

The accompanying pages are the Financial Reports for September 30, 2018. The four statements

Statement of Financial Position.

This is also known as a Balance Sheet or the Statement of Net Assets.

Statement of Activities

Also known as an Income and Expense statement. This report shows the types of Income, the categories of expense and the unrealized Investment Market changes for the year to date. The bottom line in this report is the net for all the reserve accounts maintained by GVR.

Statement of Changes in Net Assets

This report displays the financial activity of the four reserves that make up the Net Assets of Green Valley Recreation. These reserves are:

Unrestricted - These net assets include the Fixed Assets (land, buildings and equipment), undesignated current assets less the current liabilities and deferred revenue items.

Emergency - Designated by the Board of Directors, this reserve is held to provide liquidity when needed for operational emergencies.

Maint - Repair - Replacement - designated by the Board of Directors, this reserve is the accumulation of assets in support of the Reserve Study which is mandated for Common Interest Realty Associations like Green Valley Recreation. Annual amounts are budgeted and transferred into this reserve for the purposes of the name of this reserve.

Initiatives - This reserve is designated by the Board of Directors to help with the funding for new programs that evolve from member interests and demands. Innovation in programming enables GVR to respond to member expectations.

Investment Portfolios

This report displays the market values of investments at the beginning of the year, the dollar amounts of changes that occurred from January 1st to the date of the financial statements. The unrealized gain or loss on market value changes is shown on a separate line to result in the market value of investments as of the reporting month end. The investments related to each of the Reserves (Unrestricted and Designated) are included in separate columns.

Green Valley Recreation, Inc.
Statement of Financial Position

As of Date: September 30, 2018 and December 31, 2017



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	September 30, 2018	December 31, 2017
	Total	Total
ASSETS		
Cash/Cash Equivalents	\$ 726,152	4,539,157
Accounts Receivable	181,072	123,604
Edward Jones Investments (@ Market)	12,032,267	10,274,921
Prepaid Expenses	318,963	173,447
Property and Equipment:		
Contributed Fixed Assets	17,593,785	17,593,785
Purchased fixed Assets	18,842,655	17,939,723
Sub-Total	36,436,440	35,533,507
Less - Accumulated Depreciation	(19,890,969)	(18,846,580)
Property and Equipment - net	16,545,471	16,686,927
Total Assets	29,803,925	31,798,057
LIABILITIES		
Accounts Payable	182,070	409,923
Deferred Dues & Fees	1,652,848	4,230,453
Deferred Programs	165,634	329,352
Total Liabilities	2,000,552	4,969,728
TOTAL NET ASSETS	\$27,803,373	26,828,329
NET ASSETS		
Temporarily Restricted:		
Board Designated:		
Emergency	\$ 947,138	930,342
Maint - Repair - Replacement	6,093,751	6,264,272
Initiatives	2,029,027	1,531,549
Unrestricted Net Assets	18,733,457	18,102,166
TOTAL NET ASSETS	\$27,803,373	26,828,329

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Statement of Activities
Current Year - January to September 30, 2018

	Year-to-Date Actual	Year-to-Date Budget	Year-to-Date Variance	Fiscal Year Budget	Remaining FY Budget
Revenue					
Member Dues	4,968,192	5,004,567	(36,375)	6,672,756	1,704,564
Life Care, Transfer, Tenant & Add'l Card Fees	573,795	522,019	51,777	696,017	122,222
Capital Revenue	1,898,224	1,783,786	114,438	2,378,383	480,159
Programs	293,970	293,363	608	391,149	97,179
Instructional	270,857	323,590	(52,733)	431,450	160,593
Recreation Income	564,827	616,952	(52,125)	822,599	257,772
Advertising Income	83,789	56,250	27,539	75,000	(8,789)
Communication	31,112	42,750	(11,638)	57,000	25,888
Communication Income	114,901	99,000	15,901	132,000	17,099
Investment Income	225,791	209,998	15,793	280,000	54,209
Other Income	20,665	15,075	5,590	20,100	(565)
Facility Rent	16,197	17,252	(1,055)	23,000	6,803
Marketing Events	-	4,500	(4,500)	6,000	6,000
Other Income	36,862	36,827	35	49,100	12,238
Total Revenue	8,382,592	8,273,149	109,443	11,030,855	2,648,263
Expenses					
Major Projects-Repair & Maintenance	345,690	219,236	(126,453)	292,315	(53,375)
Facility Maintenance	169,098	385,778	216,680	514,370	345,272
Fees & Assessments	13,232	66,825	53,594	89,100	75,869
Utilities	718,685	861,091	142,405	1,148,121	429,436
Depreciation	1,050,368	934,500	(115,868)	1,246,000	195,632
Furniture & Equipment	177,176	181,368	4,192	241,824	64,648
Vehicles	44,802	60,003	15,201	80,004	35,202
Facilities & Equipment	2,519,050	2,708,800	189,750	3,611,734	1,092,684
Wages, Benefits, Payroll Expenses	3,356,101	3,619,356	263,255	4,825,808	1,469,707
Conferences & Training	39,746	65,250	25,504	87,000	47,254
Personnel	3,395,847	3,684,606	288,759	4,912,808	1,516,961
Food & Catering	30,904	38,325	7,421	51,100	20,196
Recreation Contracts	444,617	482,652	38,035	643,536	198,919
Bank & Credit Card Fees	64,032	78,750	14,718	105,000	40,968
Program	539,552	599,727	60,174	799,636	260,083
Communications	70,533	73,335	2,802	97,780	27,247
Printing	56,789	44,505	(12,284)	59,340	2,551
Advertising	3,734	11,250	7,516	15,000	11,266
Communications	131,056	129,090	(1,966)	172,120	41,064
Supplies	230,150	340,680	110,530	454,240	224,090
Postage	8,739	23,805	15,066	31,740	23,001
Dues & Subscriptions	8,365	4,575	(3,790)	6,100	(2,265)
Travel & Entertainment	1,485	14,580	13,095	19,440	17,955
Other Operating Expense	27,417	50,315	22,898	67,087	39,670
Operations	276,156	433,956	157,800	578,607	302,452
Information Technology	56,915	86,063	35,673	114,750	57,835
Professional Fees	206,132	227,625	21,493	303,500	97,368
Commercial Insurance	162,834	153,750	(9,084)	205,000	42,166
Taxes	1,764	11,025	9,261	14,700	12,936
Provision for Bad Debt	16,711	18,000	1,289	24,000	7,289
Corporate Expenses	444,355	496,463	58,633	661,950	217,595
Expenses	7,306,016	8,052,642	753,151	10,736,855	3,430,839
Net surplus (Deficit)	1,076,576	220,507	862,594	294,000	(782,576)
Unrealized Gain/Loss on Investment	(101,530)	-	(101,530)	-	(101,530)
Net change in Net Assets-GVR	975,046	220,507	761,064	294,000	(681,046)

Green Valley Recreation, Inc.
Summary Statement of Activities

9 month period ending September 30, 2018

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	Actual	Annual Budget	%
REVENUES:			
Member Dues	\$ 4,968,192	6,672,756	74.5%
Life Care, Transfer, Tenant & Add'l Card Fees	573,795	696,017	82.4%
New Member Capital/Initial Fees	1,898,224	2,378,383	79.8%
Recreation Income	564,827	822,599	68.7%
Communication Income	114,901	132,000	87.0%
Investment Income/Realized Gains	225,791	280,000	80.6%
Other Income	36,862	49,100	75.1%
Total Revenues	8,382,592	11,030,855	76.0%
EXPENSES:			
Facilities & Equipment	2,519,050	3,611,734	69.7%
Personnel	3,395,847	4,912,808	69.1%
Program	539,552	799,636	67.5%
Communications	131,056	172,120	76.1%
Operations	276,156	578,607	47.7%
Corporate Expenses	444,355	661,950	67.1%
Total Expenses	7,306,016	10,736,855	68.0%
Net Change in Net Assets from Operations	1,076,576		
From Investment Activity:			
Net Unrealized Market Value Change	(101,530)		
Net Excess (Deficiency) GVR (All Reserves)	\$ 975,046		

MRR Funding - 705,002
 INVESTMENT EARNINGS - 129,463

140,581

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

As of Date: September 30, 2018 and December 31, 2017

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
Net change in Net Assets-GVR	\$ 975,046	975,046				
Transfers between unrestricted and reserves:						
Reserve Study Allocation	-	(705,002)			705,002	
Principal Transfers		388,626			(888,626)	500,000
Depreciation		1,050,368	(1,050,368)			
Purchase of Fixed Assets		-	-			
Transfer For Fixed Asset Purchase		-				-
Allocations of Net Change components:						
Investment income	-	(129,463)		12,149	83,690	33,624
Investment Expenses	-	5,855		(5,571)	(284)	-
Unrealized Gains (Losses) on Market Repairs and replacements	-	96,231		10,218	(70,303)	(36,147)
Net change to September 30, 2018	975,046	1,681,660	(1,050,368)	16,797	(170,520)	497,477
NET ASSETS, December 31, 2017	26,828,329	1,415,239	16,686,927	930,341	6,264,272	1,531,550
Net Assets as at September 30, 2018	\$27,803,374	3,096,898	15,636,559	947,138	6,093,752	2,029,027



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
Balance December 31, 2017 (at Market)	\$ 10,274,921	1,548,758	930,342	6,264,272	1,531,550
Changes since January 1, 2018					
Principal additions	1,705,002	500,000	-	705,002	500,000
Rebalance Transactions	-	-	-	-	-
Investment income	159,729	30,265	12,149	83,690	33,624
Withdrawals	-	888,626	-	(888,626)	-
Investment Expenses	(5,855)	-	(5,571)	(284)	-
Net Change for 9 Months	1,858,876	1,418,891	6,579	(100,217)	533,624
Balance before Market Change at September 30, 2018	12,133,798	2,967,649	936,920	6,164,055	2,065,174
9 month Change in Unrealized Gain (Loss)	(101,530)	(5,299)	10,218	(70,303)	(36,147)
Balance at September 30, 2018 (at Market)	\$ 12,032,268	2,962,351	947,138	6,093,752	2,029,027

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Variance Report

Monthly Report: 9/1/2018-9/30/2018

var vs budget

Revenue	Year-to-Date	Budget	Variance	% Variance	
Transfer Fees	358,050	314,678	43,372	13.78%	More property transactions than budgeted
Guest Card Fees	66,315	56,250	10,065	17.89%	More Guest Cards purchased than budgeted
Concerts	152,620	225,000	(72,380)	-32.17%	Seasonal
Special Events/Dances	34,400	18,751	15,649	83.46%	Seasonal
Tours	98,914	44,212	54,702	123.73%	More tour participation
New Member Capital Fees	1,857,974	1,727,536	130,438	7.55%	More home sales closed than budgeted
Expense	Actual	Budget	Variance	% Variance	
Wages	2,506,939	2,816,794	309,855	11%	More open positions than budgeted
Insurance-Medical	376,466	328,234	(48,232)	-15%	Higher Medical insurance usage
Conferences & Training	39,746	65,250	25,504	39%	Fewer staff attending conferences due to workload.
Supplies	230,150	340,680	110,530	32%	Computer Hardware for Perfect Mind
Professional Fees	193,613	135,000	(58,613)	-43%	Higher than budgeted legal/professional fees
Utilities	718,685	861,091	142,406	17%	Electric & Water Below, Gas above budget
Information Technology	50,390	86,063	35,673	41%	Less IT expense Perfect Mind
Facility Maintenance	169,098	385,778	216,680	56%	Offset by Major Projects
Major Projects	345,690	219,236	(126,454)	-58%	Offset by Facility Maintenance