



AGENDA

BOARD OF DIRECTORS MEETING

Wednesday, April 27, 2022 - 2pm

West Center Auditorium / Zoom

Directors: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

AGENDA TOPIC

- 1. Call to Order / Roll Call – Establish Quorum**
- 2. Amend/Adopt Agenda**
- 3. President Report**
- 4. CEO Report**
- 5. Member’s Comments** – This is an opportunity for members to speak on Consent Agenda and Non-Agenda items. Speakers are asked to provide name and GVR member number. Please limit comments to two (2) minutes.
- 6. Consent Agenda** – Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board Director may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.
 - A. Minutes:
 - 1) BOD Regular Meeting Minutes: March 23, 2022
 - 2) BOD Special Meeting Minutes: March 30, 2022
 - 3) BOD Special Meeting Minutes: April 20, 2022
 - 4) BOD Work Session Minutes: April 20, 2022
 - B. Financial Statements:
 - 1) December 2021
 - 2) January 2022
 - 3) February 2022
 - 4) March 2022
- 7. Action Items**
 - A. Presentation of Audit and Acceptance (Webster/Laura Randol, CPA, HBL CPAs, P.C.)
 - B. CPM Section II Subsection 3.G.1.a: Change Disclosure Fee to Transfer Fee (Zubicki)
- 8. Committee Reports**
 - A. Audit – Austin
 - B. Board Affairs – Coon
 - C. Fiscal Affairs – Crothers
 - D. Investments – Lawless
 - E. Nominations & Elections – Dingman
 - F. Planning & Evaluation – Hillyer

9. Executive Session

Bylaws of Green Valley Recreation, Inc. (Amended by GVR Membership – March 25, 2020) states: ARTICLE IV-BOARD OF DIRECTORS, Section 5: Open Meetings: “All meetings of the Board at which official business of The Corporation is transacted, with the exception of meetings limited to personnel and/or legal matters, shall be open to all members of The Corporation. The time and place of all such meetings shall be made available to the membership of The Corporation.”

- A. Approve Executive Session Minutes
 - 1) February 28, 2022
- B. New Business
 - 1) Personnel

10. Adjournment



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, March 23, 2022 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Mike Zelenak (President), Nina Campfield (Vice President), Ted Boyett (Secretary), Donna Coon (Treasurer), Mark McIntosh (Assistant Secretary), Gary Austin, Kathi Bachelor, Carol Crothers, Christine Gallegos, Bart Hillyer, Bev Lawless, Scott Somers (non-voting)

Absent: Randy Howard

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (Communications Manager), Kris Zubicki (Recreation Services Director)

Visitors: 95 - Including support staff

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.
President Zelenak called the meeting to order at 2:00pm MST.
Secretary Boyett called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Lawless moved, seconded to adopt the Agenda.
Passed: 7 yes / 3 no (Austin, Crothers, Hillyer)

3. CEO Report

- East Center Pool: The walls of the pool will be sprayed with a concrete mixture for pools. The pool is moving forward with a ribbon cutting and opening this fall.
- Canoa Hills Clubhouse: The rooftop HVAC systems were replaced. Cox Cable will provide phone and internet service in mid-April. Interior demolition is occurring, and wall repairs and reconstruction will start soon.
- Pickleball Facility: The Pima County Board of Supervisors approved the right-of-way encroachment license for the placement of the monument sign. Construction is to begin by the end of March.
- Construction drawings are being developed for the Desert Hills Fitness Center project. An RFP will be circulated in May and a recommendation could come before the Board in June to award a contract to be able to move forward on construction.
- Desert Hills will have HVAC units replaced on March 25.
- Discussion with Billiards and Poker Clubs about potential relocation from Desert Hills to the Canoa Hills Clubhouse. These clubs do not have a dedicated space, so when not in use

other clubs can use the space. This move of the Billiards and Poker Clubs will free up space for the Desert Hills Fitness expansion.

- Arts and Crafts Club potential relocation to a space at Santa Rita Springs. If this works out it will free up space for the Ceramics Club to expand into the Arts and Crafts space.
- Glass Artists Club has 24/7 access to Abrego North. There will be aggressive action to look for a permanent home for Glass Artists Club. There are potential solutions being considered.

4. President Report

- This is the last regular meeting for the Board of Governance this year. There have been many policy accomplishments: completion of a Strategic Plan; a new pool being constructed at East Center; Canoa Hills Clubhouse property acquisition finalized and currently under renovation; and GVR is in a good position for a productive year ahead.

5. Consent Agenda

MOTION: Director Lawless moved, seconded to approve the Consent Agenda.

Passed: unanimous

A. Minutes:

- BOD Regular Meeting Minutes: February 23, 2022
- BOD Special Meeting Minutes: March 4, 2022
- BOD Work Session Minutes: March 16, 2022

B. Financial Statements:

- February Financials

6. Old Business

- ##### A. Revise and Approve Revisions to CPM Parts 2 and 3
- Parts 2 and 3 will be voted on as one motion.

MOTION: Director Hillyer moved, seconded that the procedure for considering these changes will be the same as the procedures for all the other sections of changes in the CPM.

Failed: 4 yes (Austin, Bachelor, Crothers, Hillyer) / 6 no

MOTION: Director Bachelor moved, seconded to delay this until after New Business.

Passed: 7 yes / 3 no (Campfield, Lawless, McIntosh)

7. New Business

- ##### A. Approve the proposed 2022 Work Plan

CEO Scott Somers reviewed items that changed after last week's Work Session:

- Under Communications Section 2.2.4 – Update monthly on project status. (ongoing)
- Under Facilities Section 1.3.3 – Pickleball Center monument sign permitted, constructed, and installed. (April) The date was changed from February to April.
- Under Facilities (not on Strategic Plan) – Research and find solutions to decrease membership and guest card misuse. (December)
- Under Finance Section 4.3.4 – Add Issue RFP for insurance broker of record. (October)
- Under Finance (not on Strategic Plan) – Complete transition of Payroll from HR to Finance. (April) The date was changed from February to April.

MOTION: Director Gallegos moved, seconded to approve the 2022 proposed Work Plan as presented.

Passed: unanimous

- B. Approve policy on video posting and archiving

MOTION: Director Zelenak moved, seconded the Board and Committee meetings be recorded only for the staff to draft accurate minutes and that thereafter, recordings be deleted.

AMENDMENT TO MOTION: Director Lawless moved, seconded to make videos of meetings available to the membership for 60 days and archived to a secure location thereafter.

Amended Motion Passes: unanimous

AMENDMENT TO THE AMENDMENT: Director Gallegos moved, seconded the archive be only for Committee meetings for 60 days and Board meetings are kept on YouTube for up to one (1) year.

Amendment to the Amendment Passed: 9 yes / 1 abstained (Campfield)

Approved Amended Motion: Approve videos of Committee meetings be available to the membership for 60 days and then archived to a secure location, and Board meetings are kept on YouTube for up to one (1) year.

- C. BAC Recommendation for Board Approval to Direct the CEO and Staff to Develop and Propose a Member Rights Relating to Facility Usage by June 1, 2022

MOTION: Director Campfield moved, seconded the Board of Director's direct the CEO and staff to develop and propose to the Board Affairs Committee (BAC) a statement of Member Rights pamphlet, especially as it relates to facility usage by June 1, 2022.

Failed: 3 yes (Campfield, Lawless, McIntosh) / 7 no

- D. P&E Recommendation on Proposed Dog Park

MOTION: Director Boyett moved, seconded to direct staff to develop a GVR dog park on a 0.23-acre site located at the Desert Hills Center at a cost not to exceed \$25,000. The proposed GVR Canine Club is willing to fundraise \$5,000 toward this project. GVR staff are tasked with conducting due diligence with faceted stakeholders and will report back to the P&E Committee.

AMENDMENT TO MOTION: Director Hillyer moved, seconded to postpone this issue to April at the regular meeting of the Board so staff are given time to reassess and gather input from the tennis, Desert Hills Center, HOA and the neighborhoods around the area.

Passed: 7 yes / 3 no (Boyett, Campfield, Gallegos)

MOTION: Director Austin moved, seconded to allow GVR members attending the meeting to speak to the Board of Directors their pros and cons about the proposed dog park.

Passed: 8 yes / 1 no (Campfield)

8. Committee Reports

- | | |
|----------------------------|-----------|
| A. Audit | Bachelor |
| B. Board Affairs | Campfield |
| C. Fiscal Affairs | Coon |
| D. Investments | Lawless |
| E. Nominations & Elections | Boyett |
| F. Planning & Evaluation | Boyett |

9. Member Comments - (Limited to two (2) minutes)

10. Adjournment

MOTION: Director Austin moved, seconded to adjourn the meeting at 4:14pm.

Passed: 5 yes / 4 no (Campfield, Gallegos, Lawless, McIntosh)



MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

Wednesday, March 30, 2022 – 10:15am

West Center Auditorium / Zoom

*Code of Conduct

Directors: Nancy Austin, Kathi Bachelor, Ted Boyett, Jim Carden, Donna Coon, Carol Crothers, Laurel Dean, Beth Dingman, Steve Gilbert, Bart Hillyer, Bev Lawless, Scott Somers (non-voting)

Absent: Randy Howard

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (Communications Manager), Kris Zubicki (Recreation Services Director), Karen Miars (Administrative Assistant)

Visitors: 35 (includes additional staff)

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

GVR CEO Scott Somers called the meeting to order at 10:16am MST.
CEO Somers called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Crothers moved, seconded to adopt the Agenda as presented.

Passed: unanimous

3. New Business

A. Nomination and Election of Board Officers

i) President

a) Nomination

- | | | |
|------------|---------|--------------|
| ▪ Bachelor | 5 votes | will run |
| ▪ Coon | 5 votes | will run |
| ▪ Hillyer | 1 vote | will not run |

b) Election

- Bachelor - 6; Coon - 4; Hillyer - 1 (not running)

ii) Vice-President

a) Nomination

- | | | |
|----------|---------|-------------------|
| ▪ Boyett | 1 vote | will not run |
| ▪ Coon | 8 votes | will run |
| ▪ Dean | 1 vote | will not run |
| ▪ Howard | 1 vote | not in attendance |

b) Election

- Coon - 11

iii) **Secretary**

a) **Nomination**

- Boyett 3 votes will not run
- Hillyer 7 votes will run
- Lawless 1 vote will not run

b) **Election**

- Hillyer - 10; blank vote - 1

iv) **Treasurer**

a) **Nomination**

- Crothers 6 votes will run
- Gilbert 2 votes will run
- Lawless 3 votes will not run

b) **Election**

- Crothers - 7; Gilbert - 4

v) **Assistant Secretary**

a) **Nomination**

- Boyett 3 votes will not run
- Dean 6 votes will run
- Dingman 1 vote will not run
- Gilbert 1 vote will not run

b) **Election**

- Dean - 11

vi) **Assistant Treasurer**

a) **Nomination**

- Carden 5 votes will run
- Coon 1 vote (elected as Vice President)
- Gilbert 3 votes will not run
- Lawless 2 votes will not run

b) **Election**

- Carden - 11

GVR Members are encouraged to serve on a GVR Committee. Email Hotline@gvrec.org stating interest in serving on a specific Committee.

4. **Member Comments** – no member comments

5. **Adjournment**

MOTION: Director Hillyer moved, seconded to adjourn the meeting at 10:48am MST.

Passed: unanimous



MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

Wednesday, April 20, 2022 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (Communications Manager), Kris Zubicki (Recreation Services Director)

Visitors: 21

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.

President Bachelor called the meeting to order at 2:01pm MST. Secretary Hillyer called the roll; quorum established.

2. Adopt or Amend Agenda

MOTION: Director Crothers moved, seconded to approve the Agenda.

Passed: unanimous

3. CEO Report

- East Center: Southwest Gas will be working on gas lines from the parking lot to the building from now through May.
- Canoa Hills Clubhouse: Work continues with wall and ceiling repairs, and removal of old fixtures. The bathrooms need to be brought up to ADA compliance and GVR is working with an architect.
- West Center: By the Tennis Courts and parking lot a Native Species Garden has been installed.
- Desert Hills: The fitness project is moving forward with architectural designs by WSM. This will go out for bid to contractors in May and hope to award a contract in June, with a ribbon cutting around the first of the year 2023.
- West Center: Working on ways to expand the Ceramic Club. Relocations of the Arts and Crafts will be needed and staff is looking for dedicated space for this club.
- Staff is helping Glass Arts Club look for a permanent home. Currently Glass Arts Club is at Abrego North temporarily. There are options and work being done to find the best solution.
- West Center: Plan A is still being considered and the Board will be discussing this in mid-May.

4. President Report

- The President will be voting with the Board on all votes.
- An email was received from the Steering Committee for the dog park stating the withdrawal of interest in the Desert Hills dog park site. GVR will work with them when they are ready to work on a dog park with Pima County.

5. Action Items

A. Appointment and Approval of Committee Chairs (Bachelor)

MOTION: Director Bachelor moved, seconded the Board of Directors approve the appointment of 2022-23 Committee Chairpersons as nominated by the President.

Passed: unanimous

Appointed Chairs:

Audit Committee – Nancy Austin

Board Affairs Committee (BAC) – Donna Coon

Fiscal Affairs Committee (FAC) – Carol Crothers

Investments Committee – Bev Lawless

Nominations and Elections Committee (N&E) – Beth Dingman

Planning and Evaluation Committee (P&E) – Bart Hillyer

B. Direct CEO to Continue with Improvements to the CPM (Somers)

MOTION: Director Bachelor moved, seconded to direct the CEO to continue with updating the CPM into the new outline, and to develop additional recommended improvements to forward to the Board Affairs Committee for discussion and consideration.

Passed: unanimous

C. Direct CEO to Issue an RFP for Legal Services (Bachelor)

MOTION: Director Carden moved, seconded to direct the CEO to issue an RFP for general legal services.

Passed: 11 yes / 1 no (Gilbert)

6. Member Comments – Member comments were received at the meeting.

7. Adjournment

MOTION: Director Hillyer moved, seconded to adjourn the meeting at 2:41pm MST.

Passed: unanimous



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, April 20, 2022, Following Special Meeting

WC Auditorium / Zoom

*Code of Conduct

Directors Present: Directors: Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

Staff Present: David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (Communications Manager), Kris Zubicki (Recreation Services Director)

Visitors: 11

AGENDA TOPIC

Called to order at 2:55pm

1. Roles and Responsibilities and How to Move Forward (Somers)

The Board of Directors received the beginning orientation with an onsite overview of the departments at GVR. Continued orientation is being considered for parliamentary procedures, policy governance, and roles and responsibilities of nonprofit boards and board members.

Moving forward as a Board it would be valuable to have an objective outside consultant provide team building with the Board, Leadership Staff and the CEO. The firm, with this expertise, recommended to the CEO is Do Good. Better. from Tucson. They provide a Board Service Orientation Zoom seminar that covers the items important to GVR: roles and responsibilities; difference between management, governance, and support; building the partnership between the Board, CEO and Staff; what great board members do; information new board members should receive; and protecting your board against liability. The Board can attend both or one of the seminars: Do Better. Good. Seminar and/or Brown Dog training on policy governance.

Board response highlights:

- Would like to have a full staff survey regarding working at GVR and working for the CEO to have a base-line understanding.
- Have an understanding of the passions of all the Directors before seeking out an outside consultant.

- Reluctance to spend money on a consultant. Others feel it is important to spend money on a consultant for these issues.
- A professional board would be a good move for GVR.
- Need to start now in working together as a Board and to move forward with the suggestions from CEO Somers.
- Would like the Board to not use minority or majority language.

CEO Somers appreciates the input and feedback from the Board. A discussion on having a professional board would be insightful. The members have asked for improved communication from GVR and less Board consternation. A consultant would be able to reach all of the Board Directors in helping to understand the role of the Board and the CEO for a higher functioning organization which the membership wants now and into the future. This would be a fundamental culture change for GVR.

2. Adjournment: The meeting adjourned at 3:56pm MST.

DRAFT



Green Valley Recreation, Inc.
Statement of Financial Position

As of Date: March 31, 2022 and Dec 31, 2021

	March 31, 2022		Dec 31, 2021
	Total		Total
ASSETS			
Current Assets			
Cash/Cash Equivalents	595,275		3,759,784
Accounts Receivable	509,186		237,269
Prepaid Expenses	112,259		226,382
Maintenance Inventory	23,044		-
Designated Investments (Charles S./SBH)			
Emergency - Fund	1,085,658 (1)	1,170,653 (18)	
MRR - Fund	8,593,776 (2)	8,025,718 (19)	
Initiatives - Fund	2,243,711 (3)	2,166,737 (20)	
Pools & Spas - Fund	1,169,092 (4)	1,083,705 (21)	
Total Designated Investments (CS/SBH)	13,092,238 (5)	12,446,813 (22)	
Undesignated Invest. (JP Morgan Long Term)	1,553,744 (6)	-	(23)
Undesignated Invest. (JP Morgan)	3,931,167 (7)	2,809,726 (24)	
Investments	18,577,149 (8)		15,256,539 (25)
Total Current Assets	19,816,914		19,479,973
Fixed Assets			
Contributed Fixed Assets	18,017,085		18,017,085
Purchased fixed Assets	25,630,911		25,169,228
Sub-Total	43,647,996		43,186,312
Less - Accumulated Depreciation	(25,605,300)		(25,196,228)
Net Fixed Assets	18,042,696 (9)		17,990,084 (26)
Total Assets	37,859,610		37,470,057
LIABILITIES			
Current Liabilities			
Accounts Payable	413,970		352,741
Deferred Dues Fees & Programs	5,265,508		4,673,666
Accrued Payroll	64,580		169,633
Compensation Liability	-		30,471
Notes Payable	99,000		99,000
MCF Refund Liability	287,232		293,328
Total Current Liabilities	6,130,289		5,618,839
TOTAL NET ASSETS	31,729,320 (10)		31,851,218 (27)
NET ASSETS			
Temporarily Designated:			
Board Designated:			
Emergency	1,085,658 (11)	1,170,653 (28)	
Maint - Repair - Replacement	8,593,776 (12)	8,025,718 (29)	
Initiatives	2,243,711 (13)	2,166,737 (30)	
Pools & Spas	1,169,092 (14)	1,083,705 (31)	
Sub-Total	13,092,238 (15)	12,446,813	
Unrestricted Net Assets	18,758,980		19,404,405
Net change Year-to-Date	(121,898) (16)		-
Unrestricted Net Assets	18,637,082 (17)		19,404,405
TOTAL NET ASSETS	31,729,320		31,851,218



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 3 month period ending **March 31, 2022**

FY Budget Period: Jan 1, 2022 - Dec 31, 2022

	PRIOR YEAR COMPARISON				%	BUDGET COMPARISON				%	Fiscal Year Budget	Remaining FY Budget
	2021 YTD Actual	2022 YTD Actual	Year to Year Variance			YTD Actual	YTD Budget	YTD Variance				
Revenue												
Member Dues	1,736,779	1,745,784	9,005	1%	1,745,784	1,736,695	9,089	0.5%	6,946,780	5,200,996		
LC, Trans., Crd Fees.	174,624	280,826	106,202	61%	280,826	176,966	103,861	59%	725,215	444,389		
Capital Revenue	751,632	957,649	206,017	27%	957,649	795,260	162,389	20%	3,094,570	2,136,921		
Programs	2,134	58,948	56,814	2,662%	58,948	120,776	(61,828)	(51%)	203,246	144,298		
Instructional	55,758	138,848	83,090	149%	138,848	186,142	(47,294)	(25%)	340,329	201,481		
Recreational Revenue	57,892	197,796	139,904	242%	197,796	306,918	(109,122)	(36%)	543,575	345,779		
Investment Income	69,791	97,129	27,338	39%	97,129	69,853	27,276	39%	279,432	182,304		
Advertising Income	19,278	-	(19,278)	(100%)	-	-	-	0%	-	-		
Cell Tower Lease Inc.	10,342	8,240	(2,102)	(20%)	8,240	9,875	(1,635)	(17%)	41,368	33,128		
Comm. Revenue	29,620	8,240	(21,380)	(72%)	8,240	9,875	(1,635)	(17%)	41,368	33,128		
Other Income	16,221	50,454	34,233	211%	50,454	16,707	33,747	202%	55,573	5,119		
Facility Rent	-	4,395	4,395	0%	4,395	1,990	2,405	121%	6,000	1,605		
Marketing Events	-	-	-	0%	-	-	-	0%	-	-		
In-Kind Contributions	-	1,000	1,000	0%	1,000	-	1,000	0%	-	(1,000)		
Contributed Income	-	-	-	0%	-	-	-	0%	-	-		
Other Revenue	16,221	55,849	39,628	244%	55,849	18,696	37,153	199%	61,573	5,724		
Total Revenue	2,836,559	3,343,272	506,713	18%	3,343,272	3,114,263	229,010	7.4%	11,692,513	8,349,241		
Expenses												
Major Proj.-Rep. & Maint.	95,161	51,295	43,866	46%	51,295	144,185	92,890	64%	542,035	490,740		
Facility Maintenance	36,876	43,678	(6,802)	(18%)	43,678	35,724	(7,954)	(22%)	170,994	127,316		
Fees & Assessments	10,280	4,426	5,854	57%	4,426	13,067	8,642	66%	38,134	33,708		
Utilities	187,754	276,666	(88,912)	(47%)	276,666	249,477	(27,188)	(11%)	871,224	594,559		
Depreciation	417,253	409,072	8,181	2%	409,072	438,991	29,919	7%	1,706,610	1,297,538		
Furniture & Equipment	39,660	75,426	(35,766)	(90%)	75,426	63,706	(11,720)	(18%)	248,684	173,259		
Vehicles	16,945	17,095	(150)	(1%)	17,095	18,920	1,825	10%	76,620	59,525		
Facilities & Equipment	803,929	877,657	(73,728)	(9%)	877,657	964,070	86,413	9%	3,654,301	2,776,644		
Wages	1,000,504	944,412	56,092	6%	944,412	1,035,090	90,678	9%	4,210,760	3,266,349		
Payroll Taxes	82,051	80,115	1,937	2%	80,115	85,728	5,613	7%	337,618	257,504		
Benefits	239,019	256,756	(17,737)	(7%)	256,756	258,290	1,533	1%	993,020	736,264		
Personnel	1,321,574	1,281,283	40,291	3%	1,281,283	1,379,107	97,824	7.1%	5,541,399	4,260,116		
Food & Catering	3,929	8,236	(4,308)	(110%)	8,236	15,057	6,821	45%	40,319	32,083		
Recreation Contracts	52,482	195,440	(142,958)	(272%)	195,440	167,036	(28,404)	(17%)	422,853	227,413		
Bank & Credit Card Fees	35,667	47,451	(11,784)	(33%)	47,451	52,607	5,156	10%	73,900	26,449		
Program	92,078	251,128	(159,050)	(173%)	251,128	234,700	(16,428)	(7%)	537,072	285,944		
Communications	26,407	27,008	(601)	(2%)	27,008	28,435	1,427	5%	114,045	87,037		
Printing	16,936	11,177	5,759	34%	11,177	25,095	13,918	55%	82,200	71,023		
Advertising	-	6,850	(6,850)	0%	6,850	10,875	4,025	37%	33,500	26,650		
Communications	43,343	45,035	(1,692)	(4%)	45,035	64,405	19,370	30%	229,745	184,710		
Supplies	51,917	61,367	(9,450)	(18%)	61,367	69,991	8,623	12%	289,808	228,441		
Postage	2,228	1,501	727	33%	1,501	8,434	6,933	82%	15,087	13,586		
Dues & Subscriptions	2,160	5,340	(3,180)	(147%)	5,340	4,806	(534)	(11%)	12,045	6,705		
Travel & Entertainment	-	155	(155)	0%	155	1,500	1,345	90%	11,320	11,165		
Other Operating Expense	16,387	3,835	12,552	77%	3,835	7,431	3,596	48%	152,944	149,109		
Operations	72,692	72,198	493	1%	72,198	92,161	19,963	22%	481,204	409,006		
Information Technology	5,878	4,872	1,006	17%	4,872	26,167	21,295	81%	123,798	118,926		
Professional Fees	65,604	54,468	11,136	17%	54,468	105,416	50,948	48%	304,200	249,732		
Commercial Insurance	78,415	82,392	(3,977)	(5%)	82,392	87,366	4,974	6%	329,075	246,683		
Taxes	9,826	-	9,826	100%	-	3,699	3,699	100%	18,566	18,566		
Conferences & Training	3,585	5,355	(1,770)	(49%)	5,355	5,899	545	9%	43,100	37,745		
Employee Recognition	(599)	47	(646)	108%	47	5,000	4,953	99%	20,000	19,953		
Provision for Bad Debt	49	-	49	100%	-	-	-	0%	-	-		
Corporate Expenses	162,758	147,133	15,625	10%	147,133	233,548	86,415	37.0%	838,739	691,606		
Expenses	2,496,374	2,674,433	(178,060)	(7%)	2,674,433	2,967,991	293,558	10%	11,282,460	8,608,027		
Gross surplus(Rev-Exp)	340,185	668,839	328,653	97%	668,839	146,272	522,567		410,053	(258,786)		
Net. Gain/Loss on Invest.	(66,985)	(790,736)	(723,751)		(790,736)	-	(790,736)		-	790,736		
Net from Operations	273,200	(121,898)	(395,098)	(145%)	(121,898)	146,272	(268,169)		410,053	531,951		



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
As of Date: **March 31, 2022** and Dec 31, 2021

	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	(121,898) ⁽¹⁶⁾	(121,898)	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers	-	(1,579,083)	-	-	1,132,047	176,564	270,472
Depreciation	-	409,072	(409,072)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(111,746)	461,684	-	(82,087)	132,594	(400,444)
Withdrawals	-	(64,177)	-	-	(25,878)	(133,101)	223,156
-	-	-	-	-	-	-	-
Allocations of Net Change components:							
Investment income	-	(63,827)	-	3,006	48,957	10,962	901
Investment Expenses	-	18,862	-	(1,527)	(14,078)	(3,257)	-
Net Gains (Losses) in Investments	-	692,863	-	(86,474)	(490,902)	(106,788)	(8,699)
Net Change to March 31, 2022	(121,898) ⁽¹⁶⁾	(819,934)	52,611	(84,995)	568,059	76,975	85,387
Net Assets at, Dec 31, 2021	31,851,218 ⁽²⁷⁾	1,414,321	17,990,084 ⁽²⁶⁾	1,170,653 ⁽²⁸⁾	8,025,718 ⁽²⁹⁾	2,166,737 ⁽³⁰⁾	1,083,705 ⁽³¹⁾
Net Assets as at, March 31, 2022	31,729,320 ⁽¹⁰⁾	594,387	18,042,696 ⁽⁹⁾	1,085,658 ⁽¹¹⁾	8,593,776 ⁽¹²⁾	2,243,711 ⁽¹³⁾	1,169,092 ⁽¹⁴⁾
		18,637,082 ⁽¹⁷⁾			13,092,238 ⁽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 Curent Month End

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Balance Dec 31, 2021 (at Market)	15,256,539 ⁽²⁵⁾	2,809,726 ⁽²⁴⁾	1,170,653 ⁽¹⁸⁾	8,025,718 ⁽¹⁹⁾	2,166,737 ⁽²⁰⁾	1,083,705 ⁽²¹⁾
Changes since Jan 1, 2021:						
Principal additions	5,179,083	3,600,000	-	1,132,047	176,564	270,472
Investment income	76,887	13,059	3,006	48,957	10,962	901
Withdrawals	(1,125,760)	(840,000)	-	(107,966)	(507)	(177,288)
Investment Expenses	(18,862)	-	(1,527)	(14,078)	(3,257)	-
Net Change for 3 Months	4,111,347	2,773,059	1,479	1,058,960	183,763	94,085
Balance before Market Change at March 31, 2022	19,367,886	5,582,785	1,172,133	9,084,678	2,350,500	1,177,791
3 Months Net Change in Investments Gain/(Loss)	(790,736)	(97,874)	(86,474)	(490,902)	(106,788)	(8,699)
Balance at March 31, 2022 (at Market)	\$ 18,577,149 ⁽⁸⁾	5,484,911 ⁽⁶⁾ ⁽⁷⁾	1,085,658.24 ⁽¹⁾	8,593,776 ⁽²⁾	2,243,711 ⁽³⁾	1,169,092 ⁽⁴⁾

13,092,238 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

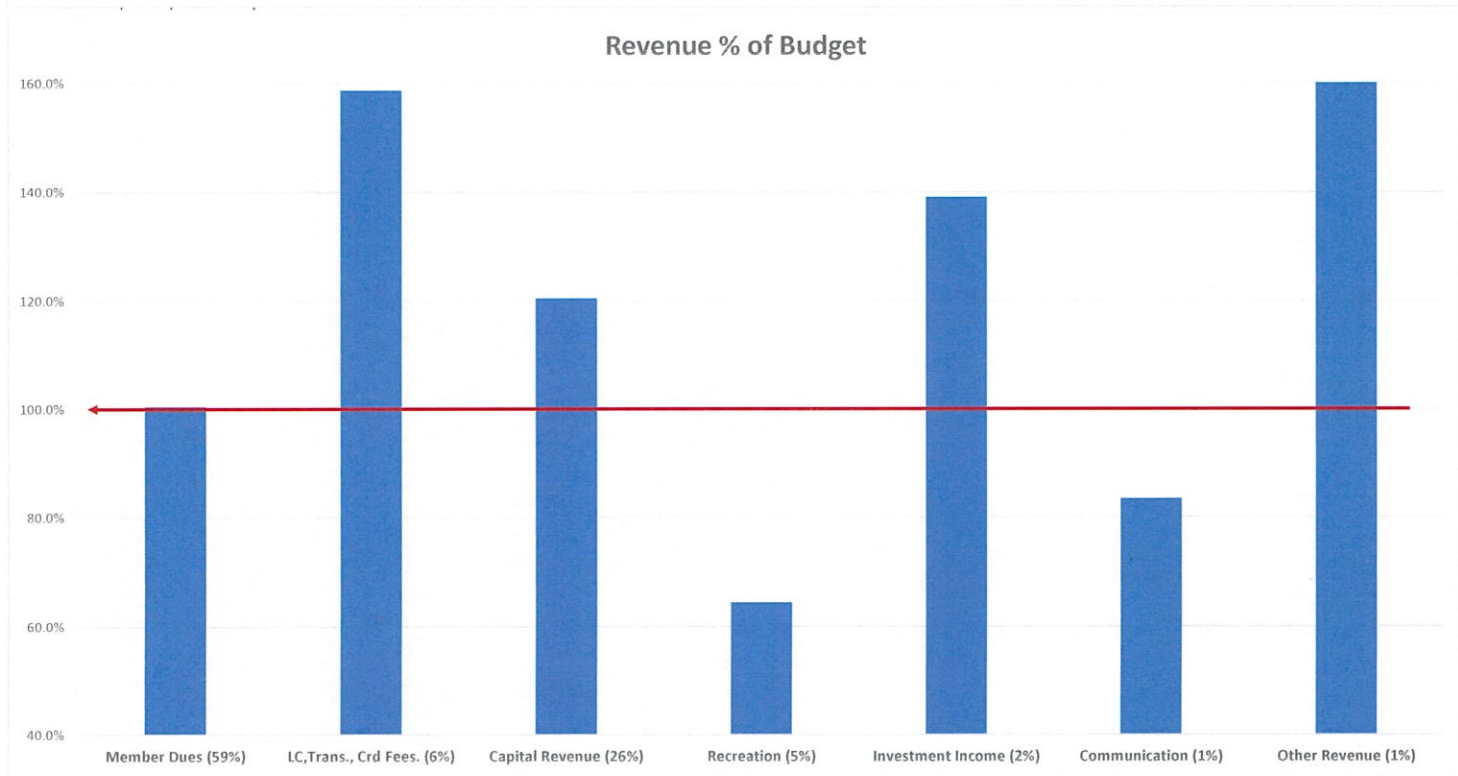
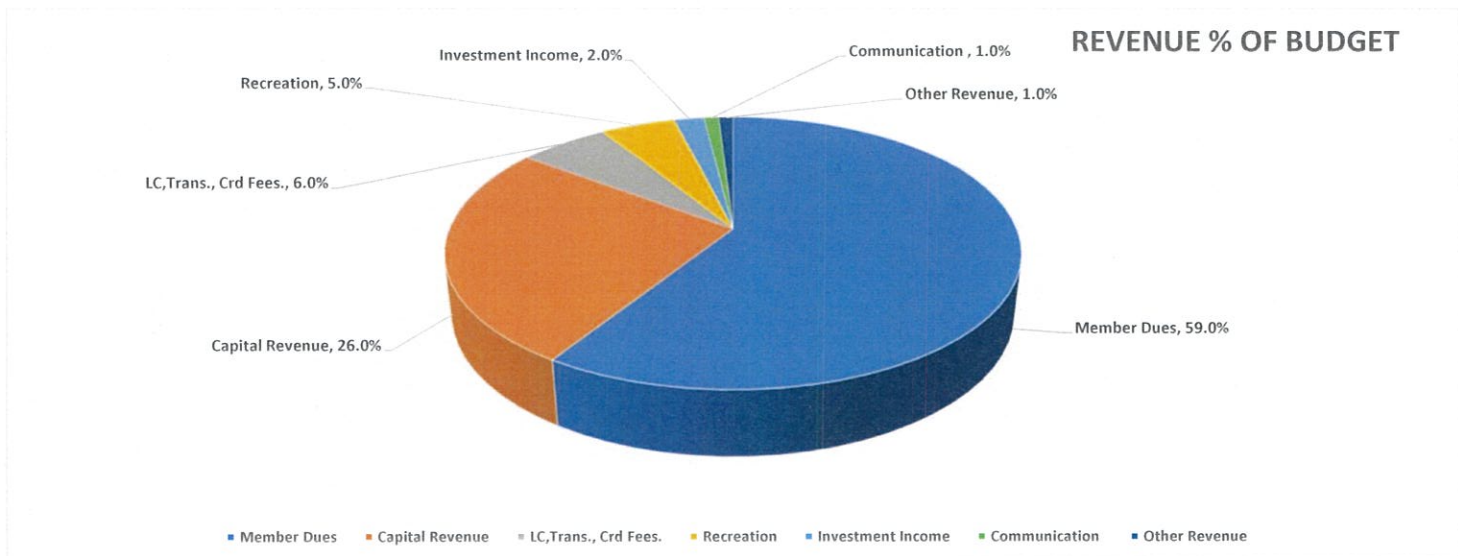
Green Valley Recreation, Inc
Summary of Revenue & Expenditures - Budget to Actual
For Fiscal Year Ending Dec 31, 2022

Quarterly Board Report January - March 2022

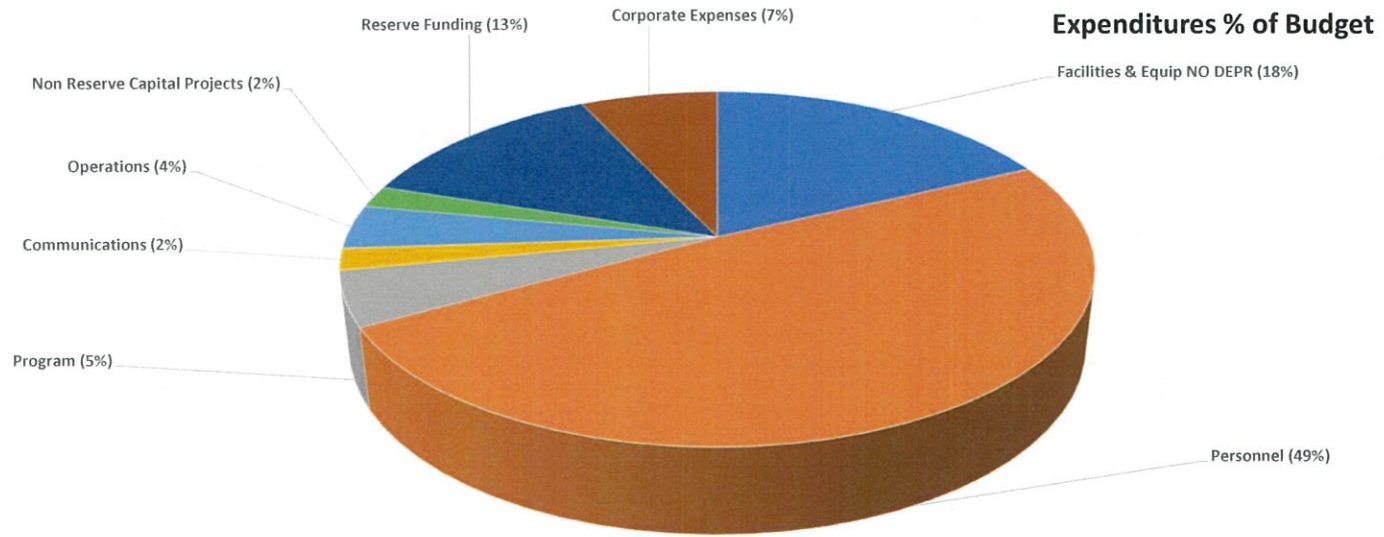
	2022 Annual Budget	January - March 2022			Prior Year		
		YTD Budget	Actual YTD	1Q % of Variance	FY 2021 1Q YTD	Var. from Prior Year %	\$
Revenue:							
Member Dues	\$ 6,946,780	\$ 1,736,695	\$ 1,745,784	0.5%	\$ 1,736,779	0.5%	\$ 9,005
LC, Trans., Crd Fees.	725,215	176,966	280,826	58.7%	174,624	60.8%	106,202
Capital Revenue	3,094,570	795,260	957,649	20.4%	751,632	27.4%	206,017
Recreation	543,575	306,918	197,796	(35.6%)	57,892	241.7%	139,904
Investment Income	279,432	69,853	97,129	39.0%	69,791	39.2%	27,338
Communication	41,368	9,875	8,240	(16.6%)	29,620	(72.2%)	(21,380)
Other Revenue	61,573	18,696	55,849	198.7%	16,221	244.3%	39,628
Total Revenue	11,692,513	3,114,263	3,343,272	7.4%	\$ 2,836,559	17.9%	\$ 506,713
Expenditures:							
Facilities & Equipment NO DEPRECIATION	\$ 1,947,691	\$ 525,079	\$ 468,585	9.0%	\$ 386,676	(21.2%)	\$ (81,909)
Personnel	5,541,399	1,379,107	1,281,283	7.1%	1,321,574	3.0%	\$ 40,291
Program	537,072	234,700	251,128	(7.0%)	92,078	(172.7%)	\$ (159,050)
Communications	229,745	64,405	45,035	30.1%	43,343	(3.9%)	\$ (1,692)
Operations	481,204	92,161	72,198	21.7%	72,692	0.7%	\$ 493
Corporate Expenses	838,739	233,548	147,133	37.0%	162,758	9.6%	\$ 15,625
Total Expenditures	9,575,850	2,529,000	2,265,361	9.9%	2,079,121	(9.0%)	\$ (186,241)
Excess Revenues Over Exp.	\$ 2,116,663	\$ 585,262	\$ 1,077,911		\$ 757,438		\$ 320,472
Transfers and Adjustments:							
Non Reserve Capital Projects	(218,000)	(54,500)	(144,485)				
Remove Income From Reserves	(243,051)	(60,763)	(63,827)				
Reserve Funding Initiatives	(611,752)	(152,938)	(192,983)				
Reserve Funding MRR & MRR-B	(1,402,520)	(1,402,520)	(1,402,519)				
MRR Expenses paid by Reserve	269,920	67,480	1,224				
Deduct Reserve Investment Exp.	88,740	22,185	18,862				
Modified Accrual Basis Surplus	(0)	(995,793)	(705,818)				

This report is not a GAAP compliant statement. Non cash adjustments such as Depreciation of Fixed Assets have been removed to establish a Modified Accrual report. The purpose of this report is to give a high level summary of GVRs performance for comparison to the Zero Surplus Budget goal for the fiscal year.

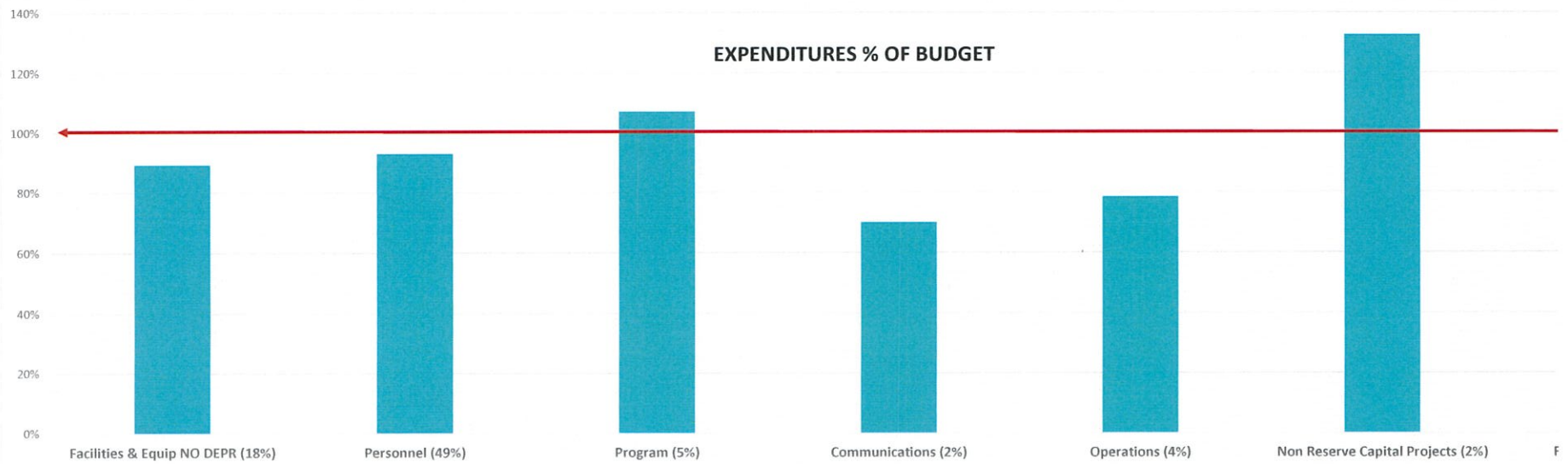
5-A



Green Valley Recreation Quarterly Board Report January - March 2022



■ Facilities & Equip NO DEPR (18%) ■ Personnel (49%) ■ Program (5%) ■ Communications (2%) ■ Operations (4%) ■ Non Reserve Capital Projects (2%) ■ Reserve Funding (13%) ■ Corporate Expenses (7%)



5-C



Green Valley Recreation, Inc
Statement of Financial Position
March 31, 2022

	Current March 31, 2022	Prior Year March 31, 2021	Increase (Decrease)	
Assets				
Total Operating Cash	6,080,186	7,353,470	(1,273,284)	(17%)
Accounts Receivable (net)	509,186	739,260	(230,073)	(31%)
Designated Investments	13,092,238	11,048,726	2,043,512	18%
Prepaid Expenses & Inventory	135,303	179,099	(43,796)	(24%)
Total Current Assets	19,816,914	19,320,555	496,359	3%
Fixed Assets				
Net Fixed Assets	18,042,696	17,617,859	424,837	2%
Total Assets	37,859,610	36,938,414	921,196	2%
Liabilities				
Accounts Payables	413,970	510,859	(96,890)	(19%)
Deffered Dues & Fees	5,716,320	5,224,535	491,785	9%
Compensation Liability	-	129,471	(129,471)	(100%)
Total Liabilities	6,130,289	5,864,865	265,424	5%
Total Net Assets	31,729,320	31,073,549	655,772	2%
Net Assets				
Board Designated Net Assets	13,092,238	11,048,726	2,043,512	18%
Unrestricted Net Assetes	18,758,980	19,751,623	(992,643)	(5%)
Net Change Year-To-Date	(121,898)	273,200	(395,098)	(145%)
Total Net Assets	31,729,320	31,073,549	655,772	2%

5-D

BOD Quarterly Report

Green Valley Recreation, Inc.
Investments Performance
Quarterly Board Report January - March 2022

RETURN ON INVESTMENT

Fund	March 31, 2022	December 31, 2021	Year To Date		One Year (12 months)	
			Actual	Benchmark *	Actual	Benchmark *
Maintenance Repair & Replacement (SBH)	\$ 8,593,776	\$ 8,025,718	-5.2%	-4.5%	5.2%	5.0%
MRR - Part B Pools and Spas (SBH)	\$ 1,169,092	\$ 1,083,705	-0.1%	-0.1%	0.0%	0.0%
Initiatives (SBH)	\$ 2,243,711	\$ 2,166,737	-4.2%	-4.2%	-1.8%	-2.6%
Emergency (SBH)	<u>\$ 1,085,658</u>	<u>\$ 1,170,653</u>	-7.3%	-5.1%	6.5%	5.3%
Total Designated Reserves	<u><u>\$ 13,092,238</u></u>	<u><u>\$ 12,446,813</u></u>				
Operating Investment Fund Part A Short Term - JP Morgan	\$ 3,931,167	\$ 2,809,726	0.4%	0.4%	0.7%	0.5%
Operating Investment Fund Part B Long Term - JP Morgan	\$ 1,553,744	\$ -	0.1%	0.1%		
Total Invested Operating Cash	<u><u>\$ 5,484,911</u></u>	<u><u>\$ 2,809,726</u></u>				

* Benchmarks = standards established by the Investments Committee in the Investment Policy Statement to compare the performance of a GVR Fund to a blend of Investment Indexes that match the risk tolerance and investment horizon of each fund. These benchmarks can be found in Subsection 3. GVR Investment Policy Statement in the Appendix of the CPM.



GREEN VALLEY RECREATION, INC.

Green Valley Recreation, Inc. Statement of Financial Position

As of Date: **December 31, 2021** and Dec 31, 2020

	December 31, 2021	Dec 31, 2020
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	3,759,784	4,558,345
Accounts Receivable	237,269	244,976
Prepaid Expenses	226,382	267,187
Designated Investments (Charles S./SBH)		
Emergency - Fund	1,170,653 (1)	993,416 (17)
MRR - Fund	8,025,718 (2)	7,874,717 (18)
Initiatives - Fund	2,166,737 (3)	1,114,873 (19)
Pools & Spas - Fund	1,083,705 (4)	- (20)
Total Designated Investments (CS/SBH)	12,446,813 (5)	9,983,006 (21)
Undesignated Invest. (JP Morgan)	2,809,726 (6)	2,309,471 (22)
Investments	15,256,539 (7)	12,292,477 (23)
Total Current Assets	19,479,973	17,362,985
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	25,169,228	23,455,093
Sub-Total	43,186,312	41,472,178
Less - Accumulated Depreciation	(25,196,228)	(23,587,197)
Net Fixed Assets	17,990,084 (8)	17,884,981 (24)
Total Assets	37,470,057	35,247,966
LIABILITIES		
Current Liabilities		
Accounts Payable	352,741	636,954
Deferred Dues Fees & Programs	4,673,666	3,729,025
Accrued Payroll	169,633	144,774
Compensation Liability	30,471	188,920
Notes Payable	99,000	-
MCF Refund Liability	293,328	-
Total Current Liabilities	5,618,839	4,699,673
TOTAL NET ASSETS	31,851,218 (9)	30,548,293 (25)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	1,170,653 (10)	993,416 (26)
Maint - Repair - Replacement	8,025,718 (11)	7,874,717 (27)
Initiatives	2,166,737 (12)	1,114,873 (28)
Pools	1,083,705 (13)	- (29)
Sub-Total	12,446,813 (14)	9,983,006
Unrestricted Net Assets	18,101,480	20,565,287
Net change Year-to-Date	1,302,925 (15)	-
Unrestricted Net Assets	19,404,405 (16)	20,565,287
TOTAL NET ASSETS	31,851,218	30,548,293



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 12 month period ending **December 31, 2021**

FY Budget Period: Jan 1, 2021 - Dec 31, 2021

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2020 YTD Actual	2021 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	6,748,910	6,943,727	194,817	3%	6,943,727	6,930,115	13,612	0.2%	6,930,115	(13,612)
LC, Trans., Crd Fees.	611,398	700,464	89,066	15%	700,464	789,835	(89,371)	(11%)	789,835	89,371
Capital Revenue	2,533,963	3,147,953	613,990	24%	3,147,953	2,518,147	629,806	25%	2,518,147	(629,806)
Programs	124,728	45,602	(79,126)	(63%)	45,602	260,953	(215,351)	(83%)	260,953	215,351
Instructional	253,846	167,084	(86,762)	(34%)	167,084	206,133	(39,049)	(19%)	206,133	39,049
Recreational Revenue	378,573	212,685	(165,888)	(44%)	212,685	467,086	(254,400)	(54%)	467,086	254,400
Investment Income	288,038	291,923	3,885	1%	291,923	286,746	5,177	2%	286,746	(5,177)
Advertising Income	122,893	22,565	(100,329)	(82%)	22,565	71,257	(48,693)	(68%)	71,257	48,693
Cell Tower Lease Inc.	41,059	41,594	535	1%	41,594	38,378	3,216	8%	38,378	(3,216)
Comm. Revenue	163,952	64,159	(99,794)	(61%)	64,159	109,635	(45,477)	(41%)	109,635	45,477
Other Income	49,147	74,256	25,109	51%	74,256	91,433	(17,177)	(19%)	91,433	17,177
Facility Rent	28,427	5,110	(23,317)	(82%)	5,110	16,000	(10,890)	(68%)	16,000	10,890
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	63,913	1,333	(62,580)	(98%)	1,333	-	1,333	0%	-	(1,333)
Contributed Income	-	30,382	30,382	0%	30,382	-	30,382	0%	-	(30,382)
Other Revenue	141,486	111,081	(30,405)	(21%)	111,081	107,433	3,649	3%	107,433	(3,649)
Total Revenue	10,866,321	11,471,993	605,671	6%	11,471,993	11,208,997	262,996	2.3%	11,208,997	(262,996)
Expenses										
Major Proj.-Rep. & Maint.	299,982	543,722	(243,740)	(81%)	543,722	598,359	54,637	9%	598,359	54,637
Facility Maintenance	371,289	217,211	154,078	41%	217,211	254,620	37,409	15%	254,620	37,409
Fees & Assessments	23,011	15,446	7,565	33%	15,446	42,919	27,473	64%	42,919	27,473
Utilities	719,908	824,967	(105,059)	(15%)	824,967	865,734	40,767	5%	865,734	40,767
Depreciation	1,668,559	1,662,021	6,538	0%	1,662,021	1,810,173	148,152	8%	1,810,173	148,152
Furniture & Equipment	190,685	235,563	(44,879)	(24%)	235,563	189,667	(45,897)	(24%)	189,667	(45,897)
Vehicles	66,385	83,844	(17,459)	(26%)	83,844	70,112	(13,732)	(20%)	70,112	(13,732)
Facilities & Equipment	3,339,819	3,582,774	(242,955)	(7%)	3,582,774	3,831,584	248,809	6%	3,831,584	248,809
Wages	3,928,846	4,078,614	(149,768)	(4%)	4,078,614	4,153,407	74,793	2%	4,153,407	74,793
Payroll Taxes	268,812	320,485	(51,673)	(19%)	320,485	325,212	4,727	1%	325,212	4,727
Benefits	862,636	957,957	(95,321)	(11%)	957,957	837,771	(120,185)	(14%)	837,771	(120,185)
Personnel	5,060,293	5,357,056	(296,762)	(6%)	5,357,056	5,316,390	(40,666)	(0.8%)	5,316,390	(40,666)
Food & Catering	24,689	19,890	4,799	19%	19,890	50,621	30,730	61%	50,621	30,730
Recreation Contracts	351,530	260,693	90,838	26%	260,693	391,912	131,220	33%	391,912	131,220
Bank & Credit Card Fees	73,900	46,497	27,403	37%	46,497	94,119	47,622	51%	94,119	47,622
Program	450,120	327,080	123,039	27%	327,080	536,652	209,572	39%	536,652	209,572
Communications	110,007	100,292	9,715	9%	100,292	107,185	6,893	6%	107,185	6,893
Printing	67,094	75,640	(8,546)	(13%)	75,640	105,170	29,530	28%	105,170	29,530
Advertising	630	2,500	(1,870)	(297%)	2,500	-	(2,500)	0%	-	(2,500)
Communications	177,731	178,432	(701)	(0%)	178,432	212,355	33,923	16%	212,355	33,923
Supplies	212,688	302,042	(89,353)	(42%)	302,042	264,531	(37,511)	(14%)	264,531	(37,511)
Postage	14,300	20,496	(6,195)	(43%)	20,496	18,258	(2,238)	(12%)	18,258	(2,238)
Dues & Subscriptions	9,886	10,061	(176)	(2%)	10,061	15,558	5,497	35%	15,558	5,497
Travel & Entertainment	7,746	1,470	6,276	81%	1,470	14,912	13,441	90%	14,912	13,441
Other Operating Expense	295,759	141,766	153,993	52%	141,766	263,646	121,880	46%	263,646	121,880
Operations	540,379	475,835	64,544	12%	475,835	576,904	101,069	18%	576,904	101,069
Information Technology	81,983	86,415	(4,432)	(5%)	86,415	86,509	94	0%	86,509	94
Professional Fees	250,780	258,311	(7,531)	(3%)	258,311	272,286	13,976	5%	272,286	13,976
Commercial Insurance	304,699	318,648	(13,949)	(5%)	318,648	287,000	(31,648)	(11%)	287,000	(31,648)
Taxes	11,870	35,463	(23,593)	(199%)	35,463	20,367	(15,096)	(74%)	20,367	(15,096)
Conferences & Training	30,028	11,575	18,453	61%	11,575	45,563	33,988	75%	45,563	33,988
Employee Recognition	13,882	2,321	11,561	83%	2,321	10,842	8,521	79%	10,842	8,521
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	693,242	712,733	(19,491)	(3%)	712,733	722,567	9,835	1.4%	722,567	9,835
Expenses	10,261,584	10,633,910	(372,327)	(4%)	10,633,910	11,196,452	562,542	5%	11,196,452	562,542
Gross surplus(Rev-Exp)	604,738	838,083	233,345	39%	838,083	12,544	825,538		12,544	(825,538)
Net. Gain/Loss on Invest.	632,921	464,843	(168,078)		464,843	-	464,843		-	(464,843)
Net from Operations	1,237,658	1,302,925	65,267	5%	1,302,925	12,544	1,290,381		12,544	(1,290,381)



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

As of Date: **December 31, 2021** and Dec 31, 2020

	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	1,302,925 (15)	1,302,925	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers	-	(4,600,783)	-	-	1,048,192	2,252,384	1,300,207
Depreciation	-	1,609,031	(1,609,031)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(132,719)	1,714,134	-	(995,563)	(367,701)	(218,152)
Withdrawals	-	1,233,726	-	-	(381,544)	(853,831)	1,650
Allocations of Net Change components:							
Investment income	-	(249,791)	-	16,748	193,879	39,164	-
Investment Expenses	-	70,732	-	(5,496)	(56,487)	(8,749)	-
Net Gains (Losses) in Investments	-	(499,106)	-	165,986	342,523	(9,403)	-
Repairs and replacements	-	-	-	-	-	-	-
Net Change to December 31, 2021	1,302,925 (15)	(1,265,985)	105,104	177,238	151,000	1,051,864	1,083,705
Net Assets at, Dec 31, 2020	30,548,293 (25)	2,680,306	17,884,981 (24)	993,416 (26)	7,874,717 (27)	1,114,873 (28)	- (29)
Net Assets as at, December 31, 2021	31,851,218 (9)	1,414,321	17,990,084 (8)	1,170,653 (10)	8,025,718 (11)	2,166,737 (12)	1,083,705 (13)
		19,404,405 (16)			12,446,813 (14)		

Footnotes refer to Statement of Financial Position and Statement of Activities

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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, 2020 (at Market)	12,292,477 (23)	2,309,471 (22)	993,416 (17)	7,874,717 (18)	1,114,873 (19)	- (20)
Changes since Jan 1, 2020:						
Principal additions	7,600,783	3,000,000	-	1,048,192	2,252,384	1,300,207
Investment income	284,309	34,517	16,748	193,879	39,164	-
Withdrawals	(5,315,141)	(2,500,000)	-	(1,377,108)	(1,221,532)	(216,502)
Investment Expenses	(70,732)	-	(5,496)	(56,487)	(8,749)	-
Net Change for 12 Months	2,499,219	534,517	11,252	(191,523)	1,061,267	1,083,705
Balance before Market Change at December 31, 2021	14,791,696	2,843,989	1,004,668	7,683,194	2,176,140	1,083,705
12 Months Net Change in Investments Gain/(Loss)	464,843	(34,263)	165,986	342,523	(9,403)	-
Balance at December 31, 2021 (at Market)	\$ 15,256,539 (7)	2,809,726 (6)	1,170,653.26 (1)	8,025,718 (2)	2,166,737 (3)	1,083,705 (4)

12,446,813 (14)

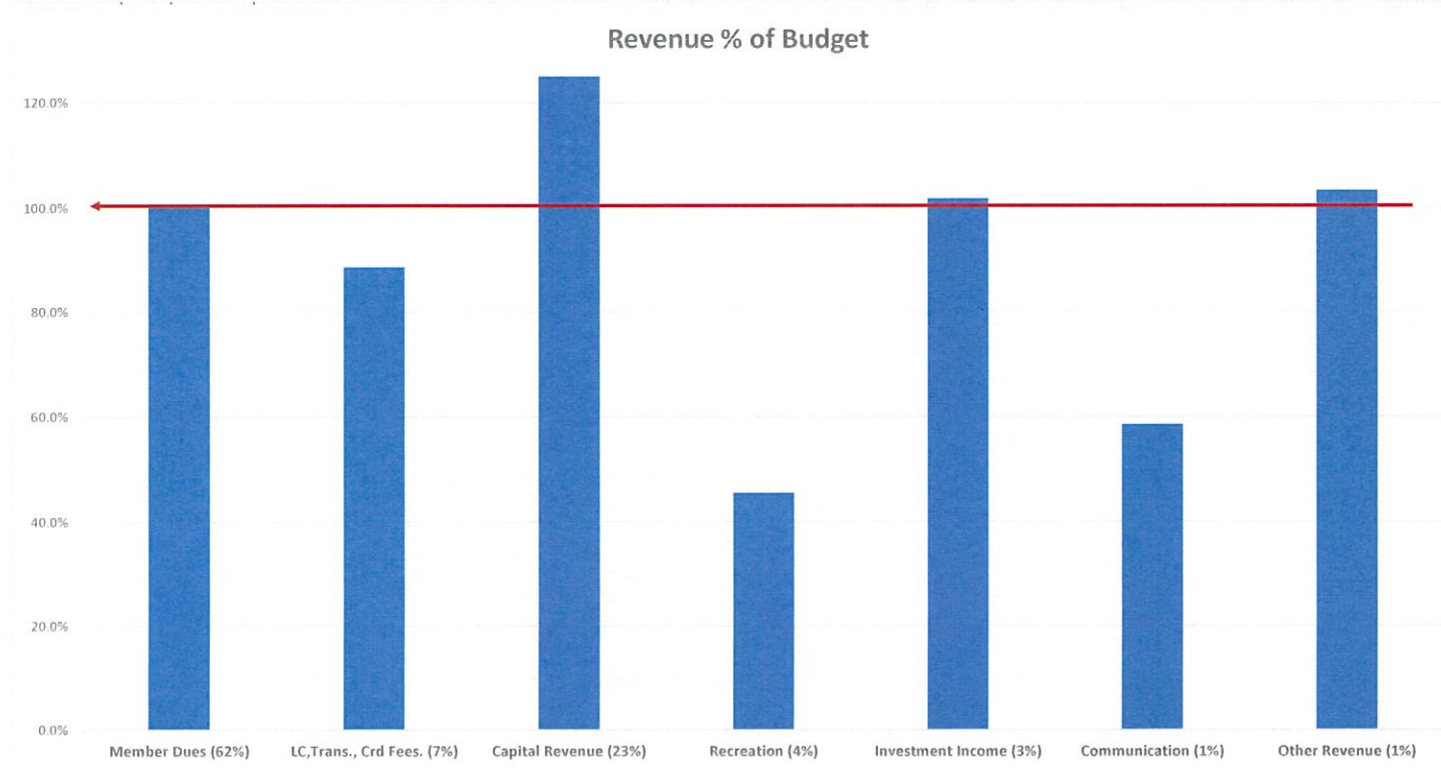
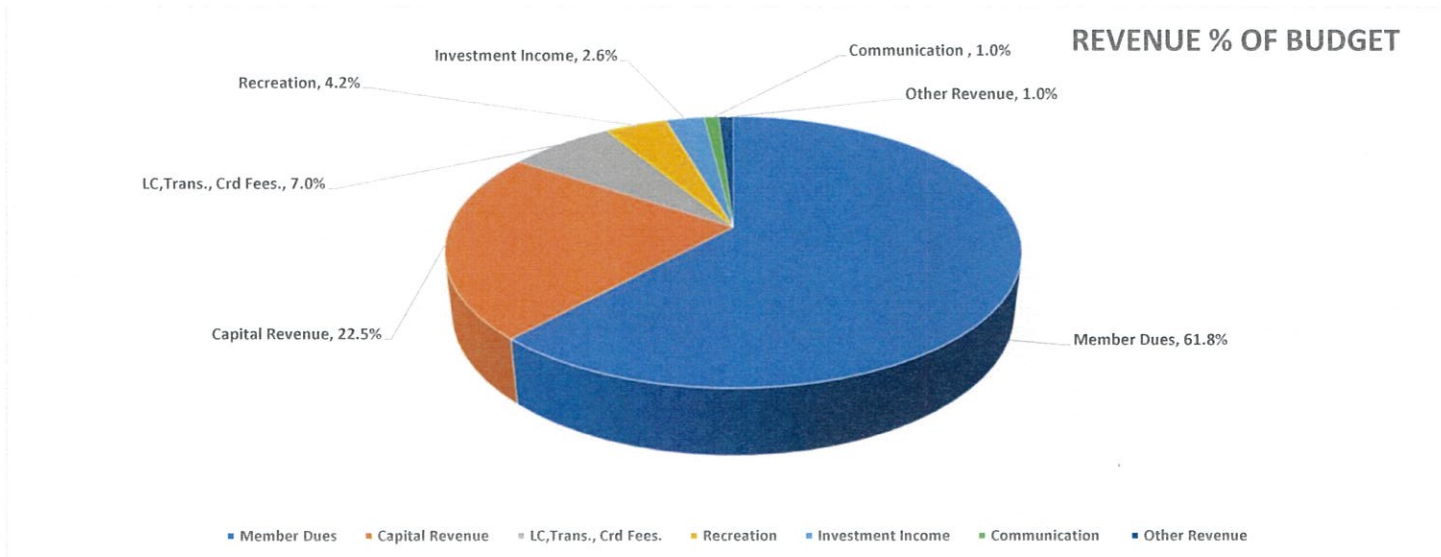
Footnotes refer to Statement of Financial Position and Statement of Activities

Green Valley Recreation, Inc
 Summary of Revenue & Expenditures - Budget to Actual
 For Fiscal Year Ending Dec 31, 2021

Cumulative Quarterly Board Report January - December 2021

	2021 Annual Budget	January - December 2021			Prior Year		
		YTD Budget	Actual 4Q YTD	% of Variance	FY 2020 4Q YTD	Var. from Prior Year %	\$
Revenue:							
Member Dues	\$ 6,930,115	\$ 6,930,115	\$ 6,943,727	0.2%	\$ 6,748,910	2.8%	\$ 194,817
LC,Trans., Crd Fees.	789,835	789,835	700,464	(11.3%)	611,398	14.6%	89,066
Capital Revenue	2,518,147	2,518,147	3,147,953	25.0%	2,533,963	24.2%	613,990
Recreation	467,086	467,086	212,685	(54.5%)	378,573	(43.8%)	(165,888)
Investment Income	286,746	286,746	291,923	1.8%	288,038	1.3%	3,885
Communication	109,635	109,635	64,159	(41.5%)	163,952	(60.9%)	(99,794)
Other Revenue	107,433	107,433	111,081	3.4%	141,486	(21.5%)	(30,405)
Total Revenue	11,208,997	11,208,997	11,471,993	2.3%	\$ 10,866,321	5.6%	\$ 605,671
Expenditures:							
Facilities & Equipment NO DEPRECIATION	\$ 2,021,411	\$ 2,021,411	\$ 1,920,753	6.5%	\$ 1,671,260	(14.9%)	\$ (249,494)
Personnel	5,316,390	5,316,390	5,357,056	(0.8%)	5,060,293	(5.9%)	\$ (296,762)
Program	536,652	536,652	327,080	39.1%	450,120	27.3%	\$ 123,039
Communications	212,355	212,355	178,432	16.0%	177,731	(0.4%)	\$ (701)
Operations	576,904	576,904	475,835	17.5%	540,379	11.9%	\$ 64,544
Corporate Expenses	722,567	722,567	712,733	1.4%	693,242	(2.8%)	\$ (19,491)
Total Expenditures	9,386,279	9,386,279	8,971,889	5.0%	8,593,024	(4.4%)	\$ (378,865)
Excess Revenues Over Exp.	\$ 1,822,717	\$ 1,822,717	\$ 2,500,104		\$ 2,273,297		\$ 226,806
Transfers and Adjustments:							
Non Reserve Capital Projects	(205,000)	(205,000)	(106,604)				
Remove Income From Reserves	(234,482)	(234,482)	(249,791)				
Reserve Funding Initiatives	(507,314)	(507,314)	(1,134,035)				
Reserve Funding MRR & MRR-B	(1,217,747)	(1,217,747)	(1,217,745)				
MRR Expenses paid by Reserve	259,034	259,034	200,935				
Deduct Grant Funding	-	-	(30,000)				
Deduct Reserve Investment Exp.	82,792	82,792	70,732				
Modified Accrual Basis Surplus	0	0	33,595				

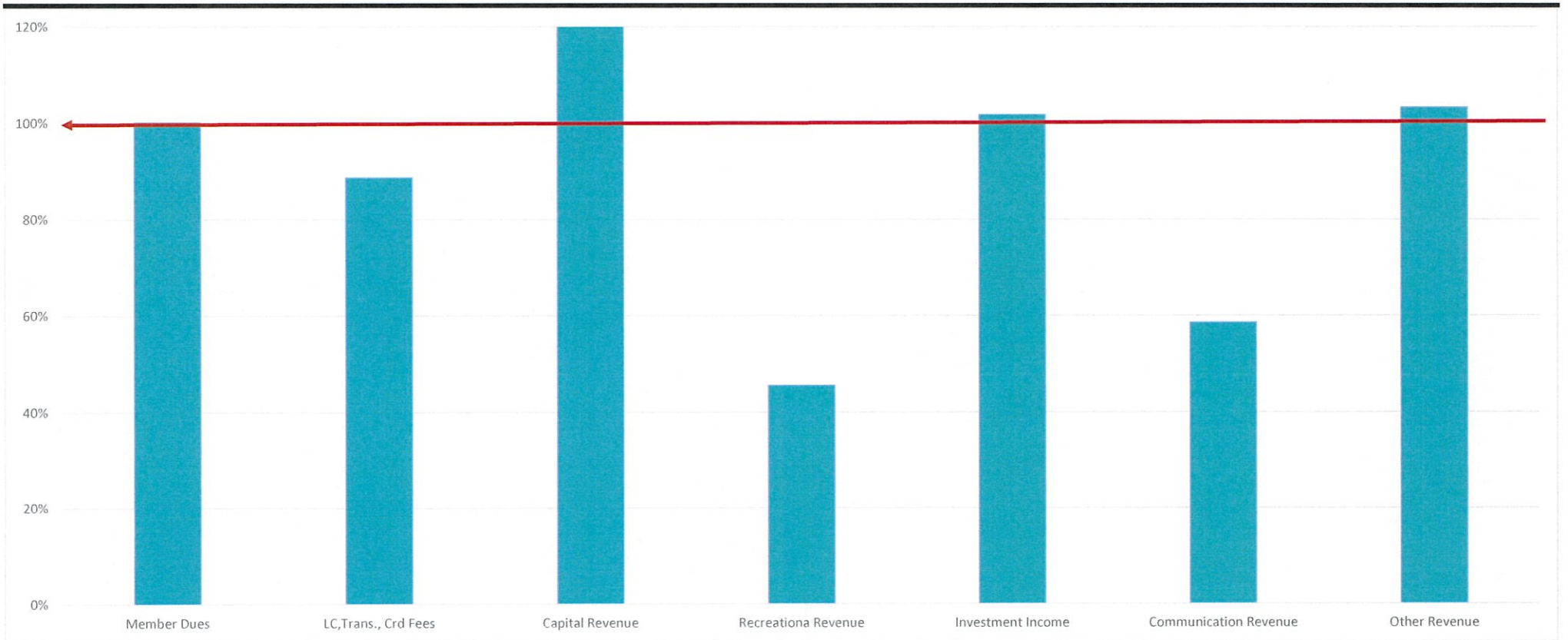
This report is not a GAAP compliant statement. Non cash adjustments such as Depreciation of Fixed Assets have been removed to establish a Modified Accrual report. The purpose of this report is to give a high level summary of GVRs performance for comparison to the Zero Surplus Budget goal for the fiscal year.



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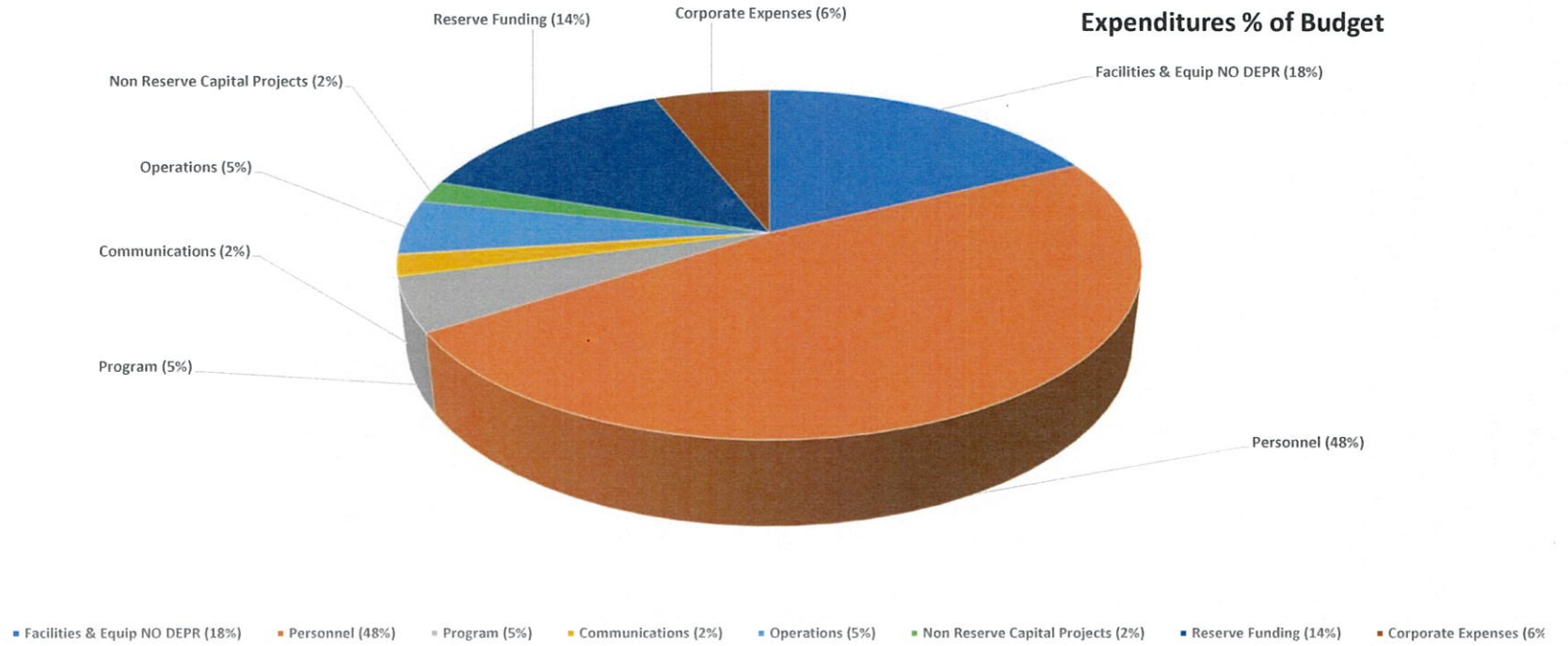
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Green Valley Recreation
YTD Period: 12 month period ending **December 31, 2021**
% of Budgeted Revenue Collected YTD

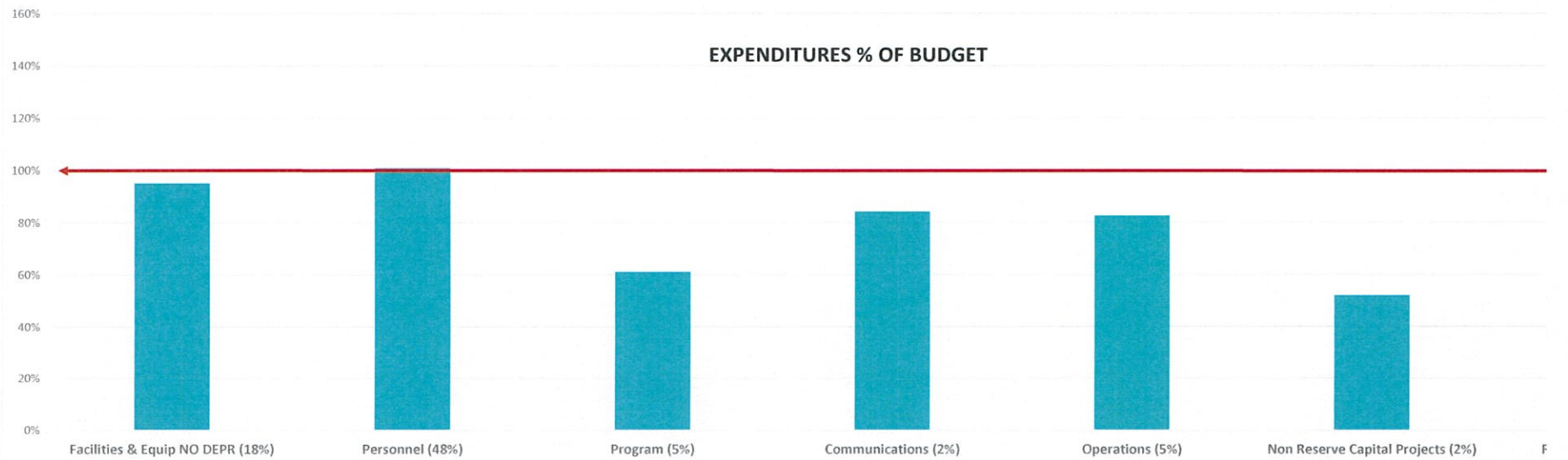


Green Valley Recreation

Expenditures % of Budget



EXPENDITURES % OF BUDGET



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Green Valley Recreation, Inc
Statement of Financial Position
December 31, 2021

	Current December 31, 2021	Prior Year December 31, 2020	Increase (Decrease)	
Assets				
Total Operating Cash	6,569,509	6,867,816	(298,307)	(4%)
Accounts Receivable	237,269	244,976	(7,707)	(3%)
Designated Investments	12,446,813	9,983,006	2,463,807	25%
Prepaid Expenses	226,382	267,187	(40,806)	(15%)
Total Current Assets	19,479,973	17,362,985	2,116,988	12%
Fixed Assets				
Net Fixed Assets	17,990,084	17,884,981	105,104	1%
Total Assets	37,470,057	35,247,966	2,222,091	6%
Liabilities				
Accounts Payables	352,741	636,954	(284,214)	(45%)
Deffered Dues & Fees	5,138,666	3,873,799	1,264,867	33%
Compensation Liability	30,471	188,920	(158,449)	(84%)
Total Liabilities	5,521,878	4,699,673	822,205	17%
Total Net Assets	31,948,179	30,548,293	1,399,887	5%
Net Assets				
Board Designated Net Assets	12,446,813	9,983,006	2,463,807	25%
Unrestricted Net Assets	18,101,480	20,565,287	(2,463,807)	(12%)
Net Change Year-To-Date	1,302,925	-	1,302,925	#DIV/0!
Total Net Assets	31,851,218	30,548,293	1,302,925	4%

**Green Valley Recreation, Inc.
Investments Performance**

31-Dec-21

RETURN ON INVESTMENT

Fund	January 1, 2021	December 31, 2021	Year To Date		One Year (12 months)	
			Actual	Benchmark *	Actual	Benchmark *
Maintenance Repair & Replacement (SBH)	\$ 7,874,717	\$ 8,025,718	5.7%	4.0%	5.7%	4.0%
MRR - Part B Pools and Spas (SBH)	\$ -	\$ 1,083,705				
Initiatives (SBH)	\$ 1,114,873	\$ 2,166,737	1.5%	0.6%	1.5%	0.6%
Emergency (SBH)	\$ 993,416	\$ 1,170,653	17.8%	14.9%	17.8%	14.9%
Total Designated Reserves	\$ 9,983,006	\$ 12,446,813				
Operating Investment Fund Part A Short Term - JP Morgan	\$ 2,309,471	\$ 2,809,726	0.8%	0.6%	0.8%	0.6%
Operating Investment Fund Part B Short Term - JP Morgan	\$ -	\$ -				
Total Invested Operating Cash	\$ 2,309,471	\$ 2,809,726				

* Benchmarks = standards established by the Investments Committee in the Investment Policy Statement to compare the performance of a GVR Fund to a blend of Investment Indexes that match the risk tolerance and investment horizon of each fund. These benchmarks can be found in Subsection 3. GVR Investment Policy Statement in the Appendix of the CPM.

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Green Valley Recreation, Inc. Statement of Financial Position

As of Date: **January 31, 2022** and Dec 31, 2021

	January 31, 2022	Dec 31, 2021
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	1,038,117	3,762,552
Accounts Receivable	850,858	235,694
Prepaid Expenses	181,464	226,382
Designated Investments (Charles S./SBH)		
Emergency - Fund	1,091,650 ⁽¹⁾	1,170,653 ⁽¹⁸⁾
MRR - Fund	8,791,952 ⁽²⁾	8,025,718 ⁽¹⁹⁾
Initiatives - Fund	2,176,744 ⁽³⁾	2,166,737 ⁽²⁰⁾
Pools & Spas - Fund	1,257,172 ⁽⁴⁾	1,083,705 ⁽²¹⁾
Total Designated Investments (CS/SBH)	13,317,517 ⁽⁵⁾	12,446,813 ⁽²²⁾
Undesignated Invest. (JP Morgan Long Term)	1,553,476 ⁽⁶⁾	- ⁽²³⁾
Undesignated Invest. (JP Morgan)	3,958,156 ⁽⁷⁾	2,809,726 ⁽²⁴⁾
Investments	18,829,149 ⁽⁸⁾	15,256,539 ⁽²⁵⁾
Total Current Assets	20,899,588	19,481,166
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	25,405,975	25,196,969
Sub-Total	43,423,059	43,214,054
Less - Accumulated Depreciation	(25,332,070)	(25,196,228)
Net Fixed Assets	18,090,989 ⁽⁹⁾	18,017,826 ⁽²⁶⁾
Total Assets	38,990,577	37,498,992
LIABILITIES		
Current Liabilities		
Accounts Payable	255,052	329,801
Deferred Dues Fees & Programs	6,495,201	4,673,852
Accrued Payroll	182,377	169,633
Compensation Liability	18,283	30,471
Notes Payable	99,000	99,000
MCF Refund Liability	309,760	293,328
Total Current Liabilities	7,359,673	5,596,085
TOTAL NET ASSETS	31,630,904 ⁽¹⁰⁾	31,902,908 ⁽²⁷⁾
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	1,091,650 ⁽¹¹⁾	1,170,653 ⁽²⁸⁾
Maint - Repair - Replacement	8,791,952 ⁽¹²⁾	8,025,718 ⁽²⁹⁾
Initiatives	2,176,744 ⁽¹³⁾	2,166,737 ⁽³⁰⁾
Pools	1,257,172 ⁽¹⁴⁾	1,083,705 ⁽³¹⁾
Sub-Total	13,317,517 ⁽¹⁵⁾	12,446,813
Unrestricted Net Assets	18,585,390	19,456,095
Net change Year-to-Date	(272,004) ⁽¹⁶⁾	-
Unrestricted Net Assets	18,313,387 ⁽¹⁷⁾	19,456,095
TOTAL NET ASSETS	31,630,904	31,902,908



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 1 month period ending **January 31, 2022**

FY Budget Period: Jan 1, 2022 - Dec 31, 2022

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2021 YTD Actual	2022 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	579,170	583,243	4,073	1%	583,243	578,898	4,345	0.8%	6,946,780	6,363,536
LC, Trans., Crd Fees.	52,778	111,819	59,040	112%	111,819	55,986	55,833	100%	725,215	613,396
Capital Revenue	204,081	275,929	71,848	35%	275,929	215,401	60,528	28%	3,094,570	2,818,641
Programs	1,518	26,005	24,487	1,613%	26,005	34,892	(8,888)	(25%)	203,246	177,241
Instructional	20,588	53,066	32,478	158%	53,066	75,495	(22,429)	(30%)	340,329	287,263
Recreational Revenue	22,106	79,070	56,964	258%	79,070	110,387	(31,317)	(28%)	543,575	464,504
Investment Income	18,728	24,677	5,949	32%	24,677	18,678	5,999	32%	279,432	254,756
Advertising Income	10,598	-	(10,598)	(100%)	-	-	-	0%	-	-
Cell Tower Lease Inc.	3,447	1,193	(2,254)	(65%)	1,193	3,292	(2,099)	(64%)	41,368	40,175
Comm. Revenue	14,045	1,193	(12,852)	(92%)	1,193	3,292	(2,099)	(64%)	41,368	40,175
Other Income	8,787	20,003	11,216	128%	20,003	14,682	5,321	36%	55,573	35,570
Facility Rent	-	1,667	1,667	0%	1,667	442	1,225	277%	6,000	4,333
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	-	-	-	0%	-	-	-	0%	-	-
Contributed Income	-	-	-	0%	-	-	-	0%	-	-
Other Revenue	8,787	21,670	12,883	147%	21,670	15,124	6,545	43%	61,573	39,903
Total Revenue	899,696	1,097,601	197,905	22%	1,097,601	997,766	99,836	10.0%	11,692,513	10,594,912
Expenses										
Major Proj.-Rep. & Maint.	14,482	14,653	(171)	(1%)	14,653	14,791	138	1%	542,035	527,382
Facility Maintenance	14,604	13,355	1,249	9%	13,355	11,708	(1,648)	(14%)	170,994	157,639
Fees & Assessments	3,410	3,975	(565)	(17%)	3,975	4,997	1,022	20%	38,134	34,159
Utilities	36,868	94,663	(57,795)	(157%)	94,663	83,661	(11,002)	(13%)	871,224	776,561
Depreciation	139,383	135,842	3,540	3%	135,842	146,648	10,806	7%	1,706,610	1,570,767
Furniture & Equipment	11,430	11,157	272	2%	11,157	26,306	15,149	58%	248,684	237,527
Vehicles	6,401	2,107	4,294	67%	2,107	7,289	5,182	71%	76,620	74,513
Facilities & Equipment	226,577	275,753	(49,176)	(22%)	275,753	295,399	19,646	7%	3,654,301	3,378,548
Wages	332,250	306,682	25,567	8%	306,682	338,380	31,697	9%	4,210,760	3,904,078
Payroll Taxes	28,902	29,201	(299)	(1%)	29,201	28,508	(693)	(2%)	337,618	308,418
Benefits	88,151	99,046	(10,895)	(12%)	99,046	99,102	56	0%	993,020	893,974
Personnel	449,303	434,930	14,373	3%	434,930	465,990	31,060	6.7%	5,541,399	5,106,470
Food & Catering	473	2,214	(1,741)	(368%)	2,214	3,079	865	28%	40,319	38,105
Recreation Contracts	8,067	56,789	(48,723)	(604%)	56,789	45,737	(11,053)	(24%)	422,853	366,064
Bank & Credit Card Fees	21,007	32,983	(11,975)	(57%)	32,983	31,383	(1,599)	(5%)	73,900	40,917
Program	29,547	91,986	(62,439)	(211%)	91,986	80,199	(11,787)	(15%)	537,072	445,086
Communications	7,727	11,275	(3,548)	(46%)	11,275	9,556	(1,719)	(18%)	114,045	102,770
Printing	150	2,391	(2,241)	(1,494%)	2,391	8,057	5,665	70%	82,200	79,809
Advertising	-	1,700	(1,700)	0%	1,700	3,625	1,925	53%	33,500	31,800
Communications	7,877	15,367	(7,489)	(95%)	15,367	21,238	5,872	28%	229,745	214,379
Supplies	14,591	13,199	1,392	10%	13,199	17,887	4,688	26%	289,808	276,609
Postage	419	488	(70)	(17%)	488	5,393	4,905	91%	15,087	14,599
Dues & Subscriptions	446	1,634	(1,188)	(266%)	1,634	2,599	965	37%	12,045	10,411
Travel & Entertainment	-	-	-	0%	-	500	500	100%	11,320	11,320
Other Operating Expense	3,966	(884)	4,851	122%	(884)	2,061	2,945	143%	152,944	153,828
Operations	19,422	14,437	4,985	26%	14,437	28,440	14,003	49%	481,204	466,768
Information Technology	1,625	1,767	(143)	(9%)	1,767	8,272	6,505	79%	123,798	122,031
Professional Fees	16,706	21,089	(4,383)	(26%)	21,089	45,063	23,974	53%	304,200	283,111
Commercial Insurance	27,113	27,464	(351)	(1%)	27,464	30,208	2,744	9%	329,075	301,611
Taxes	9,826	-	9,826	100%	-	3,699	3,699	100%	18,566	18,566
Conferences & Training	-	10	(10)	0%	10	778	768	99%	43,100	43,090
Employee Recognition	29	-	29	100%	-	1,667	1,667	100%	20,000	20,000
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	55,299	50,330	4,969	9%	50,330	89,688	39,358	43.9%	838,739	788,409
Expenses	788,025	882,802	(94,777)	(12%)	882,802	980,954	98,152	10%	11,282,460	10,399,658
Gross surplus(Rev-Exp)	111,671	214,799	103,128	92%	214,799	16,812	197,987		410,053	195,254
Net. Gain/Loss on Invest.	(40,787)	(486,803)	(446,016)		(486,803)	-	(486,803)		-	486,803
Net from Operations	70,884	(272,004)	(342,888)	(484%)	(272,004)	16,812	(288,816)		410,053	682,057



Green Valley Recreation, Inc. Statement of Financial Position

As of Date: February 28, 2022 and Dec 31, 2021

	February 28, 2022	Dec 31, 2021
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	805,652	3,759,784
Accounts Receivable	654,254	237,269
Prepaid Expenses	142,278	226,382
Maintenance Inventory	23,044	-
Designated Investments (Charles S./SBH)		
Emergency - Fund	1,072,496 (1)	1,170,653 (18)
MRR - Fund	8,681,594 (2)	8,025,718 (19)
Initiatives - Fund	2,212,205 (3)	2,166,737 (20)
Pools & Spas - Fund	1,254,551 (4)	1,083,705 (21)
Total Designated Investments (CS/SBH)	13,220,846 (5)	12,446,813 (22)
Undesignated Invest. (JP Morgan Long Term)	1,521,828 (6)	-
Undesignated Invest. (JP Morgan)	3,950,278 (7)	2,809,726 (24)
Investments	18,692,953 (8)	15,256,539 (25)
Total Current Assets	20,318,182	19,479,973
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	25,510,155	25,169,228
Sub-Total	43,527,240	43,186,312
Less - Accumulated Depreciation	(25,469,159)	(25,196,228)
Net Fixed Assets	18,058,081 (9)	17,990,084 (26)
Total Assets	38,376,264	37,470,057
LIABILITIES		
Current Liabilities		
Accounts Payable	346,085	354,074
Deferred Dues Fees & Programs	5,885,748	4,673,666
Accrued Payroll	178,044	169,633
Compensation Liability	6,094	30,471
Notes Payable	99,000	99,000
MCF Refund Liability	287,232	293,328
Total Current Liabilities	6,802,204	5,620,172
TOTAL NET ASSETS	31,574,060 (10)	31,849,885 (27)
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	1,072,496 (11)	1,170,653 (28)
Maint - Repair - Replacement	8,681,594 (12)	8,025,718 (29)
Initiatives	2,212,205 (13)	2,166,737 (30)
Pools	1,254,551 (14)	1,083,705 (31)
Sub-Total	13,220,846 (15)	12,446,813
Unrestricted Net Assets	18,629,038	19,403,072
Net change Year-to-Date	(275,825) (16)	-
Unrestricted Net Assets	18,353,214 (17)	19,403,072
TOTAL NET ASSETS	31,574,060	31,849,885



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 2 month period ending **February 28, 2022**

FY Budget Period: Jan 1, 2022 - Dec 31, 2022

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2021 YTD Actual	2022 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	1,158,116	1,162,774	4,658	0%	1,162,774	1,157,797	4,977	0.4%	6,946,780	5,784,006
LC, Trans., Crd Fees.	106,267	186,903	80,636	76%	186,903	114,857	72,046	63%	725,215	538,312
Capital Revenue	424,431	572,249	147,818	35%	572,249	448,761	123,488	28%	3,094,570	2,522,321
Programs	2,134	34,155	32,021	1,500%	34,155	72,634	(38,479)	(53%)	203,246	169,091
Instructional	38,303	96,318	58,015	151%	96,318	140,647	(44,329)	(32%)	340,329	244,011
Recreational Revenue	40,437	130,473	90,035	223%	130,473	213,281	(82,808)	(39%)	543,575	413,102
Investment Income	48,559	56,630	8,070	17%	56,630	48,523	8,107	17%	279,432	222,803
Advertising Income	14,583	-	(14,583)	(100%)	-	-	-	0%	-	-
Cell Tower Lease Inc.	6,895	4,688	(2,207)	(32%)	4,688	6,583	(1,896)	(29%)	41,368	36,680
Comm. Revenue	21,477	4,688	(16,790)	(78%)	4,688	6,583	(1,896)	(29%)	41,368	36,680
Other Income	10,481	47,623	37,142	354%	47,623	15,649	31,974	204%	55,573	7,950
Facility Rent	-	3,200	3,200	0%	3,200	884	2,316	262%	6,000	2,800
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	-	-	-	0%	-	-	-	0%	-	-
Contributed Income	-	-	-	0%	-	-	-	0%	-	-
Other Revenue	10,481	50,823	40,342	385%	50,823	16,533	34,290	207%	61,573	10,750
Total Revenue	1,809,769	2,164,539	354,770	20%	2,164,539	2,006,334	158,205	7.9%	11,692,513	9,527,974
Expenses										
Major Proj.-Rep. & Maint.	32,518	26,949	5,569	17%	26,949	43,213	16,264	38%	542,035	515,086
Facility Maintenance	22,563	26,142	(3,578)	(16%)	26,142	20,668	(5,474)	(26%)	170,994	144,852
Fees & Assessments	3,440	4,085	(645)	(19%)	4,085	6,057	1,972	33%	38,134	34,049
Utilities	109,616	190,435	(80,819)	(74%)	190,435	164,598	(25,837)	(16%)	871,224	680,789
Depreciation	278,642	272,931	5,711	2%	272,931	293,164	20,233	7%	1,706,610	1,433,679
Furniture & Equipment	31,323	51,433	(20,111)	(64%)	51,433	49,092	(2,341)	(5%)	248,684	197,251
Vehicles	10,544	10,614	(70)	(1%)	10,614	11,748	1,134	10%	76,620	66,006
Facilities & Equipment	488,646	582,589	(93,944)	(19%)	582,589	588,540	5,950	1%	3,654,301	3,071,712
Wages	634,320	599,229	35,091	6%	599,229	662,709	63,480	10%	4,210,760	3,611,531
Payroll Taxes	53,653	53,712	(59)	(0%)	53,712	55,542	1,830	3%	337,618	283,907
Benefits	159,292	175,774	(16,481)	(10%)	175,774	177,972	2,198	1%	993,020	817,246
Personnel	847,266	828,715	18,551	2%	828,715	896,224	67,509	7.5%	5,541,399	4,712,684
Food & Catering	893	5,900	(5,007)	(561%)	5,900	6,936	1,036	15%	40,319	34,419
Recreation Contracts	22,197	117,190	(94,994)	(428%)	117,190	105,301	(11,889)	(11%)	422,853	305,663
Bank & Credit Card Fees	32,919	43,552	(10,632)	(32%)	43,552	48,513	4,962	10%	73,900	30,348
Program	56,009	166,642	(110,633)	(198%)	166,642	160,750	(5,892)	(4%)	537,072	370,430
Communications	16,470	19,134	(2,665)	(16%)	19,134	19,087	(47)	(0%)	114,045	94,911
Printing	14,548	6,228	8,320	57%	6,228	21,333	15,105	71%	82,200	75,972
Advertising	-	4,450	(4,450)	0%	4,450	7,250	2,800	39%	33,500	29,050
Communications	31,017	29,812	1,205	4%	29,812	47,670	17,858	37%	229,745	199,933
Supplies	33,687	44,643	(10,957)	(33%)	44,643	41,440	(3,203)	(8%)	289,808	245,165
Postage	751	1,122	(371)	(49%)	1,122	7,179	6,057	84%	15,087	13,965
Dues & Subscriptions	1,761	2,195	(434)	(25%)	2,195	3,689	1,494	41%	12,045	9,850
Travel & Entertainment	-	2	(2)	0%	2	1,000	998	100%	11,320	11,318
Other Operating Expense	9,428	3,103	6,324	67%	3,103	4,100	997	24%	152,944	149,841
Operations	45,627	51,066	(5,439)	(12%)	51,066	57,409	6,343	11%	481,204	430,138
Information Technology	3,768	3,633	135	4%	3,633	17,145	13,512	79%	123,798	120,165
Professional Fees	48,457	35,177	13,280	27%	35,177	85,399	50,222	59%	304,200	269,023
Commercial Insurance	52,764	54,928	(2,164)	(4%)	54,928	58,787	3,859	7%	329,075	274,147
Taxes	9,826	-	9,826	100%	-	3,699	3,699	100%	18,566	18,566
Conferences & Training	-	2,222	(2,222)	0%	2,222	1,307	(915)	(70%)	43,100	40,878
Employee Recognition	29	47	(18)	(62%)	47	3,333	3,287	99%	20,000	19,953
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	114,845	96,006	18,838	16%	96,006	169,670	73,664	43.4%	838,739	742,733
Expenses	1,583,410	1,754,830	(171,421)	(11%)	1,754,830	1,920,262	165,432	9%	11,282,460	9,527,630
Gross surplus(Rev-Exp)	226,359	409,709	183,349	81%	409,709	86,072	323,637		410,053	345
Net. Gain/Loss on Invest.	(58,932)	(685,533)	(626,601)		(685,533)	-	(685,533)		-	685,533
Net from Operations	167,428	(275,825)	(443,252)	(265%)	(275,825)	86,072	(361,897)		410,053	685,878



Green Valley Recreation, Inc.
Board of Directors Meeting
Acceptance of Audit

Prepared By: David Webster, CFO

Meeting Date: April 27, 2022

Presented By: David Webster, CFO

Consent Agenda: No

Originating Committee / Department: Audit Committee
Action Requested: Accept the 2021 Draft Audited Financial Statements of Green Valley Recreation, Incorporated (GVR).
Strategic Plan Goal: Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.
Background Justification: Green Valley Recreation’s independent Auditor, HBL CPAs P. C., who was chosen by the GVR Audit committee, has conducted an audit of GVR’s 2021 financial statements as required by Article VIII Section 2.B of the GVR’s Bylaws. This audit is being reviewed for recommendation of acceptance by the GVR Audit Committee. The Auditor has indicated they are issuing an unqualified opinion of the 2021 financial statements.
Fiscal Impact: The Audit allows the independent external CPA Auditor to obtain audit evidence and express an opinion that the financial statements of GVR present fairly the financial position of GVR as of December 31, 2021.
Board Options: 1. Accept the 2021 Audit Report as presented and recommended by the GVR Audit Committee. 2. Do not accept the 2021 Audit Report. 3. Reject the 2021 Audit Report 3. Table this decision at this time.
Staff Recommendation: Option #1
Attachments: Green Valley Recreation 2021 Audit Report.

GREEN VALLEY RECREATION, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2021 AND 2020

	2021	2020
ASSETS		
Current assets:		
Cash and cash equivalents:		
Held in deposit accounts	\$ 3,759,783	\$ 4,558,345
Held in investment brokerage accounts	2,505,099	1,031,554
	6,264,882	5,589,899
Accounts receivable	189,247	204,568
Accrued interest	48,022	40,408
Investments	12,751,440	11,260,923
Prepaid expenses	310,603	267,187
Total current assets	19,564,194	17,362,985
Non-current assets -		
Property and equipment, net	17,990,084	17,884,981
Total assets	\$ 37,554,278	\$ 35,247,966
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable	\$ 252,796	\$ 281,163
Accrued payroll and related liabilities	298,607	432,848
Refundable capital fee liability	294,507	211,582
Custodial liabilities	25,817	17,631
Deferred membership dues	4,538,837	3,685,092
Deferred program and rental revenue	134,829	43,933
In-kind lease payable - current portion	4,000	-
Note payable - current portion	11,000	-
Total current liabilities	5,560,393	4,672,249
Non-current liabilities:		
Non-current portion of compensation liability	-	27,424
In-kind lease payable - long term portion	54,667	-
Note payable - long term portion	88,000	-
Total liabilities	5,703,060	4,699,673
Net assets:		
Without donor restrictions:		
Undesignated available for operations	19,326,133	20,530,782
Board designated reserves for emergency operations	1,155,668	978,488
Board designated reserves for initiatives	2,190,524	1,132,391
Board designated reserves for repairs and replacements	9,148,893	7,906,632
Total net assets without donor restrictions	31,821,218	30,548,293
With donor restrictions	30,000	-
Total net assets	31,851,218	30,548,293
	\$ 37,554,278	\$ 35,247,966

GREEN VALLEY RECREATION, INC.
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

	<u>Net assets without donor restrictions</u>	<u>Net assets with donor restrictions</u>	<u>Total</u>
Public support and revenues:			
Membership dues	\$ 6,942,771	\$ -	\$ 6,942,771
New member capital and initial fees	3,147,953	-	3,147,953
Investment income	684,669	-	684,669
Access card fees	700,464	-	700,464
Program revenue	212,685	-	212,685
Contributions	382	30,000	30,382
In-kind lease income	1,333	-	1,333
Advertising revenue	22,565	-	22,565
Late fees	64,756	-	64,756
Facility rent revenue	5,110	-	5,110
Cell tower lease income	41,594	-	41,594
Other revenue	6,429	-	6,429
Bad debt recovery	956	-	956
Total public support and revenues	<u>11,831,667</u>	<u>30,000</u>	<u>11,861,667</u>
Expenses:			
Program services	8,416,073	-	8,416,073
General and administrative	<u>2,142,669</u>	<u>-</u>	<u>2,142,669</u>
Total expenses	10,558,742	-	10,558,742
Change in net assets	1,272,925	30,000	1,302,925
Net assets, beginning of year	<u>30,548,293</u>	<u>-</u>	<u>30,548,293</u>
Net assets, end of year	<u>\$ 31,821,218</u>	<u>\$ 30,000</u>	<u>\$ 31,851,218</u>

GREEN VALLEY RECREATION, INC.
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

	<u>Net assets without donor restrictions</u>	<u>Net assets with donor restrictions</u>	<u>Total</u>
Public support and revenues:			
Membership dues	\$ 6,748,910	\$ -	\$ 6,748,910
New member capital and initial fees	2,533,963	-	2,533,963
Investment income	839,357	-	839,357
Access card fees	611,398	-	611,398
Program revenue	378,573	-	378,573
In-kind contributions	-	63,913	63,913
Advertising revenue	122,893	-	122,893
Late fees	49,872	-	49,872
Facility rent revenue	28,427	-	28,427
Cell tower lease income	41,059	-	41,059
Other revenue	16	-	16
	<u>11,354,468</u>	<u>63,913</u>	<u>11,418,381</u>
Net assets released from restrictions	<u>423,300</u>	<u>(423,300)</u>	<u>-</u>
Total public support and revenues	11,777,768	(359,387)	11,418,381
Expenses:			
Program services	7,731,115	-	7,731,115
General and administrative	2,449,608	-	2,449,608
Total expenses	<u>10,180,723</u>	<u>-</u>	<u>10,180,723</u>
Change in net assets	1,597,045	(359,387)	1,237,658
Net assets, beginning of year	<u>28,951,248</u>	<u>359,387</u>	<u>29,310,635</u>
Net assets, end of year	<u>\$ 30,548,293</u>	<u>\$ -</u>	<u>\$ 30,548,293</u>

GREEN VALLEY RECREATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2021

	<u>Program services</u>	<u>Supporting services - general and administrative</u>	<u>Total</u>
Salaries and wages	\$ 3,095,319	\$ 982,654	\$ 4,077,973
Employee related expenses	1,034,085	341,422	1,375,507
	<u>4,129,404</u>	<u>1,324,076</u>	<u>5,453,480</u>
Advertising	2,500	-	2,500
Bank and credit card fees	-	46,496	46,496
Catering	19,398	492	19,890
Communication	64,938	35,354	100,292
Computer expense	82,361	4,054	86,415
Depreciation	1,480,083	181,938	1,662,021
Dues and subscriptions	4,208	5,853	10,061
Employee training	6,693	4,882	11,575
Facility maintenance	353,598	1,372	354,970
Fees and taxes	14,374	36,535	50,909
Insurance	-	318,648	318,648
Investment fees	-	73,257	73,257
Miscellaneous	27,451	-	27,451
Professional services	56,963	107,244	164,207
Postage and printing	84,831	11,305	96,136
Recreation contracts	260,693	-	260,693
Rental expense	11,382	-	11,382
Repair and maintenance	543,722	-	543,722
Signage	15,791	-	15,791
Supplies	281,991	20,051	302,042
Travel	11,302	2,143	13,445
Utilities	824,967	-	824,967
Vehicles	83,844	-	83,844
Uncapitalized equipment	55,579	42,226	97,805
Total functional expenses	<u>8,416,073</u>	<u>2,215,926</u>	<u>10,631,999</u>
Less investment fees netted against revenues	<u>-</u>	<u>(73,257)</u>	<u>(73,257)</u>
Total expenses	<u>\$ 8,416,073</u>	<u>\$ 2,142,669</u>	<u>\$ 10,558,742</u>

GREEN VALLEY RECREATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2020

	<u>Program services</u>	<u>Supporting services - general and administrative</u>	<u>Total</u>
Salaries and wages	\$ 2,816,981	\$ 1,080,412	\$ 3,897,393
Employee related expenses	892,215	324,127	1,216,342
	<u>3,709,196</u>	<u>1,404,539</u>	<u>5,113,735</u>
Advertising	-	630	630
Bank and credit card fees	-	73,901	73,901
Catering	24,120	569	24,689
Communication	104,111	5,897	110,008
Computer expense	81,983	-	81,983
Depreciation	1,388,241	280,318	1,668,559
Dues and subscriptions	4,818	5,068	9,886
Employee training	17,850	12,178	30,028
Facility maintenance	452,302	13,711	466,013
Fees and taxes	18,899	15,982	34,881
Insurance	-	304,699	304,699
Investment fees	-	81,888	81,888
Miscellaneous	28,471	-	28,471
Professional services	92,066	119,153	211,219
Postage and printing	31,870	49,524	81,394
Recreation contracts	351,530	-	351,530
Rental expense	9,620	-	9,620
Repair and maintenance	299,982	-	299,982
Signage	20,254	-	20,254
Supplies	203,119	114,241	317,360
Travel	15,632	302	15,934
Utilities	719,908	-	719,908
Vehicles	66,385	-	66,385
Uncapitalized equipment	90,758	48,896	139,654
Total functional expenses	<u>7,731,115</u>	<u>2,531,496</u>	<u>10,262,611</u>
Less investment fees netted against revenues	-	(81,888)	(81,888)
Total expenses	<u>\$ 7,731,115</u>	<u>\$ 2,449,608</u>	<u>\$ 10,180,723</u>

GREEN VALLEY RECREATION, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2021 AND 2020

	2021	2020
Cash flows from operating activities:		
Change in net assets	\$ 1,302,925	\$ 1,237,658
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	1,662,021	1,668,559
Donated property and equipment	-	(63,913)
Realized (gains) losses on investments	(51,716)	140,314
Unrealized (gains) on investments	(413,196)	(766,032)
Purchases in construction in progress in prior year end expensed in current year	7,063	-
In-kind lease income	(1,333)	-
(Increase) decrease in operating assets:		
Accounts receivable	15,321	(32,133)
Accrued interest	(7,614)	9,079
Prepaid expenses	(43,416)	46,566
Increase (decrease) in operating liabilities:		
Accounts payable	(28,367)	(21,792)
Accrued payroll and related liabilities	(134,241)	252,667
Refundable capital fee liability	82,925	211,582
Custodial liabilities	8,186	6,398
Deferred membership dues	853,745	(646,440)
Deferred program and rental revenue	90,896	(242,002)
Non-current compensation liability	(27,424)	27,424
Net cash provided by operating activities	3,315,775	1,827,935
Cash flows from investing activities:		
Purchases of property and equipment	(1,604,187)	(1,819,429)
Proceeds from sale of investments	5,262,113	8,343,669
Purchases of investments	(6,287,718)	(7,060,615)
Net cash (used in) investing activities	(2,629,792)	(536,375)
Cash flows (used in) investing activities -		
Principal payment on note payable	(11,000)	-
Change in cash and cash equivalents	674,983	1,291,560
Cash and cash equivalents, beginning of year	5,589,899	4,298,339
Cash and cash equivalents, end of year	\$ 6,264,882	\$ 5,589,899
<u>Supplemental cash flow information:</u>		
Non-cash investing and financing -		
Property and equipment received in exchange for note payable and in-kind lease payable	\$ 170,000	170,000
No cash paid for income taxes or interest in 2021 or 2020.		

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 1 – Organization

Green Valley Recreation, Inc. (GVR) was incorporated as a not-for-profit corporation in 1979 under the laws of Arizona. GVR was the successor corporation to the Green Valley Community Club incorporated in 1972. GVR's purpose is to address the recreational needs of members through the operation and maintenance of recreational and social facilities (currently there are 14 such facilities) and the sponsorship of cultural and civic activities for its members within the unincorporated community of Green Valley, Arizona. All property owners within certain geographic boundaries as defined by GVR's by-laws require regular membership in GVR. Members' properties are encumbered by deed restrictions that require perpetual membership and payment of annual dues and assessments, including a capital investment fee upon each property's transfer. There were 13,772 members as of December 31, 2021.

GVR has assumed responsibility for operation, maintenance, and upkeep for recreational facilities donated by area developers at the completion of housing developments within GVR's boundaries.

NOTE 2 – Summary of significant accounting policies

Basis of presentation

The financial statements of GVR have been prepared in accordance with U.S. generally accepted accounting principles (US GAAP), which require GVR to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of GVR's management and board of directors.

Net assets with donor restrictions – Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of GVR or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Contributions and contributed goods and services

Unconditional contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received.

Conditional contributions consist of contributions that contain a barrier to entitlement of the funds by the recipient, such as requirement to expend the funds for a specific purpose or program, or other requirements, and also contain a provision for return of the funds to the resource provider if the barriers are not overcome. Payments received for conditional contributions are recorded as a liability, reported in the statements of financial position as conditional contributions refundable, or are unrecognized initially, in the case of conditional promises to give, until the barriers to entitlement are overcome. At that point, the transaction is recognized as unconditional and classified as either net assets with donor restrictions or net assets without donor restrictions, based on the nature of the underlying transaction. At December 31, 2021, GVR had received no conditional contributions.

Contributions received are recorded as without donor restrictions or with donor restrictions, depending on the nature of the restrictions. When a restriction expires, that is, when funds are expended in accordance with donor restrictions, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 2 – Summary of significant accounting policies, continued

Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Donated goods, facilities and services

Donated goods and facilities are valued at fair market value. Donated services are recognized in the financial statements at fair market value if the following criteria are met:

- The services require specialized skills and the services are provided by individuals possessing those skills.
- The services would typically need to be purchased if not donated.

Although GVR may utilize the services of outside volunteers, the fair value of these services has not been recognized in the accompanying financial statements since they do not meet the criteria for recognition under generally accepted accounting principles.

Cash and cash equivalents

The Organization considers all cash and highly liquid investments with an original maturity of three months or less to be cash equivalents. GVR maintains its cash in bank deposit accounts which may exceed federally insured limits. Uninsured cash at December 31, 2021 was \$4,447,901.

Accounts receivable

Accounts receivable consist of unpaid membership dues and facility rentals established under contractual agreements. The Organization records an allowance for doubtful accounts equal to the estimated collection losses that will be incurred, which is based on historical collection experience. As a result, there is at least a possibility that these estimates will change by a material amount in the near term. Doubtful accounts are periodically reviewed for collectibility and charged to the allowance account when management determines that the amounts are uncollectible.

Investments

Investments consist of marketable securities in debt and equity securities and mutual funds under management with various national brokerages, all of which are carried at quoted market values determined at the date of the statement of financial position. Income, gains and losses are reported in the statements of activities as increases and decreases in net assets without donor restrictions.

Property and equipment

GVR capitalizes all expenditures for property and equipment in excess of \$5,000 with a useful life greater than one year. Purchased property and equipment are carried at cost. Depreciation is calculated using the straight-line method over the estimated useful life of the asset.

At formation, GVR was the beneficiary of infrastructure contributed by developers building in the community of Green Valley. Additional contributed property, plant, and equipment has been donated by clubs associated with GVR. Donated property and equipment are carried at the approximate fair value at the date of donation. Depreciation is calculated using the straight-line method over the estimated useful life of the asset.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 2 – Summary of significant accounting policies, continued

Note payable and in-kind lease payable

The note payable and in-kind lease payable represent the obligation to pay and to provide office space at no charge to Green Valley Recreation Foundation (the Foundation), in exchange for real property received during the year ended December 31, 2021. Management believes that any future change in the fair value of the office space, offset by any discount to present value for the fair value of space to be provided in the future, would not be material to the financial statements taken as a whole. Accordingly, management has estimated neither the future change in fair value of office space to be provided, nor the present value of the fair value of the space to be provided over the term of the agreement. See Note 9.

Income tax status

GVR is exempt from Federal income tax under Section 501(c)(4) of the Internal Revenue Code. However, income from certain activities not directly related to the entity's tax-exempt purpose may be subject to taxation as unrelated business income.

In accordance with generally accepted accounting principles, GVR holds no uncertain tax positions and, therefore, has no policy for evaluating them. GVR's Forms 990, *Return of Organization Exempt from Income Taxes*, are generally subject to examination by the Internal Revenue Service for three years after the date the returns were filed.

Advertising expense

Advertising costs are expensed as incurred and totaled \$2,500 and \$630 for the years ended December 31, 2021 and 2020, respectively.

Functional allocation of expenses

The costs of program and supporting service activities have been summarized on a functional basis in the statement of activities. The statement of functional expenses presents expenses by natural classification and by function in a matrix format, as required by US GAAP. Certain costs have been allocated between the program services and supporting services.

Expenses are typically allocated based on a method that is deemed appropriate by management in the manner in which the expense is accrued. Indirect costs are the only expenses that are deemed as administrative by function. Management typically codes expenses to a program, administrative, fundraising or another shared expense category during the payment process. Shared expenses are allocated either by percentage of staff time within the administrative, fundraising, and program categories or based on the (1) square footage allocations or (2) headcount allocation including normal office volunteers.

Shared direct expenses are typically those that are incurred in support of program work and can be allocated by either the salary basis or shared direct expense allocation. Such expenses include employee benefits, employment taxes, occupancy costs, technology, equipment, telephone, postage, and office supplies, etc.

Refundable capital fee liability

Each time a home is purchased within the boundaries of GVR, a Property Acquisition Capital Fee (PACF) is charged to the buyer to fund future capital improvements and maintenance of GVR's recreational infrastructure. This fee is refundable if the buyer has also sold a home within GVR within the past year and applies for a fee waiver. Management estimates the total refunds that are likely to result from waivers within the next year using the historical ratio of waivers to home sales. See Note 15.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 2 – Summary of significant accounting policies, continued

New accounting pronouncements

The following accounting pronouncements were adopted on a retrospective basis during the year ended December 31, 2020, with no impact on previously stated net assets, by class or in total.

In January 2016, FASB issued ASU 2016-01, *Recognition and Measurement of Financial Assets and Financial Liabilities*. FASB subsequently issued ASU 2018-03, *Technical Corrections and Improvements to Financial Instruments – Overall (Subtopic 825-10): Recognition and Measurement of Financial Assets and Financial Liabilities*, ASU 2018-09, *Codification Improvements*, and ASU 2019-04, *Codification Improvements to Topic 326, Financial Instruments – Credit Losses, Topic 815, Derivatives and Hedging, and Topic 825, Financial Instruments*. These subsequent updates further improve and clarify the guidance provided in ASU 2016-01. Collectively, this guidance expands the scope of fair value reporting for investments on the statement of financial position with changes included in the change in net assets on the statement of activities to include equity investments in partnerships, unincorporated joint ventures, and limited liabilities companies; collectively referred to as equity securities.

In August 2016, FAS issued ASU 2016-15, *Statement of Cash Flows (Topic 230): Classification of Certain Cash Receipts and Cash Payments*. This ASU provides guidance on the classification of certain transactions in the statement of cash flows and reduces diversity in practice.

In November 2016, FASB issued ASU 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash*. This ASU was issued to clarify guidance on the classification and presentation of restricted cash in the statement of cash flows and reduce diversity in practice. The ASU also requires that amounts generally described as restricted cash and cash equivalents be included with cash and cash equivalents when reconciling the beginning-of-period and end-of-period total amounts shown on the statement of cash flows.

In June 2018, FASB issued ASU 2018-18, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. This standard assists entities in evaluating whether transactions should be accounted for as contributions or exchange transactions by providing criteria for determining whether a resource provider is receiving commensurate value in return for resources transferred. The guidance makes clear that a resource provider, including a foundation or a government agency is not synonymous with the general public. The ASU also provides guidance for determining whether a contribution is conditional or unconditional.

NOTE 3 – Retirement plan

All GVR employees that are 20.5 years of age or older and have attained at least 1,000 annual working hours are eligible to participate in GVR's 401(k) retirement plan. Employees may contribute an amount up to the annual IRS limits. GVR matches the percentage the employee contributes per pay period up to 5% of compensation. Retirement plan contributions made by GVR were \$116,788 and \$107,316 for the years ended December 31, 2021 and 2020, respectively.

NOTE 4 – Liquidity and availability

Management regularly monitors the availability of financial resources required to meet current operating needs. The Organization generally maintains financial resources as cash and cash equivalents, and as investments in marketable securities. The Organization utilizes a one-year time horizon to assess its immediate liquidity needs. This period of time was established based on management's understanding of the typical cycle of payables in the normal course of business. The Organization invests cash in excess of immediate projected requirements in short-term, liquid investments that may be used to fulfill liquidity needs resulting from events outside the typical life cycle of converting financial assets to cash or settling financial liabilities. In the event of a significant, unanticipated liquidity need, GVR has the ability to raise additional funds through increased annual membership dues. Additionally, GVR may impose a special assessment, if such an assessment is approved in advance, by a majority of the members voting.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 4 – Liquidity and availability, continued

The following reflects GVR’s financial assets, and limitations on those assets as of December 31, 2021 and 2020, available for use for general expenditures within one year of the date of the statement of financial position:

	<u>2021</u>	<u>2020</u>
Financial assets:		
Cash and cash equivalents	\$ 6,264,882	\$ 5,589,899
Accounts receivable	189,247	204,568
Accrued interest	48,022	40,408
Investments	<u>12,751,440</u>	<u>11,260,923</u>
	19,253,591	17,095,798
Less amounts unavailable due to Board designations:		
Emergency operations	1,155,668	978,488
Initiatives	2,190,524	1,132,391
Repairs and replacements	<u>9,148,893</u>	<u>7,906,632</u>
	<u>12,495,085</u>	<u>10,017,511</u>
Net financial assets available to meet cash needs for general expenditures within one year	<u>\$ 6,758,506</u>	<u>\$ 7,078,287</u>

NOTE 5 – Accounts receivable

Accounts receivable consisted of the following at December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Accounts receivable	\$ 364,159	\$ 381,130
Less allowance for uncollectible accounts	<u>(174,912)</u>	<u>(176,562)</u>
	<u>\$ 189,247</u>	<u>\$ 204,568</u>

NOTE 6 – Fair value measurements, investments and investment income

Investment income consisted of the following for the years ended December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Interest and dividends	\$ 293,014	\$ 295,527
Realized gains (losses)	51,716	(140,314)
Unrealized gains	413,196	766,032
Investment fees	<u>(73,257)</u>	<u>(81,888)</u>
	<u>\$ 684,669</u>	<u>\$ 839,357</u>

Fair value measurements are determined based on the assumptions, referred to as inputs that market participants would use in pricing the asset. The fair value hierarchy distinguishes between market participant assumptions and GVR’s own assumptions about market participant assumptions. Observable inputs are assumptions based on market data obtained from independent sources; while unobservable inputs are GVR’s own assumptions about what market participants would assume based on the best information available in the circumstances.

Level 1 inputs. A quoted price in an active market for an identical asset or liability is considered to be the most reliable evidence of fair value. The fair value of GVR’s marketable securities are determined by reference to quoted prices in active markets for identical assets and other relevant information generated by market transactions.

Level 2 inputs. These are observable inputs, either directly or indirectly, other than quoted prices included within Level 1. Small issue municipal bonds are valued by the investment brokerages holding the assets.

Level 3 inputs. These inputs are unobservable and are used to measure fair value only when observable inputs are not available. GVR does not utilize Level 3 inputs.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 6 – Fair value measurements, investments and investment income, continued

Fair values of assets measured on a recurring basis at December 31, 2021 were as follows:

	<u>Level 1</u>	<u>Level 2</u>	<u>Total</u>
Corporate bonds	\$ 6,011,601	\$ -	\$ 6,011,601
Mutual funds	3,416,541	-	3,416,541
Common stock	2,784,922	-	2,784,922
Government bonds	237,514	-	237,514
Exchange traded funds	194,568	-	194,568
Small issue municipal bonds	-	106,294	106,294
	<u>\$ 12,645,146</u>	<u>\$ 106,294</u>	<u>\$ 12,751,440</u>

Activity related to assets measured at fair value on a recurring basis utilizing Level 2 inputs were as follows for the year ended December 31, 2021:

	<u>Beginning balance</u>	<u>Change in fair value</u>	<u>Sales and redemptions</u>	<u>Realized gains</u>	<u>Ending balance</u>
Small issue municipal bonds	\$ <u>110,504</u>	\$ <u>(4,210)</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>106,294</u>

Fair values of assets measured on a recurring basis at December 31, 2020 were as follows:

	<u>Level 1</u>	<u>Level 2</u>	<u>Total</u>
Corporate bonds	\$ 4,752,570	\$ -	\$ 4,752,570
Mutual funds	3,055,287	-	3,055,287
Common stock	2,637,766	-	2,637,766
Government bonds	348,949	-	348,949
Certificates of deposit	247,270	-	247,270
Exchange traded funds	48,228	-	48,228
REITs	60,349	-	60,349
Small issue municipal bonds	-	110,504	110,504
	<u>\$ 11,150,419</u>	<u>\$ 110,504</u>	<u>\$ 11,260,923</u>

Activity related to assets measured at fair value on a recurring basis utilizing Level 2 inputs were as follows for the year ended December 31, 2020:

	<u>Beginning balance</u>	<u>Change in fair value</u>	<u>Sales and redemptions</u>	<u>Realized gains</u>	<u>Ending balance</u>
Small issue municipal bonds	\$ <u>261,887</u>	\$ <u>5,385</u>	\$ <u>(160,000)</u>	\$ <u>3,232</u>	\$ <u>110,504</u>

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 6 – Fair value measurements, investments and investment income, continued

Assets held in the brokerage accounts, by type of asset and board designation, were as follows at December 31, 2021:

	<u>Cash and cash equivalents</u>	<u>Investments</u>	<u>Accrued interest</u>	<u>Brokerage account total</u>
Board-designated net assets:				
Emergency	\$ 82,642	\$ 1,073,011	\$ 15	\$ 1,155,668
Initiatives	535,216	1,647,088	8,220	2,190,524
Repairs and replacements	<u>1,323,612</u>	<u>7,785,496</u>	<u>39,785</u>	<u>9,148,893</u>
Total board-designated	1,941,470	10,505,595	48,020	12,495,085
Undesignated - operations	<u>563,629</u>	<u>2,245,845</u>	<u>2</u>	<u>2,809,476</u>
	<u>\$ 2,505,099</u>	<u>\$ 12,751,440</u>	<u>\$ 48,022</u>	<u>\$ 15,304,561</u>

Assets held in the brokerage accounts, by type of asset and board designation, were as follows at December 31, 2020:

	<u>Cash and cash equivalents</u>	<u>Investments</u>	<u>Accrued interest</u>	<u>Brokerage account total</u>
Board-designated net assets:				
Emergency	\$ 24,564	\$ 953,851	\$ 73	\$ 978,488
Initiatives	96,662	1,027,766	7,963	1,132,391
Repairs and replacements	<u>358,215</u>	<u>7,516,188</u>	<u>32,229</u>	<u>7,906,632</u>
Total board-designated	479,441	9,497,805	40,265	10,017,511
Undesignated - operations	<u>552,113</u>	<u>1,763,118</u>	<u>143</u>	<u>2,315,374</u>
	<u>\$ 1,031,554</u>	<u>\$ 11,260,923</u>	<u>\$ 40,408</u>	<u>\$ 12,332,885</u>

NOTE 7 – Operating leases

GVR leases office equipment and a mobile storage unit under non-cancelable operating leases expiring at various times through 2026. Rental expense for the years ended December 31, 2021 and 2020 was \$79,975 and \$45,269, respectively, and is included in facility maintenance expense in the statement of functional expenses. Future minimum lease payments under these operating leases are as follows:

Year ending December 31,	2021	\$ 67,998
	2022	61,710
	2023	51,273
	2024	42,387
	2025	<u>10,735</u>
		<u>\$ 234,103</u>

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 8 – Property and equipment

Property and equipment consisted of the following at December 31, 2021:

	<u>Contributed</u>	<u>Purchased</u>	<u>Total</u>
Land and improvements	\$ 4,166,277	\$ 2,126,635	\$ 6,292,912
Buildings and improvements	12,852,422	13,186,497	26,038,919
Tennis, shuffleboard, and sports courts	324,958	1,990,615	2,315,573
Pools, spas, and equipment	412,588	2,888,420	3,301,008
Recreational equipment	230,841	1,295,394	1,526,235
Vehicles	-	852,309	852,309
Furniture and equipment	30,000	2,323,400	2,353,400
	<u>18,017,086</u>	<u>24,663,270</u>	<u>42,680,356</u>
Less accumulated depreciation	(10,383,093)	(14,813,135)	(25,196,228)
Construction in progress	-	505,956	505,956
	<u>\$ 7,633,993</u>	<u>\$ 10,356,091</u>	<u>\$ 17,990,084</u>

Property and equipment consisted of the following at December 31, 2020:

	<u>Contributed</u>	<u>Purchased</u>	<u>Total</u>
Land and improvements	\$ 4,166,277	\$ 1,954,449	\$ 6,120,726
Buildings and improvements	12,852,422	12,171,439	25,023,861
Tennis, shuffleboard, and sports courts	324,958	1,990,766	2,315,724
Pools, spas, and equipment	412,588	2,744,674	3,157,262
Recreational equipment	230,841	1,219,914	1,450,755
Vehicles	-	800,858	800,858
Furniture and equipment	30,000	2,187,918	2,217,918
	<u>18,017,086</u>	<u>23,070,018</u>	<u>41,087,104</u>
Less accumulated depreciation	(10,074,576)	(13,512,621)	(23,587,197)
Construction in progress	-	385,074	385,074
	<u>\$ 7,942,510</u>	<u>\$ 9,942,471</u>	<u>\$ 17,884,981</u>

NOTE 9 – Note payable and in-kind lease payable

During the year ended December 31, 2021, GVR purchased a parking lot from Green Valley Recreation Foundation (the Foundation) for a purchase price of \$170,000. The purchase price was effected through a note payable to the Foundation totaling \$110,000 and agreement to provide office space to the Foundation at no charge for fifteen years.

The note payable is non-interest bearing and requires annual principal payments of \$11,000 through 2031 until the note is paid in full. GVR made the first annual payment at the time of closing in August 2021.

The value of the office space to be provided is estimated at \$4,000 per year. During the year ended December 31, 2021, GVR recognized \$1,333 in in-kind lease income and decrease in in-kind lease payable for space provided to the Foundation during the last 4 months of the year.

Liabilities related to the property acquisition were as follows at December 31, 2021:

	<u>Note payable</u>	<u>In-kind lease payable</u>	<u>Total</u>
Payable to GVR Foundation:	\$ 99,000	\$ 58,667	\$ 157,667
Less current portion	(11,000)	(4,000)	(15,000)
Long-term portion	<u>\$ 88,000</u>	<u>\$ 54,667</u>	<u>\$ 142,667</u>

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 9 – Note payable and in-kind lease payable, continued

Future minimum payments on the note payable and fair value of office space to be provided to the Foundation at no cost for each of the next five years and thereafter consists of the following at December 31, 2021:

	Note payable	In-kind lease payable	Total
Year ending December 31, 2022	\$ 11,000	\$ 4,000	\$ 15,000
2023	11,000	4,000	15,000
2024	11,000	4,000	15,000
2025	11,000	4,000	15,000
2026	11,000	4,000	15,000
Thereafter	44,000	38,667	82,667
	<u>\$ 99,000</u>	<u>\$ 58,667</u>	<u>\$ 157,667</u>

GVR had no debt and no in-kind lease payable at December 31, 2020.

NOTE 10 – Related party transactions

Many of GVR’s members also participate in special interest clubs that utilize meeting space in recreational buildings at no charge. GVR also provides these clubs with minor administrative services at no charge. Several employees of GVR are also GVR members. During the years ended December 31, 2021 and 2020, GVR received in-kind revenue totaling \$0 and \$63,913, respectively, in contractor services from the GVR Pickleball Club to complete the Kent J. Blumenthal Pickleball Complex.

During the years ended December 31, 2021 and 2020, the Foundation’s Member Assistance Program provided \$34,088 and \$28,594, respectively, to GVR on behalf of specific members for membership dues. The Foundation was an entity under common control until 2020.

See Note 9 for information related to purchase of real property from and related liabilities to the Foundation as of and for the year ended December 31, 2021.

NOTE 11 – Revenue from contracts with customers

Management has assessed recognition of each type of revenue generated by GVR, as described below.

Recognized at a point in time

New member capital and initial fees are recognized at the time that a property is purchased (see Note 8), and late fees are recognized when the related fees are determined to be overdue.

Recognized through the passage of time

Management has determined that revenue from membership dues and access card fees are subject to performance obligations that are satisfied ratably over the life of the contract. The contract terms are for a single calendar year and, as such, there are no outstanding performance obligations as of December 31, 2021 for 2020 membership dues. Outstanding performance obligations at December 31, 2021 represent amounts collected in advance for 2021 membership dues.

Revenue generated by the use of GVR property and facilities is subject to performance obligations satisfied by the passage of a specified period not longer than one month.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 11 – Revenue from contracts with customers, continued

Recognized through performance of activities

Revenue generated by advertising contracts and fees from instructional and entertainment activities create obligations that are satisfied by the performance of specific activities.

During the years ended December 31, 2021 and 2020, GVR recognized \$3,728,026 and \$4,581,658, respectively, in previously deferred revenue for member dues, program revenue, and access card fees.

GVR had no contract assets at either December 31, 2021 or 2020. In addition, although there are no outstanding performance obligations related to new member capital and initial fees, GVR has recorded a liability for estimated refunds of these fees totaling \$294,507 and \$211,582 at December 31, 2021 and 2020, respectively. See Note 15.

Disaggregated revenue from contracts with customers and allocated performance obligations as of and for the year ended December 31, 2021 was as follows:

	<u>Revenue recognized</u>	<u>Outstanding performance obligations</u>
Recognized by:		
Point in time:		
New member capital and initial fees	\$ 3,147,953	\$ -
Late fees	64,756	-
The passage of time:		
Membership dues	6,942,771	4,538,837
Access card fees	700,464	-
Facility rental	5,110	-
Cell tower lease income	41,594	-
Performance activity:		
Program revenue	212,685	134,829
Advertising revenue	22,565	-
	<u>\$ 11,137,898</u>	<u>\$ 4,673,666</u>

Disaggregated revenue from contracts with customers and allocated performance obligations as of and for the year ended December 31, 2020 was as follows:

	<u>Revenue recognized</u>	<u>Outstanding performance obligations</u>
Recognized by:		
Point in time:		
New member capital and initial fees	\$ 3,147,953	\$ -
Late fees	64,756	-
The passage of time:		
Membership dues	6,748,910	3,685,092
Access card fees	611,398	-
Facility rental	28,427	538
Cell tower lease income	41,059	-
Performance activity:		
Program revenue	378,573	43,395
Advertising revenue	122,893	-
	<u>\$ 11,143,969</u>	<u>\$ 3,729,025</u>

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 12 – Future major repairs and replacements

GVR’s governing documents allow funds to be accumulated for future major repairs and replacements. The capital replacement reserves aggregated \$9,148,893 and \$7,906,632 as of December 31, 2021 and 2020, respectively. GVR funds such major repairs and replacements over the estimated useful lives of the components based on estimates of current replacement costs and the consideration of amounts previously accumulated. A full reserve study by an outside consultant was obtained in June of 2016 and updated in August of 2021. The study concluded that the fully funded reserve balance at December 31, 2021 would be \$9,325,899 of which GVR had funded \$9,148,893 or 98% at December 31, 2021. The reserve study is based on a recommended annual contribution of \$1,132,047 for 2022 to the replacement reserve, to be increased annually at a rate of 4.2%, inclusive of an assumed inflation factor of 2.5% on the costs of replacement items.

Actual expenditures may vary from the estimated amounts and variances may be material. Therefore, amounts accumulated in the future major repairs and replacement fund may not be adequate to meet future needs. If additional funds are needed, GVR has the right to levy increased regular assessments or to delay major repairs and replacements until funds are available. Additionally, GVR may impose a special assessment, if such an assessment is approved in advance, by a majority of the members voting.

NOTE 13 – Board-designated net assets

The board of directors for GVR has designated portions of total net assets without donor restrictions to be used for emergency funding of operations, replacement and repair of major capital assets, and new projects.

Activity in board designated net assets was as follows for the year ended December 31, 2021:

	<u>Emergency</u>	<u>Initiatives</u>	<u>Repairs and replacements</u>	<u>Total</u>
Beginning balance	\$ 978,488	\$ 1,132,391	\$ 7,906,632	\$ 10,017,511
Board designations:				
Capital fees	-	634,035	-	634,035
Other designations	-	611,323	2,230,783	2,842,106
Expended for projects	-	(208,494)	(1,475,975)	(1,684,469)
Investment income	177,238	21,012	479,897	678,147
Change in accrued interest	(58)	257	7,556	7,755
Ending balance	<u>\$ 1,155,668</u>	<u>\$ 2,190,524</u>	<u>\$ 9,148,893</u>	<u>\$ 12,495,085</u>

Activity in board designated net assets was as follows for the year ended December 31, 2020:

	<u>Emergency</u>	<u>Initiatives</u>	<u>Repairs and replacements</u>	<u>Total</u>
Beginning balance	\$ 993,416	\$ 1,114,873	\$ 7,874,717	\$ 9,983,006
Board designations:				
Capital fees	-	512,375	1,005,942	1,518,317
Other designations	-	-	34,040	34,040
Expended for projects	(15,000)	(1,940,702)	(975,885)	(2,931,587)
Investment income	128,086	103,649	754,864	986,599
Change in accrued interest	(128,014)	1,342,196	(787,046)	427,136
Ending balance	<u>\$ 978,488</u>	<u>\$ 1,132,391</u>	<u>\$ 7,906,632</u>	<u>\$ 10,017,511</u>

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 14 – Net assets with donor restrictions

Activity in net assets with donor restrictions for the year ended December 31, 2021, and balances of net assets with donor restrictions as of the year then ended, were as follows:

	<u>Beginning Balance</u>	<u>Contributions</u>	<u>Releases</u>	<u>Ending Balance</u>
Subject to purpose restrictions - Monument sign	\$ -	\$ 30,000	\$ -	\$ 30,000

Activity in net assets with donor restrictions for the year ended December 31, 2020, and balances of net assets with donor restrictions as of the year then ended, were as follows:

	<u>Beginning Balance</u>	<u>Contributions</u>	<u>Releases</u>	<u>Ending Balance</u>
Subject to purpose restrictions - Pickleball courts	\$ 359,387	\$ 63,913	\$ (423,300)	\$ -

NOTE 15 – Refundable capital fee liability

GVR requires that those who purchase property within the boundaries of GVR pay a capital fee for the ongoing improvement and maintenance of the facilities and infrastructure. The Property Acquisition Capital Fee (PACF) is due on each purchase at the close of escrow. This fee is refundable if the buyer has also sold a home within GVR within the past year and applies for a fee waiver. Management estimates the obligation for fees that will be subject to a valid waiver using the historic rate of refunds to total fees received.

For the years ended December 31, 2021 and 2020, PACF revenue recognized, net of the change in the estimated obligation for fees to be refunded, and actual refunds pursuant to waivers were as follows:

	<u>2021</u>	<u>2020</u>
Property Acquisition Capital Fees (PACF) collected	\$ 3,141,989	\$ 2,623,534
Less change in estimated obligation for refundable fees	(82,925)	(211,582)
PACF revenue recognized, included in new member capital and initial fees on the statements of activities	<u>\$ 3,059,064</u>	<u>\$ 2,411,952</u>
Actual PACF fee refunds	<u>\$ 336,784</u>	<u>\$ 230,208</u>

NOTE 16 – In-kind contributions

In-kind contributions recognized during the year ended December 31, 2021 consist of space provided to the Foundation at no charge under the agreement for purchase of real property from the Foundation. See Note 9.

In-kind contributions recognized during the year ended December 31, 2020 consisted of payments made directly to the contractor constructing the pickleball courts by GVR Pickleball Club and were included as increases in property and equipment as of that year end. All net assets with donor restrictions for the pickleball courts were released and reclassified to net assets without donor restrictions during the year ended December 31, 2020 when the asset was placed into service. See Note 14.

GREEN VALLEY RECREATION, INC.
NOTES TO FINANCIAL STATEMENTS, CONTINUED
DECEMBER 31, 2021

NOTE 17 – Subsequent events

Management has evaluated subsequent events through **date TBD**, which is the date the financial statements were available to be issued.

The negative impacts to social activities, the local economy and the financial markets resulting from the ongoing COVID-19 pandemic and public response may affect public support and revenues across all categories other than membership dues, which are fixed based on the number of properties in membership area, in the following fiscal year. However, the uncertainty of the duration of this interruption and the results of current vaccination efforts prevent GVR from estimating the scope and significance of the overall impact on subsequent periods.

DRAFT



Green Valley Recreation, Inc.

Board of Directors Meeting

Amend CPM Section II Subsection 3

Prepared By: Kris Zubicki, Recreation Director **Meeting Date:** April 27, 2022

Presented By: Kris Zubicki

Consent Agenda: No

<p>Originating Committee/Department: Recreation</p>
<p>Action Requested: Amend the CMP by changing the name of the Disclosure Fee to a Transfer Fee.</p>
<p>Strategic Plan: Goal 5: Provide sound, effective governance and leadership for the corporation</p>
<p>Background Justification: During the March 23 Board of Directors meeting, the name of a fee was changed from the Transfer Fee to the Disclosure Fee. Staff has since then received feedback from local Realtors who shared their concerns regarding the name change. Staff met with the GVSAR (Green Valley Sahuarita Association of Realtors) Association Executive who helped clarify where the confusion lies. The HOA Disclosure/Demand document includes a Disclosure Fee which, by law, must be assessed to the seller. Additionally, there is a cap of \$400 for this fee. Having a Disclosure Fee listed as a GVR fee is causing confusion to our real estate and title company partners since our fee is assessed to the buyer of the property and is currently \$450.</p> <p>Staff has confirmed with legal counsel that changing the name of the fee from Disclosure Fee back to Transfer Fee will have no negative impact; she sees no issue with returning to the previous fee name.</p> <p>The following section in GVR's Corporate Policy Manual (CPM) should be updated: Section II – Membership, Subsection 3. Annual Dues, Annual Dues Installment Payment Plan, Initial Fees, Fees for Services G. Other Fees, a) Disclosure Fees a) Disclosure Fees: There shall be a charge for the processing of disclosure documents upon the transfer of title of a membership property.</p>
<p>Fiscal Impact: N/A</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1. Amend the CPM, Section II Subsection 3 by changing the name of the Disclosure Fee back to Transfer Fee. 2. Leave the fee name as Disclosure Fee, potentially causing confusion to real estate agents and new GVR members. 3. Provide other direction to staff.

Staff Recommendation:

Option #1

Recommended Motion:

Move to amend a change to the CPM verbiage located in **Section II Subsection 3** which will return the name of the Disclosure Fee to Transfer Fee.

Attachments:

CPM Section II Subsection 3

SECTION II – MEMBERSHIP

SUBSECTION 3. ANNUAL DUES, ANNUAL DUES INSTALLMENT PAYMENT PLAN, INITIAL FEES, FEES FOR SERVICES (updated 12/15/2021)

G. Other Fees

A fee for service is payment for the work involved in an operation that benefits individual members, as distinct from the entire membership.

1. The Board has established fees for services:
 - a) **Disclosure Fees:** There shall be a charge for the processing of disclosure documents upon the transfer of title of a membership property.
 - b) **Tenant Fees:** Upon application, tenant cards shall be issued to a person leasing GVR membership property. There will be a charge for a tenant card.
2. The authority to establish and modify operational fees is delegated to GVR Administration as part of the ongoing day-to-day management of the organization. Such fees fall in the following broad categories.
 - a) **Programmatic Fees:** These fees are established to provide cost recovery of direct expenses related to entertainment, participation, and instructional programs.
 - b) **Facility Fees:** These fees are established to provide cost recovery related exclusively to the use of facility space and/or equipment by outside groups and member usage beyond the basic services of GVR. Such fees include, but are not limited to, reservation fees, time incremental facility usage fees, equipment fees, custodial and technician fees, catering. Damage deposits are required.
 - c) **Administrative Fees:** These fees are established to provide cost recovery for miscellaneous services provided to members and outside parties. Such fees include but are not limited to, photocopying, facsimile, computer, facility keys, card replacement and publications.
 - d) **Processing Fees:** These fees are established to provide cost recovery for labor and overhead generated through business transaction to members and outside parties. Such fees will be attached to all transactional business including, but not limited to, member dues, programs, instructional courses, and rentals.