

GVR Board of Directors, May 22, 2019
APPROVED UNANIMOUSLY

The accompanying pages are the Financial Reports for December 31, 2018. 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: December 31, 2018 and December 31, 2017

	December 31, 2018	December 31, 2017
	Total	Total
ASSETS		
Cash/Cash Equivalents	\$ 1,099,888	4,539,157
Accounts Receivable	97,020	123,604
Edward Jones Investments (@ Market)	10,995,715	10,274,921
Prepaid Expenses	207,872	173,447
Property and Equipment:		
Contributed Fixed Assets	17,593,785	17,593,785
Purchased fixed Assets	19,354,268	17,939,723
Sub-Total	<u>36,948,053</u>	<u>35,533,507</u>
Less - Accumulated Depreciation	<u>(20,315,542)</u>	<u>(18,846,580)</u>
Property and Equipment - net	<u>16,632,511</u>	<u>16,686,927</u>
Total Assets	<u>29,033,006</u>	<u>31,798,057</u>
LIABILITIES		
Accounts Payable	342,959	409,923
Deferred Dues & Fees	1,106,509	4,230,453
Deferred Programs	260,046	329,352
Total Liabilities	<u>1,709,514</u>	<u>4,969,728</u>
TOTAL ASSETS LESS LIABILITIES	<u>\$27,323,491</u>	<u>26,828,329</u>
NET ASSETS		
Temporarily Restricted:		
Board Designated:		
Emergency	\$ 804,646	930,342
Maint - Repair - Replacement	5,881,453	6,264,272
Initiatives	1,996,087	1,531,549
Sub-Total	<u>8,682,185</u>	<u>8,726,163</u>
Unrestricted Net Assets	<u>18,641,306</u>	<u>18,102,166</u>
TOTAL NET ASSETS	<u>\$27,323,491</u>	<u>26,828,329</u>



Green Valley Recreation
Statement of Activities
Current Year - January to December 31, 2018

	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance	Fiscal Year Budget	Remaining FY Budget
Revenue					
Member Dues	6,690,385	6,672,756	17,629	6,672,756	(17,629)
Life Care, Transfer, Tenant & Add'l Card Fees	746,853	698,017	50,836	698,017	(50,836)
Capital Revenue	2,345,508	2,378,383	(32,875)	2,378,383	32,875
Programs	360,835	391,149	(30,314)	391,149	30,314
Instructional	375,673	431,450	(55,777)	431,450	55,777
Recreation Income	736,508	822,599	(86,091)	822,599	86,091
Advertising Income	108,861	75,000	33,861	75,000	(33,861)
Communication	43,359	57,000	(13,642)	57,000	13,642
Communication Income	152,220	132,000	20,220	132,000	(20,220)
Investment Income	323,151	280,000	43,151	280,000	(43,151)
Other Income	22,372	20,100	2,273	20,100	(2,272)
Facility Rent	25,543	23,000	2,543	23,000	(2,543)
Marketing Events	-	6,000	(6,000)	6,000	6,000
Other Income	47,915	49,100	(1,184)	49,100	1,185
Total Revenue	11,042,541	11,030,855	11,687	11,030,855	(11,686)
Expenses					
Major Projects-Repair & Maintenance	500,790	292,315	(208,475)	292,315	(208,475)
Facility Maintenance	260,502	514,370	253,868	514,370	253,868
Fees & Assessments	13,710	89,100	75,390	89,100	75,390
Utilities	933,502	1,148,121	214,618	1,148,121	214,618
Depreciation	1,474,941	1,246,000	(228,941)	1,246,000	(228,941)
Furniture & Equipment	239,916	241,824	1,908	241,824	1,908
Vehicles	59,869	80,004	20,135	80,004	20,135
Facilities & Equipment	3,483,230	3,611,734	128,499	3,611,734	128,504
Wages, Benefits, Payroll Expenses	4,601,298	4,625,808	224,510	4,625,808	224,510
Conferences & Training	58,098	87,000	28,902	87,000	28,902
Personnel	4,659,396	4,912,808	253,412	4,912,808	253,412
Food & Catering	44,018	51,100	7,082	51,100	7,082
Recreation Contracts	622,585	643,536	20,951	643,536	20,951
Bank & Credit Card Fees	70,539	105,000	34,461	105,000	34,461
Program	737,143	799,636	62,493	799,636	62,493
Communications	93,552	97,780	4,228	97,780	4,228
Printing	93,288	59,340	(33,948)	59,340	(33,948)
Advertising	3,734	15,000	11,266	15,000	11,266
Communications	190,575	172,120	(18,455)	172,120	(18,455)
Supplies	260,274	454,240	193,966	454,240	193,966
Postage	19,120	31,740	12,620	31,740	12,620
Dues & Subscriptions	11,094	6,100	(4,994)	6,100	(4,994)
Travel & Entertainment	5,220	19,440	14,220	19,440	14,220
Other Operating Expense	31,981	67,087	35,106	67,087	35,106
Operations	327,679	578,607	250,928	578,607	250,928
Information Technology	360,330	114,750	(238,551)	114,750	(245,580)
Professional Fees	225,219	303,500	78,281	303,500	78,281
Commercial Insurance	198,848	205,000	8,152	205,000	8,152
Taxes	20,750	14,700	(6,050)	14,700	(6,050)
Provision for Bad Debt	80,744	24,000	(56,744)	24,000	(56,744)
Corporate Expenses	883,892	661,950	(214,912)	661,950	(221,942)
	10,281,914	10,736,855	461,966	10,736,855	454,941
Net surplus (Deficit)	760,626	294,000	473,653	294,000	(466,627)
Unrealized Gain/Loss on Investment	(265,464)	-	(265,464)	-	(265,464)
Net change in Net Assets-GVR	495,162	294,000	208,189	294,000	(201,163)



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

As of Date: December 31, 2018 and December 31, 2017

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
Net change in Net Assets-GVR	\$ 495,164	495,164				
Transfers between unrestricted and reserves:						
Reserve Study Allocation	-	(940,003)			940,003	
Principal Transfers		813,488			(1,313,488)	500,000
Depreciation		1,474,941	(1,474,941)			
Purchase of Fixed Assets		(1,414,545)	1,414,545			
Transfer For Fixed Asset Purchase		108,105		(55,717)		(52,388)
Allocations of Net Change components:						
Investment income		(208,659)		51,948	120,067	36,644
Investment Expenses		-	8,218	(7,825)	(393)	-
Unrealized Gains (Losses) on Market Repairs and replacements		262,828		(114,102)	(129,007)	(19,719)
Net change to December 31, 2018	495,164	599,537	(60,396)	(125,696)	(382,818)	464,537
NET ASSETS, December 31, 2017	26,828,329	1,415,239	16,686,927	930,341	6,264,272	1,531,550
Net Assets as at December 31, 2018	\$27,323,493	2,014,776	16,626,531	804,645	5,881,454	1,996,087



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, 2017 (at Market)	\$ 10,274,921	1,548,758	930,342	6,264,272	1,531,550
Changes since January 1, 2018					
Principal additions	740,003	(700,000)	-	940,003	500,000
Rebalance Transactions	-	-	-	-	-
Investment income	254,473	45,814	51,948	120,067	36,644
Withdrawals	-	1,421,593	(55,717)	(1,313,488)	(52,388)
Investment Expenses	(8,218)	-	(7,825)	(393)	-
Net Change for 12 Months	986,258	767,407	(11,594)	(253,812)	484,256
Balance before Market Change at December 31, 2018	11,261,179	2,316,165	918,748	6,010,460	2,015,806
12 month Change in Unrealized Gain (Loss)	(265,464)	(2,636)	(114,102)	(129,007)	(19,719)
Balance at December 31, 2018 (at Market)	\$ 10,995,715	2,313,529	804,646	5,881,454	1,996,087



Green Valley Recreation, Inc.
Variance Report
 Monthly Report: 12/1/2018-12/31/2018

var vs budget

Revenue	Year-to-Date	Budget	Variance	% Variance	
Transfer Fees	458,950	419,567	39,383	9.39%	More property transactions than budgeted
Tenant Fees	160,105	175,000	(14,895)	-8.51%	Fewer tenants than budgeted
Concerts	191,663	300,000	(108,337)	-36.11%	Lower concert attendance than budgeted
Special Events/Dances	50,180	25,000	25,180	100.72%	More dance revenue
Tours	108,661	58,949	49,712	84.33%	More tours and more participation
Instructional	375,673	431,450	(55,777)	-12.93%	Fewer participants than 2017
Initial Fees	52,110	75,000	(22,890)	-30.52%	Fewer new homes coming into GVR
Investment Income	239,173	200,000	39,173	19.59%	More invest revenue earned than budgeted
Expense	Actual	Budget	Variance	% Variance	
Wages	3,506,798	3,755,725	248,927	7%	More open positions than budgeted
Insurance-Medical	455,405	437,645	(17,760)	-4%	Higher Medical insurance usage
Conferences & Training-CPR,AED	7,461	31,200	23,739	76%	Lower expense for CPR, safety training
Recreation Contracts	622,251	643,536	21,285	3%	Fewer concert contracts than budgeted
Operating Supplies-Hardware	257,658	405,365	147,707	36%	Computer hardware for database not spent
Professional Fees-PR	199,823	180,000	(19,823)	-11%	Higher than budgeted PR expense
Credit Card Fees	69,939	100,000	30,061	30%	Fewer credit card fees, dues not paid in Dec.
Utilities	933,502	1,148,121	214,619	19%	Electric, Gas & Water less than budgeted
Fees & Assessments	13,918	81,675	67,757	83%	Fewer permit fees than budgeted
Facility Maintenance	257,408	514,370	256,962	50%	MRR projects not completed
Major Projects	500,790	292,315	(208,475)	-71%	Major projects completed in 4th quarter