



## **AGENDA**

### **BOARD OF DIRECTORS WORK SESSION**

Wednesday, October 19, 2022, 2:00pm  
WC 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**
- 2. Amend / Approve Agenda**
- 3. Budget (Webster/Crothers)**

#### **Adjournment**



Green Valley Recreation, Inc.  
**Board of Directors Meeting**

**Prepared By:** David Webster, CFO

**Meeting Date:** October 19, 2022

**Presented By:** Carol Crothers, Treasurer

**Consent Agenda:** No

**Originating Committee / Department:**

Fiscal Affairs Committee

**Action Requested:**

Review and discuss the Fiscal Year 2023 Annual Budget for Board approval.

**Strategic Plan Goal:**

Goal 4: Cultivate and maintain a sound financial base that generates good value for our members.

**Background Justification:**

GVR Staff developed and presented the 2023 Budget Proposal to the Fiscal Affairs Committee (FAC) at open meetings and a work session on September 20, September 29, and October 14. During those meetings the revised Budget that is being presented to the Board of Directors received positive responses from the FAC and recommends that the Board of Directors approve the 2023 Budget. The proposed budget that includes the Operating Budget, Capital Budget, and Fee Schedule is included in the Board of Directors work session packet. The Board will be asked to consider approving the Proposed Budget at the October 26, 2022, Regular Meeting. FAC and the GVR staff are available at the work session to answer questions.

**Fiscal Impact:**

The proposed Budget recommends the following rate increases:

- Dues, 2022 rate of \$505 increased \$7 to \$512 for CY 2023 (1.4% increase).
- Initial Fee, 2022 rate of \$2,643 increased \$257 to \$2,900 for 2023 (9.7% increase).
- Property Acquisition Capital Fee, 2022 rate of \$2,816 increased \$84 to \$2,900 for 2023 (3.0% increase).

The Budget also provides for funding of MRR, MRR-B Pools & Spas, Initiatives, and Non-Reserve Capital Projects. This budget also allows for increases to wages and operating costs to keep up with inflationary pressures.

**Board Options:**

The Board is asked to review and discuss the Fiscal Year 2023 Annual Budget

**Staff Recommendation:**

NA

**Attachments:**

- Proposed Operating Budget for Fiscal Year 2023
- 2023 Fees Schedule for 2023
- Proposed Capital Budget for 2023
- MRR Reserve Study Funding letter for 2023

GVR Budget Worksheet BOD GVR Summary VERSION 3



2023 Total Budget FAC Recommended		2021	2022	2022	2023	2022 Bud.		2023 Bud.		2023 Bud.	
		1..12 Actuals	1..12 Projection	1..12 Budget	Budget Budget	vs 2022 Proj.		vs 2022 Proj.		vs 2022 Bud.	
	Full Time Equivalents	83	95	99	94						
	Head Count	103	113	117	94						
Revenue	Member Dues	6,943,727	6,975,365	6,946,780	7,083,520	28,585	0.4%	108,155	1.5%	136,740	1.9%
	LC,Trans., Crd Fees.	700,464	759,645	725,215	757,041	34,430	4.7%	(2,604)	(0.3%)	31,826	4.2%
	Capital Revenue	3,147,953	3,149,837	3,094,570	3,328,040	55,267	1.8%	178,203	5.4%	233,470	7.0%
	Membership Revenue	10,792,144	10,884,847	10,766,565	11,168,601	92,703	0.9%	283,754	2.6%	402,036	3.7%
	Programs	45,602	127,869	203,246	225,310	(75,376)	(37.1%)	97,441	43.2%	22,064	9.8%
	Instructional	167,084	336,183	340,329	333,997	(4,146)	(1.2%)	(2,186)	(0.7%)	(6,332)	(1.9%)
	Recreational Revenue	212,685	464,053	543,575	559,307	(79,522)	(14.6%)	95,254	20.5%	15,732	2.9%
	Investment Income	291,923	301,523	279,432	286,884	22,091	39.1%	7,451	2.7%	7,451	2.7%
	Advertising Income	22,565	-	-	-	0	0.0%				
	Cell Tower Lease Inc.	41,594	38,674	41,368	34,195	(2,694)	(6.5%)	(4,479)	(13.1%)	(7,173)	(21.0%)
	Comm. Revenue	64,159	38,674	41,368	34,195	(2,694)	(4.2%)	(4,479)	(11.6%)	(7,173)	(17.3%)
	Other Income	75,589	84,215	55,573	83,979	28,642	51.5%	(236)	(0.3%)	28,406	33.8%
	Facility Rent/Leases	5,110	11,023	6,000	6,000	5,023	83.7%	(5,023)	(83.7%)	0	0.0%
	Marketing Events	-	-	-	-	0	0.0%	0	0.0%	0	0.0%
	Contributed Income	30,382	-	-	-	0	0.0%	0	0.0%	0	0.0%
Other Revenue	111,081	95,238	61,573	89,979	33,665	30.3%	(5,259)	(5.5%)	28,406	46.1%	
<b>Total Operating Revenue</b>		<b>11,471,993</b>	<b>11,784,336</b>	<b>11,692,513</b>	<b>12,138,966</b>	<b>91,822</b>	<b>0.8%</b>	<b>354,631</b>	<b>3.0%</b>	<b>446,453</b>	<b>3.8%</b>
Expenses	Major Proj.-Rep. & Maint.	543,722	335,872	542,035	478,280	206,163	38.0%	(142,409)	(29.8%)	63,754	13.3%
	Facility Maintenance	217,211	281,765	170,994	228,478	(110,771)	(64.8%)	53,287	23.3%	(57,484)	(25.2%)
	Fees & Assessments	15,446	31,900	38,134	30,725	6,234	16.3%	1,175	3.8%	7,409	24.1%
	Utilities	824,967	904,079	871,224	927,331	(32,855)	(3.8%)	(23,252)	(2.5%)	(56,106)	(6.1%)
	Depreciation	1,662,021	1,598,440	1,706,610	1,409,492	108,170	6.3%	188,948	13.4%	297,118	21.1%
	Furniture & Equipment	235,563	263,532	248,684	268,444	(14,848)	(6.0%)	(4,912)	(1.8%)	(19,759)	(7.4%)
	Vehicles	83,844	92,267	76,620	101,012	(15,647)	(20.4%)	(8,745)	(8.7%)	(24,392)	(24.1%)
	Facilities & Equipment	3,582,774	3,507,855	3,654,301	3,443,761	146,446	4.0%	64,093	1.9%	210,539	6.1%
	Wages	4,078,614	3,914,721	4,210,760	4,336,945	296,040	7.0%	(422,224)	(9.7%)	(126,185)	(2.9%)
	Payroll Taxes	320,485	307,460	337,618	347,276	30,159	8.9%	(39,816)	(11.5%)	(9,658)	(2.8%)
	Benefits	977,115	1,001,682	993,020	1,039,668	(8,662)	(0.9%)	(37,986)	(3.7%)	(46,648)	(4.5%)
	Personnel	5,376,214	5,223,863	5,541,399	5,723,890	317,536	5.7%	(500,027)	(8.7%)	(182,490)	(3.2%)
	Food & Catering	19,890	27,745	40,319	32,211	12,574	31.2%	(4,466)	(13.9%)	8,108	25.2%
	Recreation Contracts	260,693	384,602	422,853	413,188	38,251	9.0%	(28,586)	(6.9%)	9,665	2.3%
	Bank & Credit Card Fees	46,497	73,929	73,900	71,896	(29)	(0.0%)	2,033	2.8%	2,004	2.8%
	Program	327,080	486,276	537,072	517,295	50,796	9.5%	(31,019)	(6.0%)	19,777	3.8%
	Communications	100,292	109,828	114,045	107,974	4,217	3.7%	1,854	1.7%	6,071	5.6%
	Printing	75,640	82,785	82,200	104,407	(585)	(0.7%)	(21,621)	(20.7%)	(22,207)	(21.3%)
	Advertising	2,500	33,511	33,500	22,524	(11)	(0.0%)	10,987	48.8%	10,976	48.7%
	Communications	178,432	226,125	229,745	234,905	3,621	1.6%	(8,780)	(3.7%)	(5,160)	(2.2%)
	Supplies	302,042	400,778	289,808	424,090	(110,970)	(38.3%)	(23,312)	(5.5%)	(134,282)	(31.7%)
	Postage	20,496	15,046	15,087	20,909	41	0.3%	(5,863)	(28.0%)	(5,822)	(27.8%)
	Dues & Subscriptions	10,061	14,041	12,045	16,710	(1,996)	(16.6%)	(2,669)	(16.0%)	(4,665)	(27.9%)
	Travel	13,445	8,630	16,000	24,258	7,370	46.1%	(15,629)	(64.4%)	(8,258)	(34.0%)
	Other Operating Expense	129,792	91,857	148,264	115,064	56,407	38.0%	(23,207)	(20.2%)	33,200	28.9%
	Operations	475,835	530,352	481,204	601,031	(49,148)	(10.2%)	(70,679)	(11.8%)	(119,827)	(19.9%)
	Information Technology	90,342	90,574	123,798	115,638	33,224	26.8%	(25,064)	(21.7%)	8,160	7.1%
	Professional Fees	258,311	248,934	304,200	148,393	55,266	18.2%	100,541	67.8%	155,807	105.0%
	Commercial Insurance	318,648	329,500	329,075	321,601	(425)	(0.1%)	7,899	2.5%	7,474	2.3%
Taxes	35,463	28,630	18,566	30,026	(10,064)	(54.2%)	(1,396)	(4.7%)	(11,460)	(38.2%)	
Conferences & Training	11,575	20,266	43,100	39,515	22,834	53.0%	(19,249)	(48.7%)	3,585	9.1%	
Employee Recognition	2,321	20,000	20,000	20,731	0	0.0%	(731)	(3.5%)	(731)	(3.5%)	
Provision for Bad Debt	-	-	-	-	0	0.0%	0	0.0%	0	0.0%	
Corporate Expenses	716,659	737,904	838,739	675,904	100,835	12.0%	62,001	9.2%	162,835	24.1%	
<b>Total Operating Expenses</b>		<b>10,656,995</b>	<b>10,712,375</b>	<b>11,282,460</b>	<b>11,196,785</b>	<b>570,085</b>	<b>5.1%</b>	<b>(484,411)</b>	<b>(4.3%)</b>	<b>85,675</b>	<b>0.8%</b>
Net	Gross surplus(Rev-Exp)/ Net Cash F	814,998	1,071,961	410,053	942,181						
	Unrea. Gain/Loss on Invest.	464,843	(2,182,184)	-	-						
	Accrual Basis Net from Operations	1,279,841	(1,110,223)	410,053	942,181						
Adj. to Cash Basis	Subtract:										
	Non-Reserve Capital Projcs		(362,179)	(218,000)	(308,000)						
	Income From Reserve Funds		(271,371)	(243,051)	(247,772)						
	Reserved Funding/Initiatives		(623,923)	(611,753)	(670,625)						
	MRR B (Pools & Spas)		(270,472)	(270,472)	(289,405)						
	Reserved Funding/MRR		(1,132,047)	(1,132,047)	(1,207,611)						
	Cash Basis Changed in Net Assets Net of Reserved		(1,588,031)	(2,065,270)	(1,781,232)						
	Add Back:										
	MRR Operating Expenses.		215,497	269,920	285,239						
	Depreciation		1,598,440	1,706,610	1,409,492						
Expenses from Reserve Funds		88,740	88,740	86,501							
Cash Basis Net Surplus (Deficit)		314,646	-	-							
											<- Balance

## GVR Budget 2023

### Fee Schedule

The Fees Schedule reflects the changes as follows:

- Dues, 2022 rate of \$505 increased \$7 to \$512 for 2023 (1.4%).
- Initial Fee, 2022 rate of \$2,643 increased \$257 to \$2,900 for 2023 (9.7%).
- PACF Fee, 2022 rate of \$2,816 increased \$84 to \$2,900 for 2023 (3.0%).

Fee Schedule	2021/2022			30	2023		
	2021/22				#		
	2022 Fee	# Transact.	Revenue		Fee	# Transact.	Revenue
4000 - Annual Dues per Household Life Care, Transfer, Tenant & Addl Card Fees	\$ 505	13,805	\$ 6,971,525		\$ 512	13,835	\$ 7,083,520
4004 - Annual Life Care Member Dues	\$ 505	48	\$ 24,240		\$ 512	48	\$ 24,576
4005 - Transfer Fee	\$ 450	1,266	\$ 569,700		\$ 450	1,111	\$ 500,000
4007 - Guest Card Fees	\$ 70	1,763	\$ 123,410		\$ 70	1,770	\$ 123,900
1-7 Days	\$ 25	61	\$ 1,525		\$ 25	65	\$ 1,625
2 Weeks	\$ 35	53	\$ 1,855		\$ 35	53	\$ 1,855
1 Month	\$ 50	184	\$ 9,200		\$ 50	184	\$ 9,200
2 Months	\$ 85	147	\$ 12,495		\$ 85	147	\$ 12,495
3 Months	\$ 125	131	\$ 16,375		\$ 125	131	\$ 16,375
4-12 Months	\$ 155	413	\$ 64,015		\$ 155	413	\$ 64,015
4009 - Tenant Fees		989	\$ 105,465			993	\$ 105,565
4102 - Card Replacement	\$ 15	230	\$ 3,450		\$ 15	230	\$ 3,450
4103 - Additional Card Fees	\$ 100	206	\$ 20,600		\$ 100	30	\$ 3,000
4206 - PACF	\$ 2,816	1,267	\$ 3,567,872		\$ 2,900	1,113	\$ 3,227,700
4204 - Initial Fee	\$ 2,643	37	\$ 97,791		\$ 2,900	35	\$ 100,340
Capital Revenue			\$ 3,665,663				\$ 3,328,040
Late Fees	\$ 20	1,896	\$ 37,920		\$ 20	2,350	\$ 47,000

GVR  
CAPITAL PROJECTS

BUDGET 2023

Non Reserve Capital Projects Budget 2023 \$ 308,000

West Center Arts Center	\$	50,000
Del Sol Club House	\$	881,915
Canoa Hill Parking Lot Note	\$	11,000
Santa Rita Springs Glass Arts	\$	700,000
Social Gathering Place		
Desert Hills Fitness Expansion	\$	595,385
Desert Hills Ceramics Expansion	\$	150,000

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TOTAL BUDGETED INITIATIVES  
CAPITAL PROJECTS \$ 2,388,300

MRR-B Pools & Spas:

East Center Pool Projected 2023  
Budget \$ -

MRR Study - Capital Projects  
Budgeted 2023 \$ 1,367,399

GRAND TOTAL CAPITAL BUDGETS 2023 \$ 4,062,699

**GVR**  
**Long Term Capital Project Plan**  
**Funding Projections**

All Amounts Are Projections

	2022	2023	2024	2025	2026	2027
<b>Initiatives</b>						
Beginning Balance	\$ 2,166,737	\$ 2,009,632	\$ 496,780	\$ 1,087,419	\$ 1,275,850	\$ 1,954,217
Funding From Operations Revenue	\$ 661,034	\$ 643,584	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325
Additional GVR Funding (Surplus)	\$ 12,559	\$ 114,616	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Additional Funding / Emergency Fund	\$ 467,156					
Loan Payments						
Net Investment Earnings	\$ (139,201)	\$ 117,248	\$ 28,984	\$ 63,443	\$ 74,437	\$ 114,015
<b>Projects:</b>						
West Center Arts Center	\$ (50,000)	\$ (50,000)				
Del Sol Club House	\$ (318,085)	\$ (881,915)				
Canoa Hill Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Santa Rita Springs Glass Arts	\$ (200,000)	\$ (700,000)				
SRS Kino Room / Computer Lab	\$ (117,000)					
Social Gathering Place	\$ (45,000)	\$ -				
Desert Hills Fitness Expansion	\$ (366,001)	\$ (595,385)				
Desert Hills Ceramics Expansion						
Expand Ceramics	\$ (50,000)	\$ (150,000)				
ABS Shuffleboard Courts	\$ (1,567)		\$ (123,433)			
Woodworking Expansion			\$ (30,000)	\$ (600,000)		
LC Third Tennis Courts					\$ (150,000)	
Ending Balance	\$ 2,009,632	\$ 496,780	\$ 1,087,419	\$ 1,275,850	\$ 1,954,217	\$ 2,803,556
<b>Maintenance Repair &amp; Replacement</b>						
Beginning Balance	\$ 8,025,718	\$ 6,769,357	\$ 6,616,061	\$ 7,093,359	\$ 8,069,141	\$ 8,524,772
Annual Funding (per Reserve Study)	\$ 1,132,047	\$ 1,222,611	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138
Additional Funding						
Net Investment Earnings (actual IPS rate)	\$ (719,702)	\$ 608,563	\$ 570,347	\$ 582,695	\$ 694,697	\$ 347,320
<b>Projects:</b>						
Per Reserve Study	\$ (1,668,706)	\$ (1,984,470)	\$ (1,413,469)	\$ (1,032,967)	\$ (1,779,204)	\$ (1,575,763)
Ending Balance	\$ 6,769,357	\$ 6,616,061	\$ 7,093,359	\$ 8,069,141	\$ 8,524,772	\$ 8,836,467
<b>MRR Part B - Pools and Spas</b>						
Beginning Balance	\$ 1,083,705	\$ 387,457	\$ 916,352	\$ 1,291,419	\$ 1,704,449	\$ 296,956
Funding	\$ 270,472	\$ 289,405	\$ 303,875	\$ 319,069	\$ 335,022	\$ 351,774
Additional Funding (2022 Surplus alloca		\$ 200,000				
Net Investment Earnings	\$ (5,485)	\$ 39,490	\$ 71,192	\$ 93,961	\$ 118,989	\$ 37,849
East Center Pool	\$ (961,235)					
Casa Paloma 1					\$ (1,861,503)	
Ending Balance	\$ 387,457	\$ 916,352	\$ 1,291,419	\$ 1,704,449	\$ 296,956	\$ 686,579
<b>Subtotal Capital Projects Reserves</b>	<b>\$ 9,166,446</b>	<b>\$ 8,029,193</b>	<b>\$ 9,472,197</b>	<b>\$ 11,049,439</b>	<b>\$ 10,775,946</b>	<b>\$ 12,326,603</b>



**GVR**  
**Long Term Capital Project Plan**  
**Funding Projections**

All Amounts Are Projections

	2022	2023	2024	2025	2026	2027
Emergency						
Beginning Balance	\$ 1,170,653	\$ 716,588	\$ 765,037	\$ 816,761	\$ 857,761	\$ 900,761
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative	\$ (467,156)					
Net Investment Earnings	\$ 13,091	\$ 48,449	\$ 51,724	\$ 41,000	\$ 43,000	\$ 45,000
Projects:						
East Center (2019)						
Ending Balance	\$ 716,588	\$ 765,037	\$ 816,761	\$ 857,761	\$ 900,761	\$ 945,761
<b>Total Board Designated Funds</b>	<b>\$ 9,883,034</b>	<b>\$ 8,794,230</b>	<b>\$ 10,288,957</b>	<b>\$ 11,907,200</b>	<b>\$ 11,676,706</b>	<b>\$ 13,272,363</b>



# Green Valley Recreation Inc

## CAPITAL PURCHASES

2772 10/02/2022 vprod/aut-222;

9/30/2022 6:30:51 PM

Prepared for the 2023 Fiscal Year

### Component

Level	Major	Sub w/Description	Cap
010-Administrative Offices	22000-Office Equipment	200 - Computers, Misc. 5 IT Servers (20%)	13,633
010-Administrative Offices	22000-Office Equipment	270 - Network Equipment Routers & Switches	6,560
030-East Social Center (EC)	14000-Recreation	300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (	40,898
030-East Social Center (EC)	14000-Recreation	200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	28,969
060-Canoa Hills (CH)	14000-Recreation	330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%	48,243
060-Canoa Hills (CH)	14000-Recreation	234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	28,720
040-Las Campanas (LC)	14000-Recreation	310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%	55,447
040-Las Campanas (LC)	14000-Recreation	210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)	39,801
070-Santa Rita Springs (SRS)	14000-Recreation	340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%	44,005
080-Canoa Ranch (CR)	14000-Recreation	350 - Exercise: Strength Equipment 26 Fitness Center Strength Machines, Etc	65,183
010-Administrative Offices	05000-Roofing	304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	80,084
030-East Social Center (EC)	20000-Lighting	510 - Parking Lot 7 Parking Lot Lights	21,166
030-East Social Center (EC)	23000-Mechanical Equipment	384 - HVAC Rooftop Carrier Unit #8- 2008	20,705
140-Abrego North (AN)	02000-Concrete	472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%)	6,537
140-Abrego North (AN)	12000-Pool	778 - Equipment: Replacement Pool & Spa Equipment (50%)	21,363
020-West Social Center (WC)	23000-Mechanical Equipment	404 - HVAC 4 Rooftop Carrier/American Units- 2008	61,500
130-Casa Paloma II (CP11)	20000-Lighting	260 - Pole Lights 8 Shuffleboard Lights	11,578
050-Desert Hills (DH)	04500-Decking/Balconies	200 - Resurface 1,778 sf Second Floor Deck	29,870
050-Desert Hills (DH)	08000-Rehab	218 - Locker Rooms 2 Men's & Women's	137,420
050-Desert Hills (DH)	24600-Safety / Access	220 - Fire Control Misc Fire Alarm System	20,366
050-Desert Hills (DH)	25000-Flooring	440 - Tile 975 sf Clubhouse Walls & Floors	31,001
110-Madera Vista (MV)	12000-Pool	766 - Equipment: Replacement Pool & Spa Equipment (50%)	17,926
120-Casa Paloma I (CPI)	12000-Pool	770 - Equipment: Replacement Pool & Spa Equipment (50%)	22,031
100-Continental Vistas (CV)	02000-Concrete	448 - Pool Deck 4,748 sf Pool/Spa Area Concrete Repair (6%)	8,468
060-Canoa Hills (CH)	23000-Mechanical Equipment	220 - HVAC 6 Rooftop Carrier Units- 2007	54,686
040-Las Campanas (LC)	02000-Concrete	412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,547
040-Las Campanas (LC)	12000-Pool	112 - Resurface 264 lf Pool	50,873
070-Santa Rita Springs (SRS)	02000-Concrete	430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	8,635
070-Santa Rita Springs (SRS)	04500-Decking/Balconies	300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	27,519
070-Santa Rita Springs (SRS)	12000-Pool	130 - Resurface 240 lf Pool	46,248
070-Santa Rita Springs (SRS)	12000-Pool	750 - Equipment: Replacement Pool & Spa Equipment (50%)	29,502
070-Santa Rita Springs (SRS)	25000-Flooring	460 - Tile 1,825 sf Clubhouse Walls & Floors	26,563
080-Canoa Ranch (CR)	12000-Pool	636 - Deck: Re-Surface 2,650 sf Pool Area Decking	43,433
080-Canoa Ranch (CR)	23000-Mechanical Equipment	236 - HVAC 6 Rooftop HVAC Units- 2008	86,684
800-General	30000-Miscellaneous	832 - Vehicle 3 2013 Ford Transit Connects- #20, 21, 23	90,456
800-General	30000-Miscellaneous	866 - Vehicle 2017 Ford Escape- #36	32,780
			<u>1,367,399</u>



## 2023 Non-Reserve Capital Projects

	<b>Amount</b>
Lapidary & Silvermith Club Sun Shades for Slab/Rock Saws (P&E Appr. 08/22)	\$ 7,000
Woodworkers Club Improvement to in-house vacuum system(P&E Appr. 08/22)	\$ 90,000
Accessibility Initiatives	\$ 70,000
Ride on Floor Scrubber - WC	\$ 10,000
Social Spaces - Furniture and Amenities	\$ 20,000
Articulating Boom Lift - Tow behind	\$ 30,000
Dolphin Pool Cleaners	\$ 10,000
Clear Conforts	\$ 27,000
Mini Skid Steer Attachments	\$ 9,000
Proximity Readers	\$ 35,000
<hr/> <b>Total</b>	<hr/> <b>\$ 308,000</b> <hr/>



## Reserve Study Transmittal Letter

Date: October 04, 2022  
To: David Webster, Green Valley Recreation Inc  
From: Browning Reserve Group, LLC (BRG)

**Re: Green Valley Recreation Inc; Update w/ Site Visit Review**

Attached, please find the reserve study for Green Valley Recreation Inc. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$1,207,611** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$88.73 Household/yr @ 13,610.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2023, the Project is **73.0%** funded.

Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that GVR's reserves are inadequately funded.

The funding goal set by the CPM is a minimum threshold. 85% of full funding.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.