Report is on page 6 and the current allowance is \$191,900 (page 2). The following graph illustrates the actual compared to the monthly budgeted number of home sales with actual sales updated through January, 2025.

Home Sales Budget 2025



- The number of homes sold through the first two weeks of February are 28 and we expect another 37 by the end of the month for a total of 65 homes during February 2025. The budget for February is 63 and the surplus will result in 2 (3%) homes in excess of budget for February. This is a good start for 2025.



- The January 2025 Statement of Financial Position (page 2) reports the Total Net Assets to be \$34,036,796 which is a \$296,493 increase for the year (page 2 and 3) and includes \$163,241 of Unrealized Gains on Investments for January 2025 year to date.
- The January 31 Operational cash on hand is \$779,611 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash equals \$6,018,854 which is a \$1,359,784 increase during the month of January. The cash projections for 2025 are on pages 7 and 8.
- The Net Fixed Assets are \$22,329,441 as of January 31, 2025 (page 2). Total net Capital Purchases for the year to date are \$4,866.
- Total Current Liabilities are \$7,663,307 (page 2). This includes 11 months of Deferred Dues revenue for 2025.
- Designated Net Assets equal \$12,115,014 (detailed on pages 4 – 5) which reflects a net increase of \$1,698,407 for the month of January, 2025. The year-to-date net unrealized investment gain on investments are \$163,241 and are included in these balances.
- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is \$1,105,788 which is 2.7% over budget and 11% more than the prior year.
- The total expenses for the year are \$972,536 which is \$88,851 (8.4%) under 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 January 31, 2025:



EXPENSES YTD JANUARY 2025

<u>Expense Category</u>	<u>Total Expenses</u>	<u>Variance Pos. (Neg.)</u>	<u>%</u>	<u>Summary</u>
Facilities & Equipment	295,708	1,913	1%	Utilities are under budget
Program Expenses	83,556	44,494	35%	Recreation Contracts are \$39K under budget and are lower than expected with the Recreational income being over budget
Communications	8,529	10,212	54%	Printing is \$6K under budget
Operational Expenses	41,621	16,479	28%	Supplies are \$9K under budget
Corporate Expenses	48,704	14,878	23%	IT Software expenses are \$8K under budget and Professional fees are \$7K under budget
Personnel & Benefits	494,419	874	0%	Wages are \$11K (3%) under budget. Taxes are \$3K over budget due to the timing of the tax payment on the final payroll of 2024. Benefits are \$7K over budget (primarily health insurance).
TOTAL EXPENSES	<u>972,537</u>	<u>88,850</u>	<u>8.4%</u>	This is a good start for 2025.

- The January 31, 2025 Capital Projects Report is on page 9.
- The staff report for the MRR A 110% rule is enclosed on pages 10 through 12.
- The 2024 revised FAC Committee Action Plan is included on pages 13 and 14.





Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for January 31, 2025. The four statements

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: January 31, 2025 and Dec 31, 2024

	January 31, 2025	Dec 31, 2024
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	779,611	2,642,024
Accounts Receivable	1,003,000	293,785
Prepaid Expenses	247,933	281,954
Maintenance Inventory	-	-
Designated Investments (Charles S./SBH)		
Emergency - Fund	513,004 ⁽¹⁾	635,469 ⁽¹⁸⁾
MRR - Fund	8,932,180 ⁽²⁾	7,586,789 ⁽¹⁹⁾
Initiatives - Fund	1,127,758 ⁽³⁾	993,706 ⁽²⁰⁾
Pools & Spas - Fund	1,542,072 ⁽⁴⁾	1,200,643 ⁽²¹⁾
Total Designated Investments (CS/SBH)	12,115,014 ⁽⁵⁾	10,416,607 ⁽²²⁾
Undesignated Invest. (JP Morgan Long Term)	1,629,028 ⁽⁶⁾	1,008,091 ⁽²³⁾
Undesignated Invest. (JP Morgan)	3,610,215 ⁽⁷⁾	1,008,955 ⁽²⁴⁾
Investments	17,354,257 ⁽⁸⁾	12,433,653 ⁽²⁵⁾
Total Current Assets	19,384,801	15,651,416
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	33,182,477	33,177,611
Sub-Total	51,199,562	51,194,696
Less - Accumulated Depreciation	(28,870,121)	(28,756,541)
Net Fixed Assets	22,329,441 ⁽⁹⁾	22,438,155 ⁽²⁶⁾
Operating Lease ROU, Net of Accum. Amortization	-	-
Finance Lease ROU, Net of Accum. Amortization	72,483	72,483
Total Assets	41,786,725	38,162,054
LIABILITIES		
Current Liabilities		
Accounts Payable	407,544	395,710
Deferred Dues Fees & Programs	6,923,077	3,452,625
Accrued Payroll	96,480	247,487
Compensation Liability	-	-
MCF Refund Liability	191,900	195,000
In-Kind Lease Liability -Current	4,000	4,000
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	40,307	40,307
Total Current Liabilities	7,663,307	4,335,129
In-Kind Lease Liability - LT	42,667	42,667
Notes Payable	-	-
Financing ROU Liability - LT	43,954	43,954
Total Long Term Liabilities	86,621	86,621
TOTAL NET ASSETS	34,036,796 ⁽¹⁰⁾	33,740,304 ⁽²⁷⁾
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	635,469 ⁽¹¹⁾	560,194 ⁽²⁸⁾
Maint - Repair - Replacement	7,586,789 ⁽¹²⁾	7,175,602 ⁽²⁹⁾
Initiatives	993,706 ⁽¹³⁾	1,750,056 ⁽³⁰⁾
Pools & Spas	1,200,643 ⁽¹⁴⁾	814,765 ⁽³¹⁾
Sub-Total	10,416,607 ⁽¹⁶⁾	10,300,617
Unrestricted Net Assets	23,323,696	23,439,687
Net change Year-to-Date	296,493 ⁽¹⁶⁾	-
Unrestricted Net Assets	23,620,189 ⁽¹⁷⁾	23,439,687
TOTAL NET ASSETS	34,036,796	33,740,304



GREEN VALLEY RECREATION INC.

Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 1 month period ending January 31, 2025

FY Budget Period: Jan 1, 2025 - Dec 31, 2025

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2024 YTD Actual	2025 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	595,971	613,606	17,635	3%	613,606	612,503	1,103	0.2%	7,350,040	6,736,434
LC, Trans., Crd Fees.	107,671	102,146	(5,526)	(5%)	102,146	113,496	(11,351)	(10%)	729,472	627,327
Capital Revenue	207,438	209,116	1,678	1%	209,116	183,129	25,987	14%	2,724,900	2,515,784
Programs	27,192	48,044	20,852	77%	48,044	40,525	7,519	19%	643,718	595,674
Instructional	82,876	80,791	(2,085)	(3%)	80,791	76,800	3,991	5%	480,000	399,209
Recreational Revenue	110,068	128,835	18,767	17%	128,835	117,325	11,510	10%	1,123,718	994,883
Investment Income	(40,680)	32,039	72,719	(179%)	32,039	36,250	(4,211)	(12%)	435,000	402,961
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	3,996	4,124	128	3%	4,124	4,077	48	1%	48,919	44,795
Comm. Revenue	3,996	4,124	128	3%	4,124	4,077	48	1%	48,919	44,795
Other Income	9,022	13,834	4,812	53%	13,834	7,425	6,409	86%	169,100	155,266
Facility Rent	1,135	1,755	620	55%	1,755	2,292	(537)	(23%)	27,500	25,745
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	333	333	-	0%	333	333	-	0%	4,000	3,667
Del Sol Café Revenue	-	-	-	0%	-	-	-	0%	-	-
Other Revenue	10,490	15,922	5,432	52%	15,922	10,050	5,872	58%	200,600	184,678
Total Revenue	994,955	1,105,788	110,833	11%	1,105,788	1,076,830	28,958	2.7%	12,612,649	11,506,861
Expenses										
Major Proj.-Rep. & Maint.	38,699	29,238	9,461	24%	29,238	17,179	(12,060)	(70%)	206,143	176,905
Facility Maintenance	17,344	32,877	(15,534)	(90%)	32,877	33,019	142	0%	396,230	363,353
Fees & Assessments	30	30	-	0%	30	167	137	82%	2,000	1,970
Utilities	123,851	90,837	33,014	27%	90,837	116,633	25,796	22%	1,091,735	1,000,898
Depreciation	100,038	113,580	(13,542)	(14%)	113,580	105,710	(7,870)	(7%)	1,268,520	1,154,940
Furniture & Equipment	15,472	20,526	(5,054)	(33%)	20,526	16,580	(3,945)	(24%)	198,963	178,437
Vehicles	9,847	8,619	1,228	12%	8,619	8,333	(286)	(3%)	100,000	91,361
Facilities & Equipment	305,280	295,708	9,572	3%	295,708	297,621	1,913	1%	3,263,591	2,967,883
Wages	356,375	377,250	(20,875)	(6%)	377,250	387,774	10,523	3%	4,653,287	4,276,037
Payroll Taxes	36,663	34,140	2,523	7%	34,140	30,851	(3,289)	(11%)	370,215	336,075
Benefits	88,230	83,029	5,201	6%	83,029	76,668	(6,361)	(8%)	790,114	707,085
Personnel	481,268	494,419	(13,151)	(3%)	494,419	495,293	874	0%	5,813,616	5,319,197
Food & Catering	600	4,368	(3,768)	(628%)	4,368	7,693	3,324	43%	92,310	87,942
Recreation Contracts	33,079	74,378	(41,300)	(125%)	74,378	113,566	39,188	35%	712,086	637,708
Bank & Credit Card Fees	38,538	4,809	33,729	88%	4,809	6,792	1,983	29%	81,500	76,691
Program	72,216	83,556	(11,340)	(16%)	83,556	128,050	44,494	35%	885,896	802,340
Communications	13,860	5,869	7,991	58%	5,869	9,158	3,289	36%	109,900	104,031
Printing	507	2,274	(1,767)	(349%)	2,274	8,083	5,810	72%	97,000	94,726
Advertising	290	386	(96)	(33%)	386	1,500	1,114	74%	18,000	17,614
Communications	14,657	8,529	6,128	42%	8,529	18,742	10,212	54%	224,900	216,371
Supplies	26,045	37,425	(11,380)	(44%)	37,425	45,958	8,533	19%	547,100	509,675
Postage	816	-	816	100%	-	1,625	1,625	100%	19,500	19,500
Dues & Subscriptions	100	1,261	(1,161)	(1,161%)	1,261	1,242	(20)	(2%)	14,900	13,639
Travel & Entertainment	-	-	-	0%	-	367	367	100%	4,400	4,400
Other Operating Expense	5,728	2,934	2,793	49%	2,934	8,908	5,974	67%	106,900	103,966
Operations	32,688	41,621	(8,932)	(27%)	41,621	58,100	16,479	28%	692,800	651,179
Information Technology	4,741	3,468	1,273	27%	3,468	11,420	7,952	70%	137,041	133,573
Professional Fees	16,074	6,769	9,306	58%	6,769	14,208	7,440	52%	170,500	163,731
Commercial Insurance	30,157	37,846	(7,689)	(25%)	37,846	34,765	(3,080)	(9%)	417,185	379,340
Taxes	-	-	-	0%	-	-	-	0%	53,002	53,002
Conferences & Training	-	264	(264)	0%	264	2,146	1,882	88%	25,750	25,486
Employee Recognition	-	357	(357)	0%	357	1,042	685	66%	12,500	12,143
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	50,972	48,704	2,268	4%	48,704	63,581	14,878	23%	815,978	767,274
Expenses	957,082	972,536	(15,454)	(2%)	972,536	1,061,388	88,851	8.4%	11,696,781	10,724,245
Gross Surplus(Rev-Exp)	37,873	133,252	95,379	252%	133,252	15,442	117,809	763%	915,868	782,616
Net Gain/Loss on Invest.	20,176	163,241	143,065		163,241	-	163,241		-	(163,241)
Net from Operations	58,049	296,493	238,444	411%	296,493	15,442	281,050		915,868	619,375



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
 As of Date: January 31, 2025 and Dec 31, 2024

	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	296,489 ⁽¹⁶⁾	296,489	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,786,379)	-	-	1,324,805	141,215	320,358
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	0	30,449	-	-	(24,703)	(5,746)	-
Depreciation	-	113,580	(113,580)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	-	(285,527)	-	(44,828)	(5,813)	-
Purchases Withdrawals Outstanding	-	139,457	-	(135,469)	(3,800)	(188)	-
Allocations of Net Change components:							
Investment income	-	(6,318)	-	758	3,439	613	1,507
Investment Expenses	-	18,560	-	(1,055)	(13,579)	(1,806)	(2,119)
Net Gains (Losses) in Investments	-	(144,816)	-	13,301	104,056	5,776	21,682
Net Change to January 31, 2025	296,489 ⁽¹⁶⁾	(1,338,978)	(399,107)	(122,465)	1,345,391	134,052	341,429
Net Assets at, Dec 31, 2024	33,740,304 ⁽²⁷⁾	885,542	22,438,155 ⁽²⁶⁾	635,469 ⁽²⁸⁾	7,586,789 ⁽²⁹⁾	993,706 ⁽³⁰⁾	1,200,643 ⁽³¹⁾
Net Assets as at, January 31, 2025	34,036,793 ⁽¹⁰⁾	(453,436)	22,039,048 ⁽⁹⁾	513,004 ⁽¹¹⁾	8,932,180 ⁽¹²⁾	1,127,758 ⁽¹³⁾	1,542,072 ⁽¹⁴⁾
		<u>21,585,612</u> ⁽¹⁷⁾			<u>12,115,014</u> ⁽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, 2024 (at Market)	12,433,653 ⁽²⁵⁾	2,017,046 ⁽²⁴⁾	635,469 ⁽¹⁸⁾	7,586,789 ⁽¹⁹⁾	993,706 ⁽²⁰⁾	1,200,643 ⁽²¹⁾
Changes since Jan 1, 2024:						
Principal Transfers	4,955,929	3,200,000	-	1,300,102	135,469	320,358
Investment income	10,090	3,772	758	3,439	613	1,507
Withdrawals	(190,097)	-	(135,469)	(48,628)	(6,000)	-
Investment Expenses	(18,560)	-	(1,055)	(13,579)	(1,806)	(2,119)
Net Change for 1 Months	4,757,363	3,203,772	(135,766)	1,241,335	128,276	319,746
Balance before Market Change at January 31, 2025	17,191,016	5,220,818	499,703	8,828,124	1,121,982	1,520,389
1 Months Net Change in Investments Gain/(Loss)	163,241	18,425	13,301	104,056	5,776	21,682
Balance at January 31, 2025 (at Market)	\$ 17,354,257 ⁽⁸⁾	5,239,243 ⁽⁶⁾ ⁽⁷⁾	513,003.81 ⁽¹⁾	8,932,180 ⁽²⁾	1,127,758 ⁽³⁾	1,542,072 ⁽⁴⁾

12,115,014 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

9



GVR MEMBER PROPERTIES MONTLY REPORT

2025	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD
NEW MEMBERS	1	-	-	-	-	-	-	-	-	-	-	-	1
Total Members (2025)	13,873	13,873	13,873	13,873	13,873	13,873	13,873	13,873	13,873	13,873	13,873	13,873	13,873
Members Last Year (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 Before 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
Membershi Change Fee	68	-	-	-	-	-	-	-	-	-	-	-	68
Initial Fee	1	-	-	-	-	-	-	-	-	-	-	-	1
Transfer Fee (<u>new build</u> no Initial fee)	1	-	-	-	-	-	-	-	-	-	-	-	1
Transfer Fee (<u>Voluntary Deed Restriction</u> w/Initial fee)	1	-	-	-	-	-	-	-	-	-	-	-	1
Transfer Fee (estate planning)	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Fee (resale)	68	-	-	-	-	-	-	-	-	-	-	-	68
Transfer Fee Non-Resale	4	-	-	-	-	-	-	-	-	-	-	-	4
Budget Monthly Resales (2025)	57	63	100	96	90	80	64	61	52	65	63	71	862
Monthly Resales (2025)	68	-	-	-	-	-	-	-	-	-	-	-	68
Monthly Delta Actual vs Budget (2024)	↑ 11												↑ 11
Monthly Resales Last Year (2024)	62	55	100	98	94	64	69	58	62	61	43	67	833
Monthly Resales 2 years prior (2023)	75	63	103	118	121	94	83	80	58	75	64	71	1,005
YTD Budget (2025)	57	120	220	316	406	486	550	611	663	728	791	862	862
YTD Resales (2025)	68	-	-	-	-	-	-	-	-	-	-	-	68
YTD Over/(Under) Budget	↑ 11												↓ (794)
YTD Over/(Under) Budget	19%												(92%)
YTD Resales Last Year (2024)	62	117	217	315	409	473	542	600	662	723	766	833	833
YTD Resales Before 2 years prior (2023)	75	138	241	359	480	574	657	737	795	870	934	1,005	1,005
Total Sales (new and resale) (2025)	69	-	-	-	-	-	-	-	-	-	-	-	69
Total Sales (new and resale) Last Year (2024)	64	56	104	99	98	64	70	59	64	66	44	67	855
Total Sales (new and resale) Before 2 years prior (2023)	72	65	103	116	118	93	84	76	59	74	67	74	1,001
MCF Refund	4												4

9

GVR Cash Requirements Report

FY 2025

ACTUAL / PROJECTED	Actual	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	2,605,550	779,610	803,175	1,039,120	1,085,877	1,019,570	1,053,264	778,377	799,008	832,701	866,395	1,028,033
Transfer In	-	-	400,000	400,000	300,000	400,000	600,000	400,000	500,000	500,000	500,000	-
Transfer Out	(3,200,000)	-	-	-	-	-	-	-	-	-	-	(2,500,000)
Cash Receipts	2,606,550	756,753	643,690	454,502	441,439	441,439	478,377	428,377	341,439	341,439	480,628	3,899,707
Cash Disbursements	(1,232,490)	(733,188)	(807,746)	(807,746)	(807,746)	(807,746)	(1,353,263)	(807,746)	(807,746)	(807,746)	(818,990)	(818,990)
Net Operating Cash Flow	1,374,060	23,565	(164,055)	(353,244)	(366,306)	(366,306)	(874,887)	(379,369)	(466,306)	(466,306)	(338,363)	3,080,717
Ending of Month Balance	779,610	803,175	1,039,120	1,085,877	1,019,570	1,053,264	778,377	799,008	832,701	866,395	1,028,033	1,608,750
Operating Investment Accounts (A&B)												
Beginning of Month Balance	2,017,045	5,239,242	5,247,974	4,856,721	4,464,815	4,172,257	3,779,210	3,185,509	2,790,818	2,295,470	1,799,295	1,302,294
Transfer In	3,200,000	-	-	-	-	-	-	-	-	-	-	2,500,000
Transfer Out	-	-	(400,000)	(400,000)	(300,000)	(400,000)	(600,000)	(400,000)	(500,000)	(500,000)	(500,000)	-
Earned Income on Investmer	22,197	8,732	8,747	8,095	7,441	6,954	6,299	5,309	4,651	3,826	2,999	2,170
Ending of Month Balance	5,239,242	5,247,974	4,856,721	4,464,815	4,172,257	3,779,210	3,185,509	2,790,818	2,295,470	1,799,295	1,302,294	3,804,465
MRR Reserve												
Beginning of Month Balance	7,611,492	8,932,180	8,900,430	8,768,454	8,635,544	8,501,693	8,266,893	8,030,430	7,892,292	7,753,176	7,613,075	7,471,980
Transfer In MRR Funding	1,324,805	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	(111,613)	(95,020)	(195,020)	(195,020)	(195,020)	(295,020)	(295,020)	(195,020)	(195,020)	(195,020)	(195,020)	(195,020)
Net Earned Income on Invest	107,496	63,270	63,045	62,110	61,168	60,220	58,557	56,882	55,904	54,918	53,926	52,927
Ending of Month Balance	8,932,180	8,900,430	8,768,454	8,635,544	8,501,693	8,266,893	8,030,430	7,892,292	7,753,176	7,613,075	7,471,980	7,329,887
MRR - B Pool and Spa Replacement Reserve												
Beginning of Month Balance	1,200,643	1,542,072	1,545,001	1,547,937	1,550,878	1,553,825	1,556,777	1,559,735	1,562,698	1,565,668	1,568,642	1,571,623
Transfer In MRR B Pool & Spa Funding	320,358	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	21,071	2,930	2,936	2,941	2,947	2,952	2,958	2,963	2,969	2,975	2,980	2,986
Ending of Month Balance	1,542,072	1,545,001	1,547,937	1,550,878	1,553,825	1,556,777	1,559,735	1,562,698	1,565,668	1,568,642	1,571,623	1,574,609
Initiatives Reserve												
Beginning of Month Balance	993,706	1,127,758	1,142,398	1,157,161	1,072,046	986,223	899,684	712,424	523,603	333,209	241,228	148,481
Transfer In	135,469	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648	45,648
Other Funding	-	-	-	-	-	-	-	-	-	-	-	-
Other Payments	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	4,583	9,398	9,520	9,643	8,934	8,219	7,497	5,937	4,363	2,777	2,010	1,237
Transfer Out	(6,000)	(40,405)	(40,405)	(140,405)	(140,405)	(140,405)	(240,405)	(240,405)	(240,405)	(240,405)	(140,405)	(140,405)
Ending of Month Balance	1,127,758	1,142,398	1,157,161	1,072,046	986,223	899,684	712,424	523,603	333,209	241,228	148,481	54,961
Emergency Reserve												
Beginning of Month Balance	635,469	513,004	516,424	519,867	523,332	526,821	530,333	533,869	537,428	541,011	544,618	548,249
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	(135,469)	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	13,004	3,420	3,443	3,466	3,489	3,512	3,536	3,559	3,583	3,607	3,631	3,655
Ending of Month Balance	513,004	516,424	519,867	523,332	526,821	530,333	533,869	537,428	541,011	544,618	548,249	551,904
Total Reserve Accounts												
Total Operating Cash	6,018,852	6,051,150	5,895,841	5,550,692	5,191,827	4,832,474	3,963,886	3,589,826	3,128,171	2,665,691	2,330,327	5,413,214
Grand Total Cash & Investments	18,133,865	18,155,403	17,889,260	17,332,493	16,760,388	16,086,162	14,800,344	14,105,848	13,321,235	12,633,254	12,070,660	14,924,575

**GVR Cash Requirements Report
FY 2025**

ACTUAL / PROJECTED

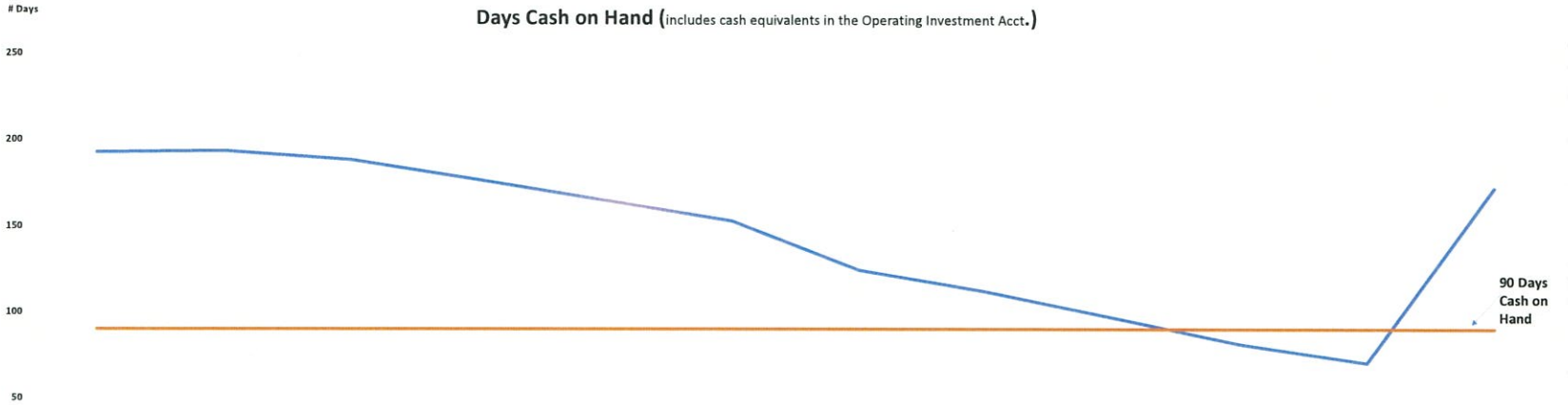
Actual Days Oper. Cash on Hand (net of MCF Allowance)

Actual <u>Jan-25</u>	Projected <u>Feb-25</u>	Projected <u>Mar-25</u>	Projected <u>Apr-25</u>	Projected <u>May-25</u>	Projected <u>Jun-25</u>	Projected <u>Jul-25</u>	Projected <u>Aug-25</u>	Projected <u>Sep-25</u>	Projected <u>Oct-25</u>	Projected <u>Nov-25</u>	Projected <u>Dec-25</u>
193	193	188	177	165	153	124	112	97	81	70	172

January 1, 2025 Beg. Balance:	
Total Reserve Accounts	9,240,667
Total Operating Cash	4,622,595
Grand Total Cash & Investme	13,863,261

Projected Ending Balance 2025	
Total Reserve Accounts	7,936,752
Total Operating Cash	5,413,214
Grand Total Cash & Investments	13,349,966

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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8

GREEN VALLEY RECREATION
CAPITAL PROJECTS REPORT
12/31/2024

			TOTAL	2024	Project to Date		
Project ID	Center	Description	Total Project Budget	2024 Budget	Total Project Spent to Date	2024 Spent to Date	Project Budget Balance
NON RESERVE CAPITAL							
ALL		2024 Unplanned Unbudgeted Items	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000
CR		Shade Structure for Canoa Ranch pool	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 16,000
CP1 / ABS		Deck shade structures for CP1 and Abr	\$ 26,000	\$ 26,000	\$ -	\$ -	\$ 26,000
ALL		Accessibility Initiatives	\$ 67,023	\$ 50,000	\$ 17,023	\$ -	\$ 50,000
PBC		Pickleball Fencing	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ 35,000
WC		Vacuum System for Woodshop	\$ 90,000		\$ 33,315	\$ 21,168	\$ 56,685
INITIATIVES							
SRS		Remodel for Glass Arts	\$ 900,000		\$ 828,605	\$ (24,224)	\$ 71,395
DH		Desert Hills Fitness Center	\$ 1,127,744		\$ 1,128,161	\$ -	\$ (417)
DH		DH Locker-room Expansion	\$ 299,355	\$ 299,355	\$ 40,117	\$ 30,526	\$ 259,238
DH		Desert Hills Stage Removal	\$ 15,000	\$ 15,000	\$ 15,182	\$ 15,182	\$ (182)
DSCH		Del Sol Clubhouse Note Payable	\$ 110,000	\$ 11,000	\$ 22,000	\$ 11,000	\$ 88,000
DSCH		Del Sol Clubhouse Renovation	\$ 1,900,000	\$ -	\$ 1,740,455	\$ 1,228,171	\$ 159,545
WC		West Center Expansion (Lap, Wood, Ar	\$ 158,835	\$ 100,000	\$ 17,657	\$ 3,699	\$ 141,178
DH		Ceramics Kiln room	\$ 90,000	\$ 90,000	\$ 701	\$ 701	\$ 89,299
WC		West Center Lobby improvements	\$ 150,000	\$ 150,000	\$ 3,125	\$ 3,125	\$ 146,875
ALL		Security Cameras	\$ 50,000	\$ -	\$ 49,974	\$ 49,974	\$ 26
WC		West Center Metal Arts home	\$150K budgeted in 2025		\$ 10,500	\$ 10,500	\$ 139,500



Green Valley Recreation, Inc.
Board of Directors Work Session

**Amend CPM, MRR A,
 110% Commitment per Component**

Prepared By: David Webster, CFO

Meeting Date: February 19, 2025

Presented By: David Webster, CFO

Consent Agenda: No

<p>Originating Committee / Department: Fiscal Affairs Committee</p>
<p>Action Requested: Amend Section 5.3.1 of the Appendix of the Corporate Policy Manual (CPM) such that the CEO or designee is authorized to commit up to 110% of the fully funded balance of all components combined for the current fiscal year in the current Annual Reserve Study.</p>
<p>Strategic Plan Goal: Goal 4 Cultivate and maintain a sound financial base that generates good value for our members.</p>
<p>Background Justification: The CPM currently states that the CEO can commit up to 110% of each component’s fully funded balance. This is too restrictive since the cost of many “components” are often greater than 110% of the amount listed in the Annual Reserve Study. For example, the parking lot resurface at the Canoa Ranch Center had a fully funded balance of \$25,235, but the actual cost was \$28,597. Additionally, if it’s reasonable and prudent to expend funds on a component earlier than anticipated, the “fully funded balance” of that component will not yet be at maturity. By amending the language in the policy to commit no greater than 110% of the total aggregate of all components, GVR will better be able to manage MRR related activities by working within the policy.</p>
<p>Fiscal Impact: This change will have no impact on transfers from the Operations Fund to the MRR A Fund and will have no impact in total annual MRR A expenses.</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1) Amend Section 5.3.1 of the Appendix of the Corporate Policy Manual such that the CEO or designee is authorized to commit up to 110% of the fully funded balance of all components combined for the current fiscal year in the current Annual Reserve Study. 2) Maintain the current language. 3) Table this decision at this time.
<p>Staff Recommendation: Option #1</p>
<p>Attachments:</p> <ol style="list-style-type: none"> 1) Redlined CPM

5.3.3 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.
- C. Funding Source:
1. Annually, GVR shall transfer the full year's Annual Reserve Contribution as determined by the Annual Reserve Study for the current fiscal year from operations to this reserve within 30 days of the end of the dues collection period (normally January 31, so the full MRR funding should be transferred by the end of February).
 2. Reimbursement Policy:
 - a. Projects paid directly from MRR – no reimbursement necessary.
 - b. Projects paid from the Operating Reserve – Quarterly (or monthly if necessary), after review by the FAC and approval of the Board, the MRR Reserve Fund will reimburse Operating Cash Account the full project cost of completed MRR projects. Evidence of required reimbursement will include a brief description of the project, timeframe of projected replacement, actual project completed date, forecasted cost and actual cost. If actual cost is substantially different from forecasted cost, a detailed justification will be provided.
- D. Authorization:
The CEO and, in the absence of the CEO, the CEO's designee or CFO are authorized to commit up to 110% of ~~the a Component's~~ Fully Funded Balance **of all components combined** for the current fiscal year in the current Annual Reserve Study. Board approval is required before committing more than 110%.
- E. Investment Parameters:
Monies contributed to this reserve shall be invested in accordance with GVR's IPS. (*Appendix 1 Section 3*)



FAC Committee Action Plan

2024-2025

Chair: Carol Crothers

Staff Liaison: David Webster

Committee Members: Dale Howard, Nellie Johnson, Bob Quast, Pat Reynolds, Steve Reynolds, Lanny Smith, Priscilla Spurgeon, Mandy Vernalia

Committee Responsibilities:

3.4.2 FAC Responsibilities (from latest CPM)

- A. Review and recommend the annual budgets, including any fees or dues changes to the Board. Such review will consist of recommending, funding, financing, and usage of Reserve.
- B. Monitor progress toward achievement of annual fiscal objectives.
- C. Review financial statements, such as Operational Statement of Financial Position and Statement of Activities and capital purchases, and report to the Board, as appropriate.
- D. Review and recommend to the Board policy changes, if necessary, to ensure financial control.
- E. Recommend the disposition of Operational Surplus or Deficit.

Priorities Established for 2024-2025:

- Careful review of monthly financial statements so the FAC can recommend acceptance by the Board (ongoing)
- Thorough review of Staff recommended 2025 operations and capital budgets, including three-year forecasts so a budget acceptance recommendation can be made to the Board (Sept – Oct)
- Review and recommend staff enhanced Initiatives capital reporting and budget process (Sept)
- Review and understand MR&R 30-year planning process so that FAC can understand and make annual MR&R funding recommendation. Recommend CPM amendments if necessary. (Sept)
- Review financial policies and recommend needed updates – encourage and consider recommendations from our CEO and CFO

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

- Recommend policy changes to the pilot “Capital Improvement Project Policy and Process” based on lessons learned.
- As time allows:
- Policy on use of 90-day operating cash in operations vs use of Reserves
- Policy on changing the budget when factors change (eg custodial services moving back in-house changing expenses from facilities (to cover contract workers) to personnel).
- Policy or philosophy recommendation on whether programs and events should break even.
- Cash management policy recommendation (working in conjunction with the Investment Committee)

Resources Needed:

- Staff produced monthly financial reports for review by FAC.
- Staff recommended annual operations and reserve budgets
- CEO/CFO recommendations for financial policy changes