



**Fiscal Affairs
Financial Report
As of October 31, 2024**

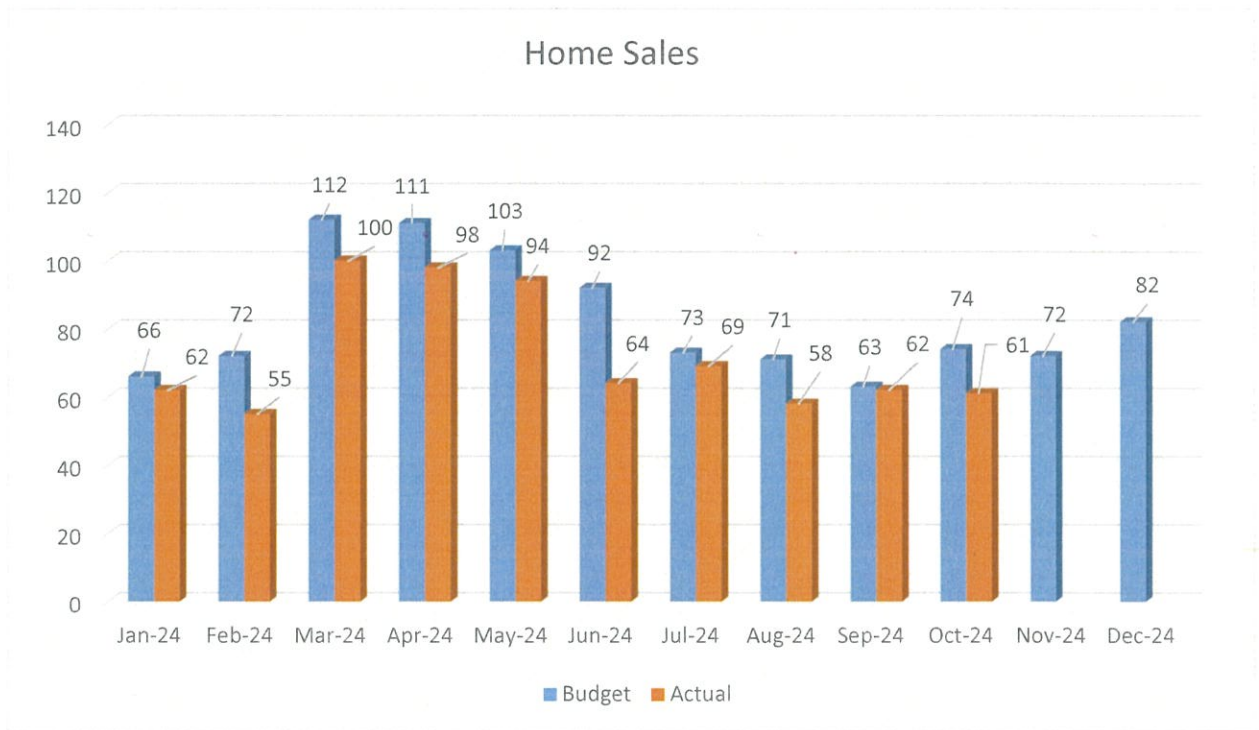
The enclosed Financial Statements and supplemental schedules provide relevant information Year to Date through October, 2024 and include the financial statements as of October 31, 2024. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.

- The following table summarizes the October 31, 2024 total year to date Increase in Net Assets based on GVR's 2024 Financial Statements:

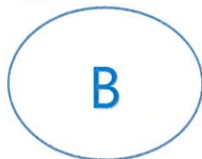
Month	GVR 2024			Homes Sold	Budget Variance	
	Operating Increase Net Assets	Unrealized Gains on Investments	Total Increase in Net Assets		Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-24	\$145,243	\$20,176	\$165,419	62	(\$58,362)	\$124,803
Feb-24	(\$77,024)	\$126,995	\$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			\$0			
Dec-24	\$0	\$0	\$0	0	\$0	\$0
Total YTD '24	<u>\$505,090</u>	<u>\$680,388</u>	<u>\$1,185,478</u>	<u>723</u>	<u>(\$203,979)</u>	<u>(\$137,987)</u>



- 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 61 Home Resales during the month of October. This number of sales is 13 (18%) less than budgeted for October and 1 less than October of the prior year. Year to date, GVR is 114 (14%) 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 \$206,485 (page 2). The following graph illustrates the actual compared to the monthly budgeted number of home sales with actual sales updated through October, 2024.



- The number of homes sold through the first two weeks of November are 26 and we expect another 19 by the end of the month for a total of 45 homes during November. The budget for November is 72 resulting in 27 (38%) homes under budget.
- The October 2024 Statement of Financial Position (page 2) reports the Total Net Assets to be \$33,867,618 which is a \$1,185,477 increase for the year (page 2 and 3) and includes \$680,388 of Unrealized Gains on Investments for October 2024 year to date.
- The October 31 Operational cash on hand is \$707,619 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash



equals \$2,215,593 which is a \$471,460 decrease during the month of October. The cash projections for 2024 are on pages 6 and 7.

- The Net Fixed Assets are \$22,511,984 as of October 31, 2024 (page 2). Total net Capital Purchases for the year to date are \$2,134,529. The summary report of the Capital Projects is included on page 9.
- Total Current Liabilities are \$1,862,169 (page 2). This includes 2 months of Deferred Dues revenue for 2024.
- Designated Net Assets equal \$10,300,694 (detailed on pages 4 – 5) which reflects a net decrease of \$138,597 for the month of October, 2024. The year-to-date net unrealized investment gain on investments are \$680,388 and are included in these balances.
- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is \$9,784,544 which is 2% under budget and 1% more 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, October 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 \$9,279,454 which is \$137,987 (1.5%) over budget and 1% 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 October 31, 2024:



EXPENSES YTD OCTOBER 2024

<u>Expense Category</u>	<u>Total Expenses</u>	<u>Variance Pos. (Neg.)</u>	<u>%</u>	<u>Summary</u>
Facilities & Equipment	2,871,810	44,480	2.0%	Utilities are year to date over budget by 16% (primarily electric).
Program Expenses	511,401	(144,911)	-40%	Recreation Contracts are \$115,256 over budget and are offset with the \$270,551 of Recreational Income over budget
Communi-cations	180,758	7,807	4%	Includes cost for mailings to non-restricted deed residents
Operational Expenses	495,797	81,333	14%	Signage and supplies are under budget for 2024
Corporate Expenses	604,377	67,945	10%	Professional fees are \$45,399 (24%) under budget through october 2024 Wages 9% over budget and includes custodial labor. Benefits 16% under budget.
Personnel & Benefits	<u>4,615,311</u>	<u>(194,642)</u>	-4%	
TOTAL EXPENSES	<u>9,279,454</u>	<u>(137,988)</u>	<u>-1.5%</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 \$137,988 of total expenses that are greater than budgeted, \$115,256 is for Recreation contracts that are more than budgeted. This is an acceptable overage because the corresponding Recreational Revenue is \$270,551 greater than budgeted.
- The Cash Flow reports of the 2025 Maintenance Repair and Replacement Reserve Study are included on pages 9 through 12. A representative from Browning Reserve Group will be joining the FAC meeting through Zoom. These reports should be helpful for our discussion.
- The reconciliation of the investment earnings reported on the Investment Portfolio (page 5) and the Statement of Activities (page 3) is included on page 13. The difference is due to cash reporting versus accrual reporting.
- Pages 14 through the end are for discussing the Capital Improvement Program (CIP) Policy.





Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for October 31, 2024. 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: October 31, 2024 and Dec 31, 2023

	October 31, 2024	Dec 31, 2023
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	707,619	2,599,548
Accounts Receivable	293,344	220,589
Prepaid Expenses	314,452	218,015
Maintenance Inventory	-	22,003
Designated Investments (Charles S./SBH)		
Emergency - Fund	625,392 (1)	560,194 (18)
MRR - Fund	7,600,633 (2)	7,175,602 (19)
Initiatives - Fund	887,354 (3)	1,750,056 (20)
Pools & Spas - Fund	1,187,315 (4)	814,765 (21)
Total Designated Investments (CS/SBH)	10,300,694 (5)	10,300,617 (22)
Undesignated Invest. (JP Morgan Long Term)	1,499,540 (6)	1,699,386 (23)
Undesignated Invest. (JP Morgan)	8,434 (7)	1,767,892 (24)
Investments	11,808,669 (8)	13,767,895 (25)
Total Current Assets	13,124,084	16,828,050
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	33,138,565	31,004,036
Sub-Total	51,155,650	49,021,121
Less - Accumulated Depreciation	(28,531,809)	(27,464,438)
Net Fixed Assets	22,623,840 (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	35,820,408	38,457,215
LIABILITIES		
Current Liabilities		
Accounts Payable	227,631	277,655
Deferred Dues Fees & Programs	1,198,942	4,533,756
Accrued Payroll	184,137	156,036
Compensation Liability	-	-
MCF Refund Liability	206,485	211,700
In-Kind Lease Liability -Current	4,666	4,000
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	40,307	40,307
Total Current Liabilities	1,862,169	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	33,867,618 (10)	32,682,140 (27)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	625,392 (11)	560,194 (28)
Maint - Repair - Replacement	7,540,667 (12)	7,175,602 (29)
Initiatives	887,354 (13)	1,750,056 (30)
Pools & Spas	1,187,315 (14)	814,765 (31)
Sub-Total	10,240,729 (15)	10,300,617
Unrestricted Net Assets	22,441,412	22,381,524
Net change Year-to-Date	1,185,477 (16)	-
Unrestricted Net Assets	23,626,889 (17)	22,381,524
TOTAL NET ASSETS	33,867,618	32,682,140



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 10 month period ending October 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	5,880,751	5,949,306	68,555	1%	5,949,306	5,943,958	5,348	0.1%	7,132,750	1,183,444
LC, Trans., Crd Fees.	605,565	561,764	(43,800)	(7%)	561,764	576,584	(14,820)	(3%)	705,637	143,873
Capital Revenue	2,323,944	2,108,759	(215,185)	(9%)	2,108,759	2,565,574	(456,815)	(18%)	3,039,780	931,021
Programs	91,828	244,882	153,054	167%	244,882	73,566	171,316	233%	92,403	(152,479)
Instructional	328,701	416,801	88,100	27%	416,801	317,565	99,236	31%	393,000	(23,801)
Recreational Revenue	420,529	661,683	241,154	57%	661,683	391,131	270,551	69%	485,403	(176,280)
Investment Income	332,269	359,973	27,704	8%	359,973	354,549	5,425	2%	425,458	65,485
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	39,486	40,755	1,269	3%	40,755	39,244	1,511	4%	47,093	6,338
Comm. Revenue	39,486	40,755	1,269	3%	40,755	39,244	1,511	4%	47,093	6,338
Other Income	77,939	78,886	947	1%	78,886	78,038	847	1%	87,072	8,186
Facility Rent	13,069	20,085	7,016	54%	20,085	16,667	3,418	21%	20,000	(85)
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	3,333	3,333	-	0%	3,333	3,333	-	0%	4,000	667
Del Sol Café Revenue	-	-	-	0%	-	19,444	(19,444)	(100%)	25,000	25,000
Other Revenue	94,341	102,304	7,963	8%	102,304	117,483	(15,179)	(13%)	136,072	33,768
Total Revenue	9,696,884	9,784,544	87,660	1%	9,784,544	9,988,523	(203,979)	(2.0%)	11,972,193	2,187,649
Expenses										
Major Proj.-Rep. & Maint.	385,097	390,316	(5,219)	(1%)	390,316	409,102	18,785	5%	489,203	98,886
Facility Maintenance	295,415	226,582	68,833	23%	226,582	340,114	113,532	33%	405,251	178,669
Fees & Assessments	14,785	4,259	10,526	71%	4,259	5,000	741	15%	5,000	741
Utilities	852,121	889,958	(37,837)	(4%)	889,958	770,444	(119,514)	(16%)	1,000,134	110,176
Depreciation	1,112,245	1,067,371	44,875	4%	1,067,371	1,076,650	9,279	1%	1,275,000	207,629
Furniture & Equipment	297,854	215,293	82,562	28%	215,293	233,300	18,007	8%	268,945	53,652
Vehicles	91,456	78,031	13,425	15%	78,031	81,680	3,649	4%	98,000	19,969
Facilities & Equipment	3,048,974	2,871,810	177,164	6%	2,871,810	2,916,290	44,480	2%	3,541,533	669,723
Wages	3,202,886	3,645,783	(442,897)	(14%)	3,645,783	3,356,453	(289,329)	(9%)	4,047,812	402,029
Payroll Taxes	251,965	290,782	(38,817)	(15%)	290,782	255,505	(35,277)	(14%)	323,634	32,852
Benefits	753,687	678,747	74,941	10%	678,747	808,711	129,965	16%	964,545	285,798
Personnel	4,208,538	4,615,311	(406,773)	(10%)	4,615,311	4,420,669	(194,642)	(4%)	5,335,990	720,679
Food & Catering	22,105	45,893	(23,788)	(108%)	45,893	17,622	(28,271)	(160%)	21,386	(24,507)
Recreation Contracts	303,373	392,016	(88,643)	(29%)	392,016	276,760	(115,256)	(42%)	348,685	(43,331)
Bank & Credit Card Fees	69,719	73,492	(3,773)	(5%)	73,492	72,108	(1,385)	(2%)	77,000	3,508
Program	395,197	511,401	(116,204)	(29%)	511,401	366,490	(144,911)	(40%)	447,071	(64,330)
Communications	90,910	90,221	689	1%	90,221	82,032	(8,189)	(10%)	96,023	5,802
Printing	75,872	64,989	10,883	14%	64,989	90,833	25,843	28%	103,183	38,193
Advertising	25,130	25,547	(417)	(2%)	25,547	15,700	(9,847)	(63%)	17,920	(7,627)
Communications	191,913	180,758	11,154	6%	180,758	188,565	7,807	4%	217,126	36,367
Supplies	466,346	395,380	70,966	15%	395,380	463,948	68,568	15%	558,587	163,207
Postage	8,041	9,867	(1,826)	(23%)	9,867	7,486	(2,381)	(32%)	17,922	8,055
Dues & Subscriptions	12,356	11,485	871	7%	11,485	12,781	1,296	10%	17,091	5,606
Travel & Entertainment	2,313	1,219	1,093	47%	1,219	1,600	381	24%	1,600	381
Other Operating Expense	83,910	77,846	6,065	7%	77,846	91,315	13,469	15%	113,884	36,039
Operations	572,966	495,797	77,169	13%	495,797	577,130	81,333	14%	709,084	213,287
Information Technology	110,811	95,902	14,910	13%	95,902	113,896	17,994	16%	136,781	40,879
Professional Fees	278,294	144,254	134,040	48%	144,254	189,653	45,399	24%	213,816	69,562
Commercial Insurance	281,303	297,768	(16,464)	(6%)	297,768	295,676	(2,091)	(1%)	354,812	57,044
Taxes	77,862	43,758	34,104	44%	43,758	21,633	(22,124)	(102%)	33,000	(10,758)
Conferences & Training	14,395	10,476	3,919	27%	10,476	33,544	23,068	69%	34,127	23,651
Employee Recognition	13,719	12,219	1,499	11%	12,219	17,920	5,701	32%	21,500	9,281
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	776,385	604,377	172,008	22%	604,377	672,322	67,945	10%	794,036	189,659
Expenses	9,193,972	9,279,454	(85,482)	(1%)	9,279,454	9,141,467	(137,987)	(1.5%)	11,044,839	1,765,385
Gross Surplus(Rev-Exp)	502,912	505,090	2,178	0%	505,090	847,057	(341,967)	(40%)	927,354	422,264
Net. Gain/Loss on Invest.	37,287	680,388	643,101		680,388	-	680,388		-	(680,388)
Net from Operations	540,199	1,185,477	645,278	119%	1,185,477	847,057	338,421		927,354	(258,123)



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
As of Date: October 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	1,185,477 (16)	1,185,477	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,982,505)	-	-	1,227,040	456,065	299,400
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	1,067,371	(1,067,371)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(44,048)	1,844,136	-	(948,392)	(849,807)	-
Purchases Withdrawals Outstanding	-	839,041	-	-	(322,963)	(516,078)	-
Allocations of Net Change components:							
Investment income	-	(234,060)	-	8,769	177,251	26,005	22,035
Investment Expenses	-	164,677	-	(4,012)	(144,555)	(8,517)	(7,594)
Net Gains (Losses) in Investments	-	(525,464)	-	60,441	376,684	29,630	58,709
Net Change to October 31, 2024	1,185,477 (16)	470,490	776,765	65,198	365,066	(862,702)	372,550
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, October 31, 2024	33,867,618 (10)	1,295,331	<u>22,333,447</u> (9)	625,392 (11)	7,540,667 (12)	887,354 (13)	1,187,315 (14)

Footnotes refer to Statement of Financial Position and Statement of Activities

23,628,778 (17)

10,240,729 (15)



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Balance Dec 31, 2023 (at Market)	<u>13,767,895</u> (25)	<u>3,467,278</u> (24)	560,194 (18)	7,175,602 (19)	1,750,056 (20)	814,765 (21)
Changes since Jan 1, 2023:						
Principal Transfers	2,082,240	99,735	-	1,227,040	456,065	299,400
Investment income	369,832	135,772	8,769	177,251	26,005	22,035
Withdrawals	(4,986,974)	(2,349,735)	-	(1,271,355)	(1,365,885)	-
Investment Expenses	(164,677)	-	(4,012)	(144,555)	(8,517)	(7,594)
Net Change for 10 Months	(2,699,580)	(2,114,228)	4,757	(11,618)	(892,331)	313,841
Balance before Market Change at October 31, 2024	11,068,315	1,353,050	564,951	7,163,983	857,725	1,128,606
10 Months Net Change in Investments Gain/(Loss)	680,388	154,924	60,441	376,684	29,630	58,709
Balance at October 31, 2024 (at Market)	\$ 11,748,703 (8)	1,507,974 (6) (7)	625,391.75 (1)	7,540,667 (2)	887,354 (3)	1,187,315 (4)

10,240,729 (15)

Footnotes refer to Statement of Financial Position and Statement of Activities

GVR Cash Requirements Report

FY 2024

ACTUAL / PROJECTED	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Projected
	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
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	1,015,661
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)	-	-	-	-	-	-	-	-	-	-	(3,000,000)
Cash Receipts	2,651,721	600,340	647,937	468,890	441,316	288,357	313,243	363,088	304,281	308,399	488,338	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)	(680,296)	(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)	(191,958)	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	1,015,661	1,816,436
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	1,010,487
Transfer In	2,000,000	-	-	-	-	-	-	-	-	-	-	3,000,000
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)	2,513	1,684
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	1,010,487	4,012,171
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	7,600,633	7,595,074
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)	(88,762)	(20,000)	(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)	14,441	14,431
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	7,600,633	7,595,074	7,589,505
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	1,189,571
Transfer In MRR B Pool & Spa Funding	299,400	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Invest	(892)	10,591	13,151	(23,413)	28,330	15,061	14,913	12,645	15,272	(12,509)	2,256	2,260
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	1,189,571	1,191,831
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	856,791	932,130
Transfer In	-	-	120,896	55,586	54,003	47,950	36,640	-	46,094	33,770	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)	1,628	1,771
Transfer Out	(106,130)	(264,584)	(246,660)	(130,036)	(503,520)	(2,511)	(71,271)	(15,391)	(23,951)	(1,829)	(2,000)	(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	856,791	932,130	997,501
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	629,561
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)	4,169	4,197
Ending of Month Balance	563,405	582,365	593,810	576,057	595,231	605,865	621,731	631,561	636,879	625,392	629,561	633,758
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	10,270,131	10,346,336	10,412,595
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	2,026,148	5,828,607
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	12,485,723	12,372,484	16,241,202

9

**GVR Cash Requirements Report
FY 2024**

ACTUAL / PROJECTED

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

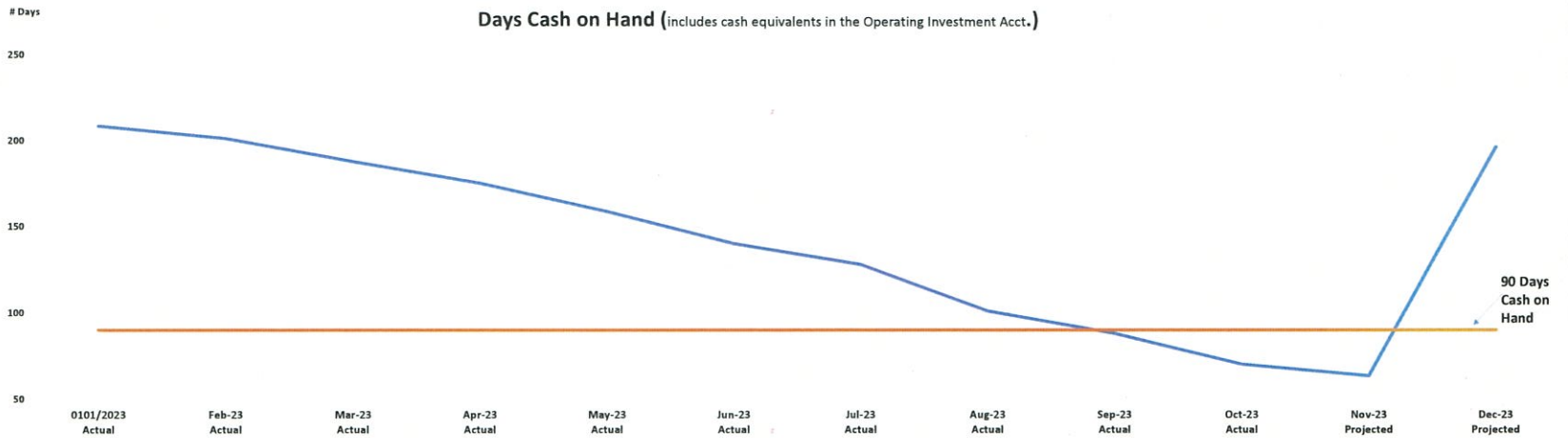
Actual Jan-24	Actual Feb-24	Actual Mar-24	Actual Apr-24	Actual May-24	Actual Jun-24	Actual Jul-24	Actual Aug-24	Actual Sep-24	Actual Oct-24	Projected Nov-24	Projected Dec-24
208	201	187	175	158	140	128	101	88	70	63	196

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	9,220,764
Total Operating Cash	5,828,607
Grand Total Cash & Investments	15,049,371

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	2,026,148	5,828,607
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	11,778,105	11,356,823	14,424,766

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.





GVR MEMBER PROPERTIES MONTLY 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			21
Total Members (2024)	13,852	13,853	13,857	13,858	13,862	13,862	13,863	13,864	13,866	13,871	13,871	13,871	13,871
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	-	-	723
Initial Fee	1	-	2	-	3	-	1	1	1	2	-	-	11
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	-	-	11
Transfer Fee (estate planning)	-	-	1	-	-	-	1	1	1	3	-	-	7
Transfer Fee (resale)	62	55	100	98	94	64	69	58	62	61	-	-	723
Transfer Fee Non-Resale	14	4	-	2	2	-	1	2	-	3	-	-	28
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	-	-	723
Monthly Delta Actual vs Budget (2024)	↓ (4) ↓	↓ (17) ↓	↓ (12) ↓	↓ (13) ↓	↓ (9) ↓	↓ (28) ↓	↓ (4) ↓	↓ (13) ↓	↓ (1) ↓	↓ (13)			↓ (114)
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	-	-	723
YTD Over/(Under) Budget	↓ (4) ↓	↓ (21) ↓	↓ (33) ↓	↓ (46) ↓	↓ (55) ↓	↓ (83) ↓	↓ (87) ↓	↓ (100) ↓	↓ (101) ↓	↓ (114)			↓ (270)
YTD Over/(Under) Budget	(6%)	(15%)	(13%)	(13%)	(12%)	(15%)	(14%)	(14%)	(13%)	(14%)			(27%)
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	-	-	744
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	-	-	-

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