

The accompanying pages are the Financial Reports for November 30, 2017. 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.

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, 2017 and 12/ 31/ 2016



| | November 30, 2017 | | | | | | 12/ 31/ 2016 |
|-------------------------------------|---------------------|---------------------|-------------------|------------------------|---------------------------------------|--------------------------|-------------------|
| | Total | Unrestricted | Fixed Assets | Emergency Reserve Fund | Maint - Repair - Replace Reserve Fund | Initiatives Reserve Fund | Total |
| ASSETS | | | | | | | |
| Current Assets | | | | | | | |
| Cash/Cash Equivalents | \$ 1,646,711 | \$ 1,646,711 | | | | | 3,391,664 |
| Accounts Receivable | 129,960 | 129,960 | | | | | 101,599 |
| Prepaid Expenses | 259,855 | 259,855 | | | | | 155,699 |
| Edward Jones Investments (@ Market) | 10,117,264 | 1,546,869 | | 916,788 | 6,120,417 | 1,533,190 | 8,155,208 |
| Total Current Assets | 12,153,790 | 3,583,395 | | 916,788 | 6,120,417 | 1,533,190 | 11,804,170 |
| Fixed Assets | | | | | | | |
| Contributed Fixed Assets | 17,593,785 | | 17,593,785 | | | | 17,593,785 |
| Purchased fixed Assets | 17,835,945 | | 17,835,945 | | | | 16,346,148 |
| Sub-Total | 35,429,729 | | 35,429,729 | | | | 33,939,933 |
| Less - Accumulated Depreciation | (18,794,464) | | (18,794,464) | | | | (17,591,625) |
| Net Fixed Assets | 16,635,265 | | 16,635,265 | | | | 16,348,308 |
| Total Assets | 28,789,055 | 3,583,395 | 16,635,265 | 916,788 | 6,120,417 | 1,533,190 | 28,152,478 |
| LIABILITIES | | | | | | | |
| Current Liabilities | | | | | | | |
| Accounts Payable | 320,711 | 320,711 | | | | | 298,985 |
| Deferred Dues & Fees | 1,579,896 | 1,579,896 | | | | | 2,818,640 |
| Deferred Programs | 175,044 | 175,044 | | | | | 287,896 |
| Total Current Liabilities | 2,075,651 | 2,075,651 | - | - | - | - | 3,405,521 |
| TOTAL NET ASSETS | \$26,713,404 | 1,507,744 | 16,635,265 | 916,788 | 6,120,417 | 1,533,190 | 24,746,957 |
| NET ASSETS | | | | | | | |
| Temporarily Restricted: | | | | | | | |
| Board Designated: | | | | | | | |
| Emergency | \$ 916,788 | | | \$ 916,788 | | | 814,203 |
| Maint - Repair - Replacement | 6,120,417 | | | | 6,120,417 | | 4,984,427 |
| Initiatives | 1,533,190 | | | | | 1,533,190 | 1,933,302 |
| Sub-Total | 8,570,394 | | | | | | 7,731,931 |
| Unrestricted Net Assets | 16,176,562 | | | | | | 15,992,475 |
| Net change Year-to-Date | 1,966,447 | | | | | | 1,022,551 |
| Unrestricted Net Assets | 18,143,010 | 1,507,744 | 16,635,265 | | | | 17,015,026 |
| TOTAL NET ASSETS | \$26,713,404 | \$ 1,507,744 | 16,635,265 | 916,788 | 6,120,417 | 1,533,190 | 24,746,957 |



Statement of Activities

Current Year - January to November 30, 2017

| | Year-to-Date Actual | Year-to-Date Budget | Year-to-Date Variance | Fiscal Year Budget | Remaining FY Budget |
|---|------------------------|------------------------|--------------------------|-----------------------|------------------------|
| Revenue | | | | | |
| Member Dues | 6,029,886 | 5,996,702 | 33,184 | 6,541,680 | 511,794 |
| Life Care, Transfer, Tenant & Add'l Card Fees | 686,740 | 615,615 | 71,125 | 671,580 | (15,160) |
| Capital Revenue | 2,244,100 | 1,953,246 | 290,854 | 2,130,632 | (113,468) |
| Programs | 331,852 | 293,134 | 38,718 | 341,401 | 9,549 |
| Instructional | 358,801 | 332,185 | 26,616 | 352,165 | (6,636) |
| Recreation Income | 690,653 | 625,319 | 65,334 | 693,566 | 2,913 |
| Advertising Income | 50,932 | 44,000 | 6,932 | 48,000 | (2,932) |
| Communication | 54,009 | 40,878 | 13,131 | 54,504 | 495 |
| Communication Income | 104,940 | 84,878 | 20,062 | 102,504 | (2,436) |
| Investment Income | 245,557 | 197,175 | 48,382 | 215,100 | (30,457) |
| Other Income | 20,718 | 23,500 | (2,782) | 24,000 | 3,282 |
| Facility Rent | 12,747 | 19,000 | (6,253) | 21,000 | 8,253 |
| Marketing Events | 275 | - | 275 | - | (275) |
| Other Income | 33,740 | 42,500 | (8,760) | 45,000 | 11,260 |
| Total Revenue | 10,035,616 | 9,515,435 | 520,181 | 10,400,062 | 364,446 |
| Expenses | | | | | |
| Major Projects-Repair & Maintenance | 332,424 | 447,820 | 115,396 | 459,252 | 126,828 |
| Facility Maintenance | 208,414 | 525,162 | 316,748 | 562,134 | 353,720 |
| Fees & Assessments | 16,934 | 68,300 | 51,366 | 75,150 | 58,216 |
| Utilities | 804,970 | 990,627 | 185,657 | 1,080,684 | 275,714 |
| Depreciation | 1,202,840 | 1,226,500 | 23,660 | 1,338,000 | 135,160 |
| Furniture & Equipment | 157,467 | 137,847 | (19,620) | 143,049 | (14,418) |
| Vehicles | 62,054 | 68,750 | 6,696 | 75,000 | 12,946 |
| Facilities & Equipment | 2,785,102 | 3,465,006 | 679,904 | 3,733,269 | 948,167 |
| Wages, Benefits, Payroll Expenses | 4,029,132 | 4,039,562 | 10,430 | 4,560,134 | 531,002 |
| Conferences & Training | 22,200 | 69,510 | 47,309 | 79,053 | 56,852 |
| Personnel | 4,051,333 | 4,109,072 | 57,740 | 4,639,187 | 587,855 |
| Food & Catering | 34,379 | 49,608 | 15,230 | 52,500 | 18,121 |
| Recreation Contracts | 557,272 | 620,083 | 62,811 | 688,429 | 131,157 |
| Bank & Credit Card Fees | 81,804 | 45,587 | (36,217) | 81,004 | (800) |
| Program | 673,454 | 715,278 | 41,824 | 821,933 | 148,478 |
| Communications | 82,449 | 95,577 | 13,128 | 96,280 | 13,831 |
| Printing | 37,041 | 67,970 | 30,929 | 68,990 | 31,949 |
| Advertising | 3,862 | 13,750 | 9,888 | 15,000 | 11,138 |
| Communications | 123,352 | 177,297 | 53,945 | 180,270 | 56,918 |
| Supplies | 265,021 | 344,348 | 79,328 | 375,325 | 110,305 |
| Postage | 15,647 | 38,220 | 22,573 | 38,240 | 22,593 |
| Dues & Subscriptions | 9,251 | 7,075 | (2,176) | 9,200 | (51) |
| Travel & Entertainment | 20,114 | 22,500 | 2,386 | 24,000 | 3,886 |
| Other Operating Expense | 27,369 | 66,929 | 39,560 | 77,854 | 50,485 |
| Operations | 337,402 | 479,072 | 141,671 | 524,619 | 187,217 |
| Information Technology | 34,395 | 132,900 | 100,529 | 134,750 | 100,355 |
| Professional Fees | 130,480 | 262,004 | 131,524 | 285,504 | 155,024 |
| Commercial Insurance | 176,355 | 183,700 | 7,345 | 200,400 | 24,045 |
| Taxes | 19,079 | 14,700 | (4,379) | 14,700 | (4,379) |
| Provision for Bad Debt | 54,615 | 22,000 | (32,615) | 24,000 | (30,615) |
| Corporate Expenses | 414,924 | 615,304 | 202,404 | 659,354 | 244,430 |
| Expenses | 8,385,566 | 9,561,029 | 1,177,487 | 10,558,632 | 2,173,066 |
| Net surplus (Deficit) | 1,650,050 | (45,594) | 1,697,668 | (158,570) | (1,808,620) |
| Unrealized Gain/Loss on Investment | 316,397 | (4,000) | 320,397 | (4,000) | 320,397 |
| Net change in Net Assets-GVR | 1,966,447 | (49,594) | 2,018,065 | (162,570) | (2,129,017) |



GREEN VALLEY RECREATION, INC.
STATEMENT OF CHANGES IN NET ASSETS

As of Date: November 30, 2017 and 12/ 31/ 2016

| | <u>Totals</u> | <u>Unrestricted</u> | <u>Fixed Assets</u> | <u>Emergency Reserve Fund</u> | <u>Maint - Repair - Replace Reserve Fund</u> | <u>Initiatives Reserve Fund</u> |
|--|---------------------|---------------------|---------------------|-------------------------------|--|---------------------------------|
| Net change in net assets-GVR | \$ 1,966,447 | 1,966,447 | | | | |
| Transfers between unrestricted and reserves: | | | | | | |
| Reserve Study Allocation | - | (838,200) | | | 838,200 | |
| Principal Transfers | | (34,764) | | | | 34,764 |
| Purchase of Fixed Assets | | (1,489,797) | 1,489,797 | | | |
| Depreciation | | 1,202,840 | (1,202,840) | | | |
| Inter Reserve Transfer | | 500,000 | | | | (500,000) |
| Allocations of Net Change components: | | | | | | |
| Investment income | - | (156,138) | | 9,966 | 107,696 | 38,477 |
| Investment Expenses | - | 9,898 | | (5,499) | (4,398) | - |
| Unrealized Gains (Losses) on Market Repairs and replacements | - | (319,259) | | 98,119 | 194,492 | 26,648 |
| | - | - | | | | |
| Net change to November 30, 2017 | 1,966,447 | 841,027 | 286,957 | 102,585 | 1,135,990 | (400,111) |
| NET ASSETS, December 31, 2016 | 24,746,957 | 466,201 | 16,348,308 | 789,899 | 5,137,266 | 2,005,283 |
| Allocation of Unrealized @ 12/31/16 | - | 200,517 | | 24,304 | (152,839) | (71,981) |
| Adjusted NET ASSETS, December 31, 2016 | 24,746,957 | 666,717 | 16,348,308 | 814,203 | 4,984,427 | 1,933,302 |
| Net Assets as at November 30, 2017 | \$26,713,404 | 1,507,744 | 16,635,265 | 916,788 | 6,120,417 | 1,533,190 |



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 |
|--|----------------------|------------------|---------------------------|--|--------------------------------|
| Balance December 31, 2016 (at Market) | \$ 8,155,208 | 349,409 | 828,800 | 4,956,623 | 2,020,377 |
| Changes since January 1, 2017: | | | | | |
| Principal additions | 4,338,200 | 3,465,236 | - | 838,200 | 34,764 |
| Rebalance Transactions | - | 73,868 | (14,597) | 27,805 | (87,076) |
| Investment income | 170,542 | 14,403 | 9,966 | 107,696 | 38,477 |
| Withdrawals | (2,853,186) | (2,353,186) | - | - | (500,000) |
| Investment Expenses | (9,898) | - | (5,499) | (4,398) | - |
| Net Change for 11 Months | <u>1,645,659</u> | <u>1,200,322</u> | <u>(10,131)</u> | <u>969,303</u> | <u>(513,835)</u> |
| Balance before Market Change at November 30, 2017 | 9,800,867 | 1,549,731 | 818,669 | 5,925,925 | 1,506,542 |
| 11 month Change in Unrealized Gain (Loss) | 316,397 | (2,861) | 98,119 | 194,492 | 26,648 |
| Balance at November 30, 2017 (at Market) | <u>\$ 10,117,264</u> | <u>1,546,869</u> | <u>916,788</u> | <u>6,120,417</u> | <u>1,533,190</u> |