



Green Valley Recreation  
Financial Report  
First Quarter 2020

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GREEN VALLEY RECREATION, INC.

**Fiscal Affairs**  
**April 30, 2020**

**Financial Report**  
**As of December 31, 2019**

The enclosed Financial Statements and supplemental schedules provide relevant financial information for the Fiscal Year as of **December 31, 2019**.

- The following narrative is prepared based on the December 31, 2019 Internal Financial Statements. The external audit is complete and is included on pages 1 through 20. The enclosed internal financial statements for December 31, 2019 (page 26 through 32) are the revised final GVR statements for 2019.
- The Statement of Financial Position (p.27) reports the Total Net Assets to be \$29,310,635 which is a \$2,055,240 increase for the year.
- The cash on hand was \$2,520,270. Combined with Operations Investments, Operational Cash equals a total of \$5,794,910 cash which is a \$1,662,022 increase from the prior month. Dues cash receipts for 2019 were more than prior year due to the delay in sending the 2019 Dues invoices .
- The Net Fixed Assets are \$17,670,198 which includes \$2,640,784 of Capital purchases through December 2019 (page 30). It is important to note that included in this amount is \$1,534,022 of Construction in Process which includes the Pickleball Center that incorporates \$359,387 of Contributed Assets from the Pickleball Club and the GVR Foundation.
- Total Current Liabilities are \$45,111,837 (page 27) which is a very significant increase from November 2019 due to the increase in Deferred Dues and Fees which is normal at year end.
- Designated Assets equal \$10,416,090 (detailed on page 30) which reflects a net increase in December after transferring \$372,886 out of MRR and \$128,172 out of Initiative and funding Initiatives with Board approved \$600,000 and \$93,297 based in the Initiatives funding formula and accruing Investment income for year end.
- The Statement of Activities (page 29) reports that Total Revenue is \$11,620,118 which is 1.2% over budget for the year 2019 and 5.2% over the prior 2018 year. However, when you account for the unusual income from Contributed Assets of \$359,387 which was not budgeted, the actual variance is 1.9% under the 2019 budget and 2.0% increase from the prior year.
  - The largest Revenue variance is Capital Revenue which is \$270,072 under budget.



GREEN VALLEY RECREATION, INC.

- Home resales in December were 92 units and the Year to Date number of resales is 1,126 which is 79 less than prior year (page 66).
- Recreational Revenue is \$198,453 (23%) under budget for 2019.
- Total Expenses are 2.2% under budget for 2019 and 0.1% over from the prior year.
- The Major category of Facilities and Equipment is \$466,86 over budget which is an improvement from the prior month and includes the previously reported \$300,000 expected variance.
- The Gross Surplus for the year is \$1,330,853 (pages 28 and 29) and includes the 359,387 of Contributed Capital. After deducting this contribution, the Gross Surplus is \$971,466 and is 1.0% over budget.
- The Unrealized Gain on Investments was very high for 2019 with Gains of \$721,387 (Page 29). Unfortunately, the Unrealized Losses for the first quarter 2020 is \$688,000 (page 48)
- The Variance Report on page 31.5 provides additional detail explanations.
- The Designated Funds Capital Purchases and Expense reports for 2019 are included on pages 56 through 63.
- A calculation of the surplus available for transfer has been prepared based on the new formula. This calculation indicates there are no cash basis funds available for transfer to Initiatives from 2019. This calculation is based on an interpretation of the approach that an External Consultant provided in 2019. Additionally, GVR staff has included a calculation that removes the income generated from contributed Assets (Pickleball Center). These two calculations are included on page 70



## Fiscal Affairs

# Financial Report

As of March 31, 2020

The enclosed Financial Statements and supplemental schedules provide relevant financial information for the **first quarter of 2020** and include financial statements for January, February, and March 2020. The January and February 2020 statements replace the previously preliminary statements issues prior to the completion of the 2019 audit.

- The March 2020 Statement of Financial Position (p.45) reports the Total Net Assets to be \$28,865,822 which is a \$476,897 decrease for the year. This decrease is due to the very significant loss due to unrealized losses on Investments. Most of these losses relate to the Board Designated Funds; Emergency, Maintenance Repair Replacement (MRR), and Initiatives (page 49)
- The cash on hand is \$1,260,453 (page 45). Combined with Operations Investments, Operational Cash equals a total of \$5,855,122 cash which is a \$75,212 increase for the first quarter of 2020 due primarily to the collection of annual dues. However, this reflects a \$385,542 decrease for the month of March and will continue to decrease for the remainder of the year as a part of GVR's normal business cycle..
- The Net Fixed Assets are \$17,651,063 which includes \$410,317 of Capital purchases during January through March 2020 (page 48). These Capital Purchases are summarized on page 55.
- Total Current Liabilities are \$5,813,523 which includes the Deferred Dues Liability. This total will decrease as the year progresses and Deferred Revenue is amortized on a monthly basis.
- Designated Net Assets equal \$10,145,662 (detailed on page 49) which reflects a net increase of \$226,888 for the first quarter of 2020 due primarily to the funding of MRR. Note that the Unrealized Losses for the first quarter are \$688,000 (page 48).
- The Statement of Activities (page 47) indicates that Total Revenue is \$3,158,836 which is 0.6% under budget and 3.2% higher than the prior year.
  - March 2020 year to date Recreational Revenue is 23% under budget and 6% behind the prior year.



GREEN VALLEY RECREATION, INC.

- Recreational Income categories that are behind budget include Concerts, Instructional, and Tours.
- Recreational Contracts expenses have a corresponding favorable variance of \$77,375 (21%).
- Capital Revenue is \$54,142 (9%) ahead of budget for the first quarter. An allowance for Property Capital Acquisition Fees that can be refunded within 12 months due to the Member showing proof of primary residency is netted in this Capital Revenue amount. This is a very large Income category which is forecasted to fall significantly behind budget during the second quarter 2020 in the 2020 forecast (page 54).
- Home resales in March 2020 were 141 units which is 23 more than prior year and the 308 cumulative home sales are 41 units ahead of the prior year (pages 64 through 65). It is important to note that there have been 20 refunds of Property Capital Acquisition Fees year to date through April 2020 (page 64) and that the allowance for future refunds is recorded so that Capital Fees Income is not overstated.
- The Facilities & Equipment, Program, Corporate Expenses, and Operations Expense are all under budget. The Personnel expenses are 8% over budget as of March 2020 and Communications (Printing) is over budget for the first quarter (page 47).
- Total March year to date Expenses are 4.7% under budget and 5.7% under from the prior year.
- The Gross Surplus for the year through March 2020 is \$408,172 (page 49 and 50).
- The Cash Requirements Report 2020 is included on page 54. These cash balances are projections only and is exclusively for the purpose of determining terms of investments.
- The financial forecast used to analyze the estimated effect of the closing of facilities due to the Covid 19 Pandemic is included on pages 51 through 53.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**

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**AUDITED CONSOLIDATED FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION  
YEAR ENDED DECEMBER 31, 2019**

**GREEN VALLEY RECREATION, INC. AND GVR FOUNDATION**  
**AUDITED CONSOLIDATED FINANCIAL STATEMENTS**  
**AND SUPPLEMENTARY INFORMATION**  
**YEAR ENDED DECEMBER 31, 2019**

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# Certified Public Accountants

## INDEPENDENT AUDITORS' REPORT

Boards of Directors  
Green Valley Recreation, Inc. and GVR Foundation  
Green Valley, Arizona

### Report on the financial statements

We have audited the accompanying consolidated financial statements of Green Valley Recreation, Inc. and GVR Foundation (Arizona nonprofit organizations), which comprise the consolidated statement of financial position as of December 31, 2019, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

### Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Green Valley Recreation, Inc. and GVR Foundation as of December 31, 2019, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.



**Report on supplementary information**

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying supplementary information on pages 18 through 20 is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

HBL CPAs, P.C.

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**HBL CPAs, P.C.**

April 8, 2020

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2019

**ASSETS**

Current assets:

Cash and cash equivalents:

Held in deposit accounts	\$ 2,659,056
Held in investment brokerage accounts	1,793,068
	4,452,124
Accounts receivable	171,391
Accrued interest	49,487
Investments	11,918,259
Beneficial interest in funds held at a community foundation	27,907
Prepaid expenses	313,753
	16,932,921

Non-current assets -

Property and equipment, net	17,670,198
	\$ 34,603,119

**LIABILITIES AND NET ASSETS**

Current liabilities:

Accounts payable	\$ 311,977
Accrued payroll and related taxes	180,181
Deferred membership dues	4,331,532
Deferred program revenue	285,935
	5,109,625

Non-current liabilities -

Custodial liabilities	9,450
	5,119,075

Net assets:

Without donor restrictions

Undesignated available for operations	18,934,608
Board designated reserves for emergency operations	865,396
Board designated reserves for initiatives	2,465,305
Board designated reserves for repairs and replacements	7,085,389
Board designated quasi-endowment	12,500
	29,363,198

With donor restrictions

120,846
29,484,044

\$ 34,603,119

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
CONSOLIDATED STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019

	<u>Net assets without donor restrictions</u>	<u>Net assets with donor restrictions</u>	<u>Total</u>
Public support and revenues:			
Membership dues	\$ 6,712,673	\$ -	\$ 6,712,673
New member capital and initial fees	2,423,079	-	2,423,079
Investment income	1,026,672	3,557	1,030,229
Access card fees	777,911	-	777,911
Program revenue	680,001	-	680,001
Contributions	4,264	218,348	222,612
In-kind contributions	309,387	-	309,387
Advertising revenue	129,559	-	129,559
Late fees	90,012	-	90,012
Facility rent revenue	72,017	-	72,017
Cell tower lease income	38,378	-	38,378
Other revenue	11,851	-	11,851
	<u>12,275,804</u>	<u>221,905</u>	<u>12,497,709</u>
Net assets released from restrictions	267,275	(267,275)	-
Total public support and revenues	12,543,079	(45,370)	12,497,709
Expenses:			
Program services	8,140,716	-	8,140,716
General and administrative	2,364,775	-	2,364,775
Fundraising	9,323	-	9,323
Total expenses	<u>10,514,814</u>	<u>-</u>	<u>10,514,814</u>
Change in net assets	2,028,265	(45,370)	1,982,895
Net assets, beginning of year, as restated	<u>27,334,933</u>	<u>166,216</u>	<u>27,501,149</u>
Net assets, end of year	<u>\$ 29,363,198</u>	<u>\$ 120,846</u>	<u>\$ 29,484,044</u>

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
YEAR ENDED DECEMBER 31, 2019

	Program services	General and administrative	Fundraising	Total
Salaries and wages	\$ 2,696,455	\$ 869,446	-	\$ 3,565,901
Employee related expenses	881,586	284,260	-	1,165,846
	<u>3,578,041</u>	<u>1,153,706</u>	<u>-</u>	<u>4,731,747</u>
Advertising	566	-	90	656
Bad debt expense	-	33,925	-	33,925
Bank and credit card fees	52,925	42,938	99	95,962
Catering	33,414	5,239	-	38,653
Communication	57,859	36,831	-	94,690
Computer expense	37,340	27,509	-	64,849
Depreciation	1,334,034	269,043	-	1,603,077
Dues and subscriptions	1,970	10,933	-	12,903
Employee training	14,857	23,461	-	38,318
Facility maintenance	323,884	1,598	-	325,482
Fees and taxes	31,770	26,226	-	57,996
Grants and program expenses	249,850	-	1,300	251,150
Insurance	-	244,438	-	244,438
Investment fees	-	53,761	-	53,761
Miscellaneous	4,936	-	-	4,936
Professional services	25,485	274,998	-	300,483
Postage and printing	40,307	77,390	7,738	125,435
Recreation contracts	556,121	-	-	556,121
Rental expense	19,198	-	-	19,198
Repair and maintenance	597,466	-	-	597,466
Signage	15,945	-	-	15,945
Supplies	228,025	24,126	-	252,151
Travel	13,289	5,466	96	18,851
Utilities	816,651	54,858	-	871,509
Vehicles	67,612	32	-	67,644
Uncapitalized equipment	39,171	52,058	-	91,229
Total functional expenses	<u>8,140,716</u>	<u>2,418,536</u>	<u>9,323</u>	<u>10,568,575</u>
Less investment fees netted against revenues	-	<u>(53,761)</u>	-	<u>(53,761)</u>
Total expenses	<u>\$ 8,140,716</u>	<u>\$ 2,364,775</u>	<u>\$ 9,323</u>	<u>\$ 10,514,814</u>

The accompanying notes are an integral part of these financial statements.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
CONSOLIDATED STATEMENT OF CASH FLOWS  
YEAR ENDED DECEMBER 31, 2019

Cash flows from operating activities:	
Change in net assets	\$ 1,982,895
Adjustments to reconcile change in net assets to net cash from operating activities:	
Depreciation and amortization	1,603,077
Donated property and equipment	(309,387)
Realized (gains) on investments	(196,209)
Unrealized (gains) on investments	(527,804)
Change in fair value of beneficial interest in funds	(3,557)
(Increase) decrease in operating assets:	
Accounts receivable	(73,953)
Accrued interest	(49,487)
Prepaid expenses	(95,518)
Increase (decrease) in operating liabilities:	
Accounts payable	163,415
Accrued payroll and related taxes	(13,124)
Deferred membership dues	3,156,063
Deferred program revenue	24,609
Custodial liabilities	4,333
Net cash provided by operating activities	<u>5,665,353</u>
Cash flows from investing activities:	
Purchases of property and equipment	(2,331,377)
Proceeds from sale of investments	11,801,326
Purchases of investments	<u>(14,246,348)</u>
Net cash (used in) investing activities	<u>(4,776,399)</u>
Change in cash and cash equivalents	888,954
Cash and cash equivalents, beginning of year	<u>3,563,170</u>
Cash and cash equivalents, end of year	<u>\$ 4,452,124</u>
Cash and cash equivalents available for operations	
	\$ 4,359,185
Restricted cash and cash equivalents	<u>92,939</u>
Total cash and cash equivalents	<u>\$ 4,452,124</u>

Supplemental cash flow information:

No cash paid for income taxes or interest in 2019.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2019

**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 promote the common good and general welfare of its 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 with 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 13,650 member properties as of December 31, 2019.

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.

In 2014, GVR formed a 501(c)(3) entity, GVR Foundation (the Foundation), to enhance donation opportunities and to support GVR's member assistance program (MAP), through which eligible members can seek assistance with GVR's annual fees. In 2016, the Foundation took over management of the GVR Senior Games.

**NOTE 2 – Summary of significant accounting policies**

*Principles of consolidation*

The primary function of the Foundation is to raise funds that are contributed to the Member Assistance Program (MAP) and to administer the Senior Games on GVR's behalf. The bylaws of the Foundation state that GVR has the ability to appoint members to the Foundation's board. In addition, the Foundation's bylaws prohibit the Foundation from liquidating or dissolving the entity, merging with another entity, or modifying or amending its bylaws without the approval of GVR. As a result, it has been determined that the Foundation is controlled by GVR in accordance with U.S. generally accepted accounting principles (US GAAP).

The consolidated financial statements include the accounts of GVR and the Foundation. All significant interentity accounts and transactions have been eliminated in consolidation. Unless otherwise noted, these consolidated entities are hereinafter collectively referred to as "the Organization".

*Basis of presentation*

The consolidated financial statements of the Organization have been prepared in accordance with U.S. generally accepted accounting principles (US GAAP), which require the Organization 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 the Organization'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 the Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statement of activities.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**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.

*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. The Organization maintains its cash in bank deposit accounts which may exceed federally insured limits. Uninsured cash at December 31, 2019 was \$1,574,178.

*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 are 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 collectability 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.

*Beneficial interest in funds held at a community foundation*

In June of 2017, the Foundation entered into an agreement with the Greater Green Valley Community Foundation, Inc. (GGVCF) in which the Foundation and the GGVCF would each deposit \$12,500 into an investment account. The balance of the would be required to remain in the investment account until June of 2020 at which time the Foundation would have the right to withdraw the entire sum including accumulated investment earnings. As of the date of report, Foundation has expressed no intention of withdrawing funds from the account and it is therefore presumed that the condition will be satisfied and the match contribution from GGVCF will be earned. As a result, the entire balance of the account, comprising both the Foundation's own initial donation and the \$12,500 donation of GGVCF, as well as \$2,907 of accumulated earnings thereon, is recorded as an asset of the Foundation.

*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. 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. The Foundation has no capitalized property and equipment.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 2 – Summary of significant accounting policies, continued**

*Custodial funds held for others*

The Foundation hold funds raised by the individual members of the Hunting and Fishing Club of GVR (the Club). The members of the Club from time to time direct the Foundation to make donations to charities from the funds held. GVR did not hold funds for others either at December 31, 2019 or during the year then ended.

*Donated goods, facilities and services*

Donated goods and facilities are valued at their fair market value. Donated services are recognized in the financial statements at their 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 the Organization utilizes the services of many outside volunteers, the fair value of these services is not recognized in the accompanying financial statements since they do not meet the criteria for recognition under generally accepted accounting principles.

*Income tax status*

GVR and the Foundation are exempt from Federal income tax under Sections 501(c)(4) and 501(c)(3) of the Internal Revenue Code, respectively. However, income from certain activities not directly related to either entity's tax-exempt purposes may be subject to taxation as unrelated business income.

In accordance with generally accepted accounting principles, the Organization holds no uncertain tax positions and, therefore, has no policy for evaluating them. The Organization'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 \$656 for the year ended December 31, 2019.

*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 *ASU 2016-14*. 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.



**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 2 – Summary of significant accounting policies, continued**

*Endowments*

The Foundation's endowments consist of one donor-restricted fund held at a brokerage (MAP Endowment) by the Foundation and one fund established by the Foundation's Board of Directors to function as a quasi-endowment. GVR held no endowments at either of the years ended December 31, 2019 or 2018. As required by generally accepted accounting principles, net assets associated with endowment funds (including funds designated by the Board of Directors of the Foundation to function as endowments) are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board of Directors of the Foundation has interpreted the State of Arizona's Management of Charitable Funds Act (MCFA or the Act) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, The Foundation classifies as net assets with donor restriction in perpetuity (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in net assets with donor restriction in perpetuity is classified as with donor restrictions satisfied by time or action until those amounts are appropriated for expenditure by the organization in a manner consistent with the standard of prudence prescribed by the Act. In accordance with the Act, The Foundation considers the following factors in making a determination to appropriate or accumulate endowment funds:

- (1) The duration and preservation of the fund
- (2) The purposes of the organization and the donor-restricted endowment fund
- (3) General economic conditions
- (4) The possible effect of inflation and deflation
- (5) The expected total return from income and the appreciation of investments
- (6) Other resources of the organization
- (7) The investment policies of the organization.

*Membership dues, receivables, and deferred revenue*

Annual membership dues for the year ended December 31, 2019 were \$493 per household. It is GVR's policy to bill members for annual dues in advance of the January 1 due date. Revenue is measured based on a consideration specified in a contract with a customer. The Organization recognizes revenue when it satisfies a performance obligation as defined by the type of revenue transaction. Payments received for which there is an outstanding performance obligation are considered deferred revenue. Deferred revenue from members includes prepayments on future calendar year memberships, access cards, classes, concerts, and tours.

Receivables from members are considered past due 30 days after the billing date and are secured by a lien on the member's property, as management considers necessary. In some cases, the proceeds from the sale or foreclosure of a property are less than the lien in first position resulting in a loss for uncollected membership dues. An allowance for doubtful accounts is recorded based on management's estimate of potential loss, 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 collectability and charged to the allowance account when management determines that the amounts are uncollectible.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 2 – Summary of significant accounting policies, continued**

*New accounting pronouncement*

In May of 2014, the Financial Accounting Standards Board (“FASB”) issued Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers* (Topic 606). The update supersedes most current revenue recognition guidance, including industry specific guidance. The core principle of the new guidance is that an entity will recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services. The update provides a five-step analysis of transactions to determine when and how revenue is recognized. Other major provisions include the capitalization and amortization of certain contract costs, ensuring that the time value of money is considered in the transaction price, and allowing estimates of variable consideration to be recognized before contingencies are resolved in certain circumstances. Additionally, the update requires disclosures related to the nature, amount, timing, and uncertainty of revenue that is recognized. The Organization has adjusted the presentation of these financial statements accordingly, and because of the adoption of the new standard, comparative financial statements are not presented. Implementation of this ASU did not result in any reclassification or restatements of net assets, by class or in total, as originally reported in any previous accounting period.

**NOTE 3 – 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. 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 special assessments or increased annual membership dues. The following reflects The Organization’s financial assets, assets restricted by donor stipulation, and financial liabilities expected to come due within the one-year time horizon:

	<u>GVR</u>	<u>Foundation</u>	<u>Total</u>
Financial assets:			
Cash and cash equivalents	\$ 4,298,339	\$ 153,785	\$ 4,452,124
Accounts receivable	171,391	-	171,391
Accrued interest	49,487	-	49,487
Investments	11,918,259	-	11,918,259
Beneficial interest in funds held at a community foundation	-	27,907	27,907
	<u>16,437,476</u>	<u>181,692</u>	<u>16,619,168</u>
Less amounts unavailable due to:			
Board designations:			
Emergency operations	(865,396)	-	(865,396)
Initiatives	(2,465,305)	-	(2,465,305)
Repairs and replacements	(7,085,389)	-	(7,085,389)
Quasi-endowment	-	(12,500)	(12,500)
Donor-imposed restrictions:			
Restricted by donor for purpose or time	-	(118,276)	(118,276)
Restricted by donor in perpetuity	-	(2,570)	(2,570)
	<u>(10,416,090)</u>	<u>(133,346)</u>	<u>(10,549,436)</u>
Net financial assets available to meet cash needs for general expenditures within one year	<u>\$ 6,021,386</u>	<u>\$ 48,346</u>	<u>\$ 6,069,732</u>

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 4 – Accounts receivable**

Accounts receivable consisted of the following at December 31, 2019:

	<u>GVR</u>	<u>Foundation</u>	<u>Total</u>
Accounts receivable	\$ 371,391	\$ -	\$ 371,391
Less allowance for uncollectible accounts	(200,000)	-	(200,000)
	<u>\$ 171,391</u>	<u>\$ -</u>	<u>\$ 171,391</u>

**NOTE 5 – Fair value measurements and investment income**

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 The Organization's own assumptions about market participant assumptions. Observable inputs are assumptions based on market data obtained from independent sources; while unobservable inputs are The Organization'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 The Organization'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. The Organization does not utilize Level 3 inputs.

Fair values of assets measured on a recurring basis at December 31, 2019 were as follows:

	<u>Level 1</u>			<u>Level 2</u>	
	<u>GVR</u>	<u>Foundation</u>	<u>Total</u>	<u>GVR</u>	<u>Total</u>
Investments:					
Corporate bonds	\$ 5,013,038	\$ -	\$ 5,013,038	\$ -	\$ 5,013,038
Mutual funds	3,149,848	-	3,149,848	-	3,149,848
Common stock	1,957,987	-	1,957,987	-	1,957,987
Government bonds	606,991	-	606,991	-	606,991
Certificates of deposit	495,199	-	495,199	-	495,199
Exchange traded funds	283,402	-	283,402	-	283,402
Municipal bonds	124,338	-	124,338	-	124,338
REITs	25,569	-	25,569	-	25,569
Small issue municipal bonds	-	-	-	261,887	261,887
	<u>11,656,372</u>	<u>-</u>	<u>11,656,372</u>	<u>261,887</u>	<u>11,918,259</u>
Beneficial interest in funds held at a community foundation -					
Mutual funds	-	27,907	27,907	-	27,907
	<u>\$ 11,656,372</u>	<u>\$ 27,907</u>	<u>\$ 11,684,279</u>	<u>\$ 261,887</u>	<u>\$ 11,946,166</u>

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 5 – Fair value measurements and investment income, continued**

Activity related to assets measured at fair value on a recurring basis utilizing Level 2 inputs, which are assets only of GVR, was as follows for the year ended December 31, 2019:

	Beginning balance	Change in fair value	Ending balance
Small issue municipal bonds	\$ 252,090	\$ 9,797	\$ 261,887

Investment income consisted of the following for the year ended December 31, 2019:

	GVR	Foundation	Total
Interest and dividends	\$ 356,293	\$ 127	\$ 356,420
Realized gains	196,209	-	196,209
Unrealized gains and losses	527,804	-	527,804
Change in value of beneficial interest	-	3,557	3,557
Investment fees	(53,761)	-	(53,761)
	<u>\$ 1,026,545</u>	<u>\$ 3,684</u>	<u>\$ 1,030,229</u>

**NOTE 6 – Property and equipment**

The Foundation had no property or equipment at December 31, 2019. Property and equipment of GVR consisted of the following at December 31, 2019:

	Contributed	Purchased	Total
Land and improvements	\$ 4,166,277	\$ 1,875,260	\$ 6,041,537
Buildings and improvements	12,429,122	9,941,215	22,370,337
Tennis, shuffleboard, and sports courts	324,958	1,907,326	2,232,284
Pools, spas, and equipment	412,588	2,706,593	3,119,181
Recreational equipment	230,841	1,117,295	1,348,136
Vehicles	-	775,931	775,931
Furniture and equipment	30,000	2,137,408	2,167,408
Construction in progress	-	1,534,022	1,534,022
	<u>17,593,786</u>	<u>21,995,050</u>	<u>39,588,836</u>
Less accumulated depreciation	(9,763,349)	(12,155,289)	(21,918,638)
	<u>\$ 7,830,437</u>	<u>\$ 9,839,761</u>	<u>\$ 17,670,198</u>

**NOTE 7 – Retirement plan**

All GVR employees that have attained at least the age of 20.5 and 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 \$110,583 for the year ended December 31, 2019. The Foundation does not have a retirement plan.

**NOTE 8 – 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.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 9 – Net assets with donor restrictions**

Activity in net assets with donor restrictions for the year ended December 31, 2019, and balances of net assets with donor restrictions as of the year then ended, were as follows for the Foundation:

	<u>Beginning balance</u>	<u>Contributions</u>	<u>Investment income</u>	<u>Releases/ appropriations</u>	<u>Ending balance</u>
Subject to purpose restrictions:					
Member Assistance					
Program	\$ 11,093	\$ 30,969	\$ -	\$ (19,973)	\$ 22,089
Pickleball	77,213	180,886	-	(243,054)	15,045
Retire Arizona	61,765	1,848	-	(504)	63,109
Passport	<u>2,420</u>	<u>3,300</u>	<u>-</u>	<u>(3,094)</u>	<u>2,626</u>
	152,491	217,003	-	(266,625)	102,869
Subject to the passage of time -					
GGVCF match fund	12,500	-	3,557	(650)	15,407
Endowments, with donor restrictions perpetual in nature -					
Member Assistance					
Program	1,225	1,345	-	-	2,570
	<u>\$ 166,216</u>	<u>\$ 218,348</u>	<u>\$ 3,557</u>	<u>\$ (267,275)</u>	<u>\$ 120,846</u>

GVR had received no contributions with donor restrictions during the year ended December 31, 2019, and had no net assets with donor restriction at that year end.

Restricted cash at December 31, 2019 was calculated as follows:

	<u>GVR</u>	<u>Foundation</u>	<u>Total</u>
Net assets with donor restrictions	\$ -	\$ 120,846	\$ 120,846
Less amounts held in beneficial interest in funds held at a community foundation	-	(27,907)	(27,907)
Net assets with donor restrictions held in deposit accounts	<u>\$ -</u>	<u>\$ 92,939</u>	<u>\$ 92,939</u>

**NOTE 10 – Operating leases**

GVR leases office equipment and a mobile storage unit under non-cancelable operating leases. Rental expense for the year ended December 31, 2019 was \$27,498 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, 2020	\$ 42,704
2021	39,187
2022	36,447
2023	32,863
2024	<u>12,672</u>
	<u>\$ 163,873</u>

The Foundation was not subject to any lease agreements at December 31, 2019, nor at any time during the year then ended.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 11 – Endowments**

*Funds with deficiencies*

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or the Act requires the Organization to retain as a fund of perpetual duration. In accordance with generally accepted accounting principles, accumulated deficiencies of this nature are reported in net assets with donor restrictions. There were no such accumulated deficiencies at December 31, 2019.

*Return objectives and risk parameters*

The Organization has adopted investment policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the organization must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the Boards of Directors, the endowment assets are invested in a manner that is intended to produce a net average annual total return, over the long term, equal to the change in the consumer price index plus 5%.

*Investment strategies*

To satisfy its long-term rate-of-return objectives, the Organization relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Organization targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

*Spending policies*

The Organization has a board approval spending policy that allows the operating fund to receive and recognize investment earnings originating from the endowment fund. As of December 31, 2019, the Board approved spending policy allowed for appropriation equal to 5% of the average value of the endowment over the prior three years.

However, the annual amount available for distribution shall not cause the principal amount of the endowment to fall below the original contributions made to the endowment after adjusting for inflation. As a result, the actual amount available to support operations in any one year may be less than 5%.

*Endowment fund net assets*

Net assets in the endowment funds consisted of the following at December 31, 2019:

	GVR Foundation		Total
	Net assets without donor restrictions	Net assets with donor restrictions in perpetuity	
Beginning balance	\$ 12,500	\$ 1,225	\$ 13,725
Additions	-	1,345	1,345
Ending balance	<u>\$ 12,500</u>	<u>\$ 2,570</u>	<u>\$ 15,070</u>

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**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 \$7,085,389 as of December 31, 2019. 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 September of 2019. The study concluded that the fully funded reserve balance at December 31, 2020 would be \$8,264,006 of which GVR had funded \$7,085,389 or 86% at December 31, 2019. The reserve study is based on a recommended annual contribution of \$1,005,942 for 2020 to the replacement reserve, to be increased annually at a rate of 4.1%, 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, special assessments, or to delay major repairs and replacements until funds are available. The Foundation does not manage or own any common property or equipment, and therefore its governing documents require no provision for future major repairs or replacements.

**NOTE 13 – Revenue from contracts with customers**

As described in Note 2, the Organization adopted FASB Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers* (Topic 606) as of January 1, 2019. In accordance with the guidance provided under topic 606, management has assessed each type of revenue generated by the Organization. Management has determined that revenue generated by 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 is no outstanding performance obligation as of December 31, 2019. Revenue generated by the use of GVR property and facilities is subject to performance obligations satisfied by the passage a specified period not longer than one month. Revenue generated by advertising contracts and fees from instructional and entertainment activities create obligations that are satisfied by the performance of specific activities. Disaggregated revenue from contracts with customers and allocated performance obligations as of and for the year ended December 31, 2019 were as follows:

	Revenue recognized			Allocated performance obligations
	GVR	Foundation	Total	GVR
Recognized by:				
Point in time:				
New member fees	\$ 2,423,079	\$ -	\$ 2,423,079	\$ -
Late fees	90,012	-	90,012	-
The passage of time:				
Membership dues	6,712,673	-	6,712,673	4,331,532
Access card fees	777,911	-	777,911	20,440
Facility rental	72,017	-	72,017	5,338
Cell tower lease income	38,378	-	38,378	-
Performance activity:				
Program revenue	659,997	20,004	680,001	253,640
Advertising revenue	129,559	-	129,559	6,517
	<u>\$ 10,903,626</u>	<u>\$ 20,004</u>	<u>\$ 10,923,630</u>	<u>\$ 4,617,467</u>

For the year ended December 31, 2019, the Organization recognized \$1,435,933 in previously deferred revenue for member dues, program revenue, and access card fees. The Organization had no contract assets or contract liabilities at December 31, 2019.

**GREEN VALLEY RECREATION, INC.  
AND GVR FOUNDATION**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS, CONTINUED  
DECEMBER 31, 2019

**NOTE 14 – Prior period adjustment**

The following errors were corrected during the year ended December 31, 2019:

	Net assets without donor restrictions			Net assets with donor restrictions	
	GVR	Foundation	Total	Foundation	Total
Net assets at December 31, 2018, as originally stated	\$ 27,187,296	\$ 67,039	\$ 27,254,335	\$ 178,716	\$ 27,433,051
Misclassification of board designated quasi-endowment	-	12,500	12,500	(12,500)	-
Understatement of deferred revenue	<u>68,098</u>	<u>-</u>	<u>68,098</u>	<u>-</u>	<u>68,098</u>
Net assets at December 31, 2018, as restated	<u>\$ 27,255,394</u>	<u>\$ 79,539</u>	<u>\$ 27,334,933</u>	<u>\$ 166,216</u>	<u>\$ 27,501,149</u>

**NOTE 15 – Subsequent events**

The Organization evaluated its December 31, 2019 annual financial statements through 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 COVID-19 pandemic and public response will likely reduce 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. Currently, Congress is extending aid to small businesses and nonprofit organizations which could help mitigate the effects of this disruption. However, the uncertainty of the duration of this interruption and unclear scope of federal assistance prevents the Organization from estimating the scope and significance of the overall impact on subsequent periods.

Subsequent events have been evaluated through April 8, 2020, which is the date the financial statements were available to be issued.



**GREEN VALLEY RECREATION, INC. AND GVR FOUNDATION**  
**CONSOLIDATING STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2019**

	Green Valley Recreation	GVR Foundation	Eliminated in consolidation	Total
<b>ASSETS</b>				
Current assets:				
Cash and cash equivalents	\$ 4,298,339	\$ 153,785	\$ -	\$ 4,452,124
Accounts receivable	172,435	-	(1,044)	171,391
Other receivables	-	11,233	(11,233)	-
Accrued interest	49,487	-	-	49,487
Investments	11,918,259	-	-	11,918,259
Beneficial interest in funds held at a community foundation	-	27,907	-	27,907
Prepaid expenses	313,753	-	-	313,753
Total current assets	16,752,273	192,925	(12,277)	16,932,921
Non-current assets -				
Property and equipment, net	17,670,198	-	-	17,670,198
	\$ 34,422,471	\$ 192,925	\$ (12,277)	\$ 34,603,119
<b>LIABILITIES AND NET ASSETS</b>				
Current liabilities:				
Accounts payable	\$ 302,955	\$ 10,066	\$ (1,044)	\$ 311,977
Accrued payroll and related taxes	180,181	-	-	180,181
Deferred membership dues	4,331,532	-	-	4,331,532
Deferred program revenue	285,935	-	-	285,935
Total current liabilities	5,100,603	10,066	(1,044)	5,109,625
Non-current liabilities -				
Custodial liabilities	11,233	9,450	(11,233)	9,450
Total liabilities	5,111,836	19,516	(12,277)	5,119,075
Net assets:				
Without donor restrictions:				
Undesignated available for operations	18,894,545	40,063	-	18,934,608
Board designated reserves for emergency operations	865,396	-	-	865,396
Board designated reserves for initiatives	2,465,305	-	-	2,465,305
Board designated reserves for repairs and replacements	7,085,389	-	-	7,085,389
Board designated quasi-endowment	-	12,500	-	12,500
	29,310,635	52,563	-	29,363,198
With donor restrictions	-	120,846	-	120,846
Total net assets	29,310,635	173,409	-	29,484,044
	\$ 34,422,471	\$ 192,925	\$ (12,277)	\$ 34,603,119

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The accompanying notes are an integral part of these financial statements.

**GREEN VALLEY RECREATION, INC. AND GVR FOUNDATION**  
**CONSOLIDATING STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2019**

	GVR Foundation						
Green Valley Recreation	Net assets without donor restrictions	Net assets with donor restrictions	Total	Eliminated in consolidation	Consolidated Total		
Public support and revenues:							
Membership dues	\$ 6,712,673	-	-	-	-	\$	6,712,673
New member capital and initial fees	2,423,079	-	-	-	-		2,423,079
Investment income	1,026,545	127	3,684	-	-		1,030,229
Access card fees	777,911	-	-	-	-		777,911
Program revenue	659,997	20,004	20,004	-	-		680,001
Contributions	-	4,264	218,348	-	-		222,612
In-kind contributions	359,387	-	-	(50,000)	-		309,387
Advertising revenue	129,559	-	-	-	-		129,559
Late fees	90,012	-	-	-	-		90,012
Facility rent revenue	72,017	-	-	-	-		72,017
Cell tower lease income	38,378	-	-	-	-		38,378
Other revenue	1,831	10,020	10,020	-	-		11,851
Net assets released from restrictions	<u>12,291,389</u>	<u>34,415</u>	<u>221,905</u>	<u>(50,000)</u>	<u>12,497,709</u>		<u>12,497,709</u>
Total public support and revenues	<u>12,291,389</u>	<u>267,275</u>	<u>(267,275)</u>	<u>(50,000)</u>	<u>12,497,709</u>		<u>12,497,709</u>
Expenses:							
Program services	7,871,373	319,343	319,343	(50,000)	8,140,716		8,140,716
General and administrative	2,364,775	-	-	-	2,364,775		2,364,775
Fundraising	-	9,323	9,323	-	9,323		9,323
Total expenses	<u>10,236,148</u>	<u>328,666</u>	<u>328,666</u>	<u>(50,000)</u>	<u>10,514,814</u>		<u>10,514,814</u>
Change in net assets	2,055,241	(26,976)	(45,370)	-	1,982,895		1,982,895
Net assets, beginning of year, as restated	<u>27,255,394</u>	<u>79,539</u>	<u>166,216</u>	<u>-</u>	<u>27,501,149</u>		<u>27,501,149</u>
Net assets, end of year	<u>\$ 29,310,635</u>	<u>\$ 52,563</u>	<u>\$ 120,846</u>	<u>\$ -</u>	<u>\$ 29,484,044</u>		<u>\$ 29,484,044</u>

**GREEN VALLEY RECREATION, INC. AND GVR FOUNDATION**  
**CONSOLIDATING STATEMENT OF CASH FLOWS**  
**YEAR ENDED DECEMBER 31, 2019**

	<u>Green Valley Recreation</u>	<u>GVR Foundation</u>	<u>Eliminated in consolidation</u>	<u>Total</u>
Cash flows from operating activities:				
Change in net assets	\$ 2,055,241	\$ (72,346)	\$ -	\$ 1,982,895
Adjustments to reconcile change in net assets to net cash from operating activities:				
Depreciation and amortization	1,603,077	-	-	1,603,077
Donated property and equipment	(359,387)	-	50,000	(309,387)
Realized (gains) on investments	(196,209)	-	-	(196,209)
Unrealized (gains) on investments	(527,804)	-	-	(527,804)
Change in fair value of beneficial interest in funds	-	(3,557)	-	(3,557)
(Increase) decrease in operating assets:				
Accounts receivable	(75,415)	1,462	-	(73,953)
Other receivables	-	(11,233)	11,233	-
Accrued interest	(49,487)	-	-	(49,487)
Prepaid expenses	(105,881)	10,363	-	(95,518)
Increase (decrease) in operating liabilities:				
Accounts payable	155,630	7,785	-	163,415
Accrued payroll and related taxes	(13,124)	-	-	(13,124)
Deferred membership dues	3,156,063	-	-	3,156,063
Deferred program revenue	25,889	(1,280)	-	24,609
Custodial liabilities	9,766	5,800	(11,233)	4,333
Net cash provided by operating activities	<u>5,678,359</u>	<u>(63,006)</u>	<u>50,000</u>	<u>5,665,353</u>
Cash flows from investing activities:				
Purchases of property and equipment	(2,281,377)	-	(50,000)	(2,331,377)
Proceeds from sale of investments	11,801,326	-	-	11,801,326
Purchases of investments	(14,246,348)	-	-	(14,246,348)
Net cash (used in) investing activities	<u>(4,726,399)</u>	<u>-</u>	<u>(50,000)</u>	<u>(4,776,399)</u>
Change in cash and cash equivalents	951,960	(63,006)	-	888,954
Cash and cash equivalents, beginning of year	<u>3,346,379</u>	<u>216,791</u>	<u>-</u>	<u>3,563,170</u>
Cash and cash equivalents, end of year	<u>\$ 4,298,339</u>	<u>\$ 153,785</u>	<u>\$ -</u>	<u>\$ 4,452,124</u>
Cash available for operations	\$ 4,298,339	\$ 60,846	\$ -	\$ 4,359,185
Restricted cash	<u>-</u>	<u>92,939</u>	<u>-</u>	<u>92,939</u>
	<u>\$ 4,298,339</u>	<u>\$ 153,785</u>	<u>\$ -</u>	<u>\$ 4,452,124</u>

The accompanying notes are an integral part of these financial statements.

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# Certified Public Accountants

Boards of Directors and Audit Committee  
Green Valley Recreation, Inc. and GVR Foundation  
Green Valley, Arizona

In planning and performing our audit of the consolidated financial statements of Green Valley Recreation, Inc. (GVR) and GVR Foundation (the Foundation), collectively referred to as the Organization, as of and for the year ended December 31, 2019, in accordance with auditing standards generally accepted in the United States of America, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the combined financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's combined financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the following deficiencies in **GVR's** internal controls to be material weaknesses:

## **Cash disbursements**

1. During our review of the internal controls surrounding cash disbursements, we noted that GVR has a check signature stamp with the signature of a Board Member. During the Organization's 2017 audit, the predecessor auditor noted that the signature stamp was being used by the same person who prepares and mails checks. The predecessor auditor recommended that the signature stamp be used by GVR's Controller instead, in order to create a segregation of duties, and that recommendation was implemented by GVR.

However, use of a signature stamp by anyone other than the person whose signature is borne on the stamp carries an inherent increase in the risk of fraud. By selecting only certain individuals to have signing authority for the company's accounts, the company has vested responsibility for oversight of its cash in those individuals alone. Permitting anyone, regardless of position, to use the signature stamp of another person circumvents these reasonable monitoring and oversight activities and in effect gives anyone with physical access to the stamp the ability to control the company's assets. We recommend that the signature stamp, and any other signature stamps that may exist, be destroyed immediately. We further recommend that GVR implement a policy prohibiting the use of a signature stamp for signing checks, for memorializing an individual's required authorization on any document, or for any purpose whatsoever.

### ***Material weaknesses, continued***

#### ***Cash receipts***

2. During our review of internal controls surrounding cash receipts, we noted the following:

- When a company receives payments for revenues that are expected and have been invoiced and recorded as accounts receivable, such as member dues, the risk that funds could be misappropriated or lost prior to being deposited is mitigated by the fact that checks that were cashed but not applied to the customer's account would be identified when the company contacts the customer about the overdue balance. However, when a company receives payments that are not expected, such as program revenue or access card fees, there are no mitigating controls to detect the loss.

In order to mitigate the risk of misappropriation of cash receipts, we recommend that all mail be opened by two people together, separating member dues payments from funds received for all other purposes, and they contemporaneously complete a cash receipts log listing all non-member dues funds received, with both individuals initialing or signing the log as evidence of dual custody during the process. We further recommend that the original log be maintained by a person who has no access to checks and cash awaiting deposit, and that the original log be reconciled to deposits per the bank statement by someone independent of the cash receipts process.

- When payments are made in person, the Customer Service Representative issues a receipt for payment created by the CLASS software to the payer. The payment and reports are then given to the Accountant III, who enters the payments into the cash receipts log and records the deposit. However, the Accountant III has software rights that allow her to delete transactions from the CLASS database. To create an appropriate segregation of duties and mitigate the risk that misappropriation of assets could be concealed by deleting transactions from the system, we recommend that the logical access of the Accountant III be modified to exclude the ability to delete transactions.

#### ***Journal entries***

3. GVR staff posted journal entries as needed to maintain the accounting records of the GVR. However, there was no independent review of these entries performed. In order to prevent or detect any possible inappropriate or inaccurate modifications to the general ledger or concealment of fraud made through journal entries, we recommend that the CFO prepare a summary report from the accounting software of all journal entries, along with the support for the entries, monthly, that she review the documentation to ensure accuracy in calculation of the entry and that the entry is consistent with the support provided. We further recommend that entries posted by the CFO be likewise reviewed and approved by an individual who is not subordinate to the CFO. We lastly recommend that evidence of review and approval of entries be documented and maintained.

We also became aware of certain matters that are opportunities for strengthening internal controls and operating efficiency of **GVR**. The recommendations are as follows:

### ***Cash disbursements***

4. During our review of the internal controls surrounding cash disbursements, we noted the following:
  - Signed checks are returned to the Accountant II for mailing. As the Accountant II is responsible for both accounts payable and printing checks, this presents an inadequate segregation of duties. We recommend that the Accounting Manager either mail the checks himself after meeting with the board, or have a staff person outside of the accounting department mail the signed checks to the recipients.
  - One reason given for the need for a check signature stamp is that all checks, per GVR's bylaws, require two signatures, and there are instances in which two signers cannot be located on a timely basis to meet obligations to vendors. In such a case, the dual signature requirement for all checks has increased the risk of fraud rather than decreasing the risk as the policy intended, by requiring staff to implement a work-around to ensure continuing operations while still adhering to the policy as written. Other than this side effect of creating an incentive to engage in inappropriate use of a signature stamp, there is no inherent detriment to a dual signature policy. However, as there is no mechanism in place at financial institutions to prevent the bank from honoring a check that is not in compliance with the entity's policies regarding signatures there is also no actual protection provided by the requirement. The Board may therefore wish to consider whether continuation of this policy serves its system of internal controls.

If GVR believes the dual requirement to have continued merit, we recommend that the Board contemplate how to ensure that all checks can be signed on a sufficiently timely basis to meet its obligations to protect vendor relationships and prevent late fees or cessation of the provision of goods or services. The GVR may consider expanding its base of authorized signers or may implement other strategies to assure availability of signers as required.

### ***Bank reconciliations***

5. During our review of internal controls surrounding bank reconciliations, we noted the following:
  - Although the Accounting Manager reviews the reconciliation after it is prepared by the Financial Analyst, there is no documentation of this process. We recommend that the Accounting Manager initial the printed reconciliation as evidence of his review and approval.
  - The Financial Analyst downloads cash account activity from the bank's website at the beginning of the month to prepare the bank reconciliation. When the paper statement is received in the mail several days later, it is opened during the customary mail-opening process and provided to the Financial Analyst, who reviews it to ensure it is consistent with the downloaded data used to prepare the reconciliation. The paper statement is then provided to the accounting Manager for use in review of the bank reconciliation. To better segregate duties, we recommend that the Accounting Manager receive the bank statement unopened, and that he initial the bank statements as evidence that the statement was received independent from the activities used to prepare the reconciliation.

### ***GVR other matters, continued***

#### ***Credit cards***

6. We noted that the volume and dollar amount of credit card purchases made by GVR was high compared to entities of similar size and function. This was a deliberate decision made by management to maximize the earnings for GVR through the credit card's cash back program. During our audit, we reviewed documentation for all credit card purchases reported on four monthly statements and found no transactions that were unsupported or appeared not to be legitimate business expenses.

However, to improve the monitoring of purchases of GVR, we recommend that GVR consider establishing policies identifying the types of purchases that are customarily paid via credit card, for which it is permissible to continue to make purchases using existing procedures and approval forms, and alternatively identify types of purchases that are traditionally invoiced and paid via check, which will require enhanced approval to pay the invoice via credit card.

#### ***Board matters***

7. We noted that the Board has not implemented a fraud risk assessment and monitoring program. Although the provisions of the Sarbanes-Oxley Act (the Act) do not apply specifically to nonprofit organizations, the legislation from the Act requires public companies to perform a self-assessment of the company's risks. This includes identifying fraud risks and taking appropriate action to reduce or eliminate the risks by identifying the process, controls and other procedures needed to mitigate the identified fraud risk. We recommend that the Board implement such a policy requiring that at least annually the risks in GVR be evaluated, that appropriate procedures be implemented to mitigate the identified risks, that the review be documented and that such documentation be retained.
8. During our audit, it was indicated to us that the Board refused to provide minutes of executive sessions for inclusion in GVR's sealed archives. As best practice for good governance, we recommend that contemporaneous minutes be kept of these meetings and remitted to GVR for inclusion in archives. The presented minutes may be sealed for confidentiality.

#### ***Payroll***

9. During our review of internal controls surrounding payroll, we noted the HR manager processes payroll, and that the CFO receives the payroll reports directly from ADP by email and reviews them for accuracy. However, there is no documentation of this review and approval. In order to mitigate the risk that payroll transactions could be inappropriately modified or fictitious employees could be created, review of the payroll reports by an individual independent of the payroll processing function is a critical element of segregation of duties, and we recommend that the CFO initial or sign the payroll report to document her review and approval of the payroll as processed.

We lastly became aware of certain matters that are opportunities for strengthening internal controls and operating efficiency of **the Foundation**. The recommendations are as follows:

**Board matters**

10. We noted that the Foundation's Board has not implemented the following policies in writing:

- Fraud risk assessment and monitoring program. See recommendation 7 above for GVR for more information on the purpose of the program. We recommend that the Foundation's Board also implement such a policy.
- Spending policy – The State of Arizona's Management of Charitable Funds Act requires the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds, absent explicit donor stipulations to the contrary. In accordance with the Act, we recommend that the Board of the Foundation formalize their spending policy in writing.
- Gift acceptance policy – Some gifts may result in more inconvenience and expense than the benefit to a company. A written gift acceptance policy can help manage the expectations of donors, and also serve as guidance for board and staff members. We recommend the Board of the Foundation develop a policy for determining whether or not to accept certain types of gifts.

We will review the status of these comments during our next audit engagement. We have already discussed the comments and suggestions with various Organization personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of this matters, or to assist you in implementing the recommendations.

This communication is intended solely for the information and use of management, the Audit Committee and the Boards of Directors, and others within the Organization, and is not intended to be and should not be used by anyone other than these specified parties.

HBL CPAs, P.C.

**HBL CPAs, P.C.**

April 8, 2020





# Green Valley Recreation, Inc.

## CONSOLIDATED FINANCIAL STATEMENTS

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The accompanying pages are the Financial Reports for December 31, 2019. The four

### **Statement of Financial Position.**

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

### **Statement of Activities**

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

### **Statement of Changes in Net Assets**

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

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

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

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

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

### **Investment Portfolios**

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



# Green Valley Recreation, Inc.

## Statement of Financial Position

As of Date: December 31, 2019 and Dec 31, 2018

	December 31,	
	2019	Dec 31, 2018
	Total	Total
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash/Cash Equivalents	2,520,270	1,099,888
Accounts Receivable	221,922	97,020
Prepaid Expenses	313,753	207,872
Designated Investments (Charles S./SBH)	10,421,687 <sup>(1)</sup>	
Undesignated Invest. (EJ/JP Morgan)	3,274,640 <sup>(2)</sup>	
Investments	13,696,327 <sup>(3)</sup>	10,995,715 <sup>(9)</sup>
<b>Total Current Assets</b>	<b>16,752,273</b>	<b>12,400,495</b>
<b>Fixed Assets</b>		
Contributed Fixed Assets	17,593,785	17,593,785
Purchased fixed Assets	21,995,051	19,354,268
Sub-Total	39,588,836	36,948,053
Less - Accumulated Depreciation	(21,918,638)	(20,315,542)
<b>Net Fixed Assets</b>	<b>17,670,198 <sup>(4)</sup></b>	<b>16,632,511 <sup>(10)</sup></b>
<b>Total Assets</b>	<b>34,422,471</b>	<b>29,033,006</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	494,370	342,959
Deferred Dues & Fees	4,331,532	1,106,509
Deferred Programs	285,935	260,046
<b>Total Current Liabilities</b>	<b>5,111,837</b>	<b>1,709,514</b>
<b>TOTAL NET ASSETS</b>	<b>29,310,635 <sup>(5)</sup></b>	<b>27,323,492 <sup>(11)</sup></b>
<b>NET ASSETS</b>		
Temporarily Designated:		
Board Designated:		
Emergency	865,396 <sup>(6)</sup>	804,646 <sup>(12)</sup>
Maint - Repair - Replacement	7,085,389 <sup>(7)</sup>	5,881,453 <sup>(13)</sup>
Initiatives	2,465,305 <sup>(8)</sup>	1,996,087 <sup>(14)</sup>
Sub-Total	10,416,090 <sup>(1)</sup>	8,682,185
Unrestricted Net Assets	16,839,304	18,641,307
Net change Year-to-Date	2,055,240 <sup>(16)</sup>	-
Unrestricted Net Assets	18,894,544 <sup>(17)</sup>	18,641,307
<b>TOTAL NET ASSETS</b>	<b>29,310,635</b>	<b>27,323,492</b>

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# Green Valley Recreation, Inc.

## Summary Statement of Activities

12 month period ending December 31, 2019

	Actual	Budget to Date	%
<b>REVENUES:</b>			
Member Dues	\$ 6,712,673	\$ 6,701,349	0.2%
Life Care, Guest Cards, Transfer, Tenant & Add'l Card Fees	777,911	752,640	3.4%
New Member Capital/Initial Fees	2,423,079	2,693,151	(10.0%)
Recreation Income	659,997	858,450	(23.1%)
Cell Tower Lease / Advertising Income	167,937	132,000	27.2%
Investment Income/Realized Gains	355,625	215,000	65.4%
Other Income	522,896	126,500	313.4%
<b>Total Revenues</b>	<b>11,620,118</b>	<b>11,479,090</b>	<b>1.2%</b>
<b>EXPENSES:</b>			
Facilities & Equipment	3,594,036	3,127,750	(14.9%)
Personnel	4,751,669	5,062,031	6.1%
Program	687,614	852,331	19.3%
Communications	189,526	213,833	11.4%
Operations	380,386	575,267	33.9%
Corporate Expenses	686,034	686,250	0.0%
<b>Total Expenses</b>	<b>10,289,265</b>	<b>10,517,462</b>	<b>2.2%</b>
<b>Net Change in Net Assets from Operations</b>	<b>1,330,853</b>	<b>961,628</b>	<b>38.4%</b>
From Investment Activity:			
Net Unrealized Market Value Change	724,387 <sup>(15)</sup>	(18,000)	
<b>Net Excess (Deficiency) GVR (All Reserves)</b>	<b>\$ 2,055,240 <sup>(16)</sup></b>	<b>943,628</b>	



# Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 12 month period ending December 31, 2019

FY Budget Period: Jan 1, 2019 - Dec 31, 2019

	PRIOR YEAR COMPARISON			%	BUDGET COMPARISON			%	Fiscal Year Budget	Remaining FY Budget
	2018 YTD Actual	2019 YTD Actual	Year to Year Variance		YTD Actual	YTD Budget	YTD Variance			
<b>Revenue</b>										
Member Dues	6,690,385	6,712,673	22,287	0%	6,712,673	6,701,349	11,324	0%	6,701,349	(11,324)
LC, Trans., Crd Fees.	746,853	777,911	31,058	4%	777,911	752,640	25,271	3%	752,640	(25,271)
Capital Revenue	2,345,508	2,423,079	77,571	3%	2,423,079	2,693,151	(270,072)	(10%)	2,693,151	270,072
Programs	360,835	251,200	(109,634)	(30%)	251,200	427,000	(175,800)	(41%)	427,000	175,800
Instructional	375,673	408,797	33,123	9%	408,797	431,450	(22,653)	(5%)	431,450	22,653
<b>Recreational Revenue</b>	<b>736,508</b>	<b>659,997</b>	<b>(76,511)</b>	<b>(10%)</b>	<b>659,997</b>	<b>858,450</b>	<b>(198,453)</b>	<b>(23%)</b>	<b>858,450</b>	<b>198,453</b>
<b>Investment Income</b>	<b>239,173</b>	<b>355,625</b>	<b>116,452</b>	<b>49%</b>	<b>355,625</b>	<b>215,000</b>	<b>140,625</b>	<b>65%</b>	<b>215,000</b>	<b>(140,625)</b>
Advertising Income	108,861	129,559	20,697	19%	129,559	75,000	54,559	73%	75,000	(54,559)
Cell Tower Lease Inc.	43,358	38,378	(4,980)	(11%)	38,378	57,000	(18,622)	(33%)	57,000	18,622
<b>Comm. Revenue</b>	<b>152,220</b>	<b>167,937</b>	<b>15,717</b>	<b>10%</b>	<b>167,937</b>	<b>132,000</b>	<b>35,937</b>	<b>27%</b>	<b>132,000</b>	<b>(35,937)</b>
Other Income	106,351	91,492	(14,859)	(14%)	91,492	100,500	(9,008)	(9%)	100,500	9,008
Facility Rent	25,543	72,017	46,474	182%	72,017	23,000	49,017	213%	23,000	(49,017)
Marketing Events	-	-	-	-	-	3,000	(3,000)	(100%)	3,000	3,000
In-Kind Contributions	-	359,387	359,387	-	359,387	-	359,387	-	-	(359,387)
<b>Other Revenue</b>	<b>131,894</b>	<b>522,896</b>	<b>391,002</b>	<b>296%</b>	<b>522,896</b>	<b>126,500</b>	<b>396,396</b>	<b>313%</b>	<b>126,500</b>	<b>(396,396)</b>
<b>Total Revenue</b>	<b>11,042,542</b>	<b>11,620,118</b>	<b>577,577</b>	<b>5%</b>	<b>11,620,118</b>	<b>11,479,090</b>	<b>141,028</b>	<b>1%</b>	<b>11,479,090</b>	<b>(141,028)</b>
<b>Expenses</b>										
Major Proj.-Rep. & Maint.	500,790	597,466	(96,677)	(19%)	597,466	237,229	(360,237)	(152%)	237,229	(360,237)
Facility Maintenance	260,507	160,960	99,547	38%	160,960	483,468	322,508	67%	483,468	322,508
Fees & Assessments	13,710	37,629	(23,919)	(174%)	37,629	34,600	(3,029)	(9%)	34,600	(3,029)
Utilities	933,502	871,509	61,993	7%	871,509	751,765	(119,744)	(16%)	751,765	(119,744)
Depreciation	1,474,941	1,603,077	(128,137)	(9%)	1,603,077	1,309,109	(293,968)	(22%)	1,309,109	(293,968)
Furniture & Equipment	239,916	255,750	(15,834)	(7%)	255,750	230,975	(24,775)	(11%)	230,975	(24,775)
Vehicles	59,869	67,644	(7,775)	(13%)	67,644	80,604	12,960	16%	80,604	12,960
<b>Facilities &amp; Equipment</b>	<b>3,483,235</b>	<b>3,594,036</b>	<b>(110,801)</b>	<b>(3%)</b>	<b>3,594,036</b>	<b>3,127,750</b>	<b>(466,286)</b>	<b>(15%)</b>	<b>3,127,750</b>	<b>(466,286)</b>
Wages, Benfts., PR Exp.	4,601,298	4,713,352	(112,053)	(2%)	4,713,352	5,004,031	290,680	6%	5,004,031	290,680
Conferences & Training	58,098	38,318	19,780	34%	38,318	58,000	19,682	34%	58,000	19,682
<b>Personnel</b>	<b>4,659,396</b>	<b>4,751,669</b>	<b>(92,273)</b>	<b>(2%)</b>	<b>4,751,669</b>	<b>5,062,031</b>	<b>310,362</b>	<b>6%</b>	<b>5,062,031</b>	<b>310,362</b>
Food & Catering	44,018	37,374	6,644	15%	37,374	51,600	14,226	28%	51,600	14,226
Recreation Contracts	622,585	556,121	66,464	11%	556,121	700,731	144,610	21%	700,731	144,610
Bank & Credit Card Fees	70,539	94,119	(23,580)	(33%)	94,119	100,000	5,881	6%	100,000	5,881
<b>Program</b>	<b>737,143</b>	<b>687,614</b>	<b>49,529</b>	<b>7%</b>	<b>687,614</b>	<b>852,331</b>	<b>164,717</b>	<b>19%</b>	<b>852,331</b>	<b>164,717</b>
Communications	93,552	94,690	(1,137)	(1%)	94,690	102,480	7,790	8%	102,480	7,790
Printing	93,288	94,837	(1,548)	(2%)	94,837	96,353	1,516	2%	96,353	1,516
Advertising	3,734	-	3,734	100%	-	15,000	15,000	100%	15,000	15,000
<b>Communications</b>	<b>190,575</b>	<b>189,526</b>	<b>1,048</b>	<b>1%</b>	<b>189,526</b>	<b>213,833</b>	<b>24,307</b>	<b>11%</b>	<b>213,833</b>	<b>24,307</b>
Supplies	260,274	251,979	8,295	3%	251,979	445,923	193,944	43%	445,923	193,944
Postage	19,120	15,965	3,155	17%	15,965	37,240	21,275	57%	37,240	21,275
Dues & Subscriptions	11,084	12,820	(1,736)	(16%)	12,820	6,550	(6,270)	(96%)	6,550	(6,270)
Travel & Entertainment	5,220	8,065	(2,845)	(54%)	8,065	23,400	15,335	66%	23,400	15,335
Other Operating Expense	31,981	91,557	(59,576)	(186%)	91,557	62,154	(29,403)	(47%)	62,154	(29,403)
<b>Operations</b>	<b>327,679</b>	<b>380,386</b>	<b>(52,707)</b>	<b>(16%)</b>	<b>380,386</b>	<b>575,267</b>	<b>194,881</b>	<b>34%</b>	<b>575,267</b>	<b>194,881</b>
Information Technology	360,325	64,849	295,477	82%	64,849	141,150	76,301	54%	141,150	76,301
Professional Fees	225,219	293,818	(68,599)	(30%)	293,818	291,400	(2,418)	(1%)	291,400	(2,418)
Commercial Insurance	196,848	273,075	(76,227)	(39%)	273,075	215,000	(58,075)	(27%)	215,000	(58,075)
Taxes	20,750	20,367	383	2%	20,367	14,700	(5,667)	(39%)	14,700	(5,667)
Provision for Bad Debt	80,744	33,925	46,819	58%	33,925	24,000	(9,925)	(41%)	24,000	(9,925)
<b>Corporate Expenses</b>	<b>883,887</b>	<b>686,034</b>	<b>197,853</b>	<b>22%</b>	<b>686,034</b>	<b>686,250</b>	<b>216</b>	<b>0%</b>	<b>686,250</b>	<b>216</b>
<b>Expenses</b>	<b>10,281,914</b>	<b>10,289,265</b>	<b>(7,351)</b>	<b>(0.1%)</b>	<b>10,289,265</b>	<b>10,517,462</b>	<b>228,197</b>	<b>2.2%</b>	<b>10,517,462</b>	<b>228,197</b>
Gross surplus(Rev-Exp)	760,628	1,330,853	570,226	75%	1,330,853	961,628	369,226	38%	961,628	(369,226)
Unrea. Gain/Loss on Invest.	(265,464)	724,387	989,851	-	724,387	(18,000)	742,387	-	(18,000)	(742,387)
<b>Net from Operations</b>	<b>495,164</b>	<b>2,055,240</b>	<b>1,560,077</b>	<b>76%</b>	<b>2,055,240</b>	<b>943,628</b>	<b>1,111,613</b>	<b>118%</b>	<b>943,628</b>	<b>(1,111,613)</b>



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

As of Date: December 31, 2019 and Dec 31, 2018

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
<b>Net change in net assets-GVR</b>	\$ 2,055,240	2,055,240	-	-	-	-
Transfers between unrestricted and reserves:						
Reserve Study Allocation	0	(1,566,323)	-	-	1,566,323	-
Principal Transfers	0	(643,391)	-	-	-	643,391
Depreciation	0	1,603,077	(1,603,077)	-	-	-
Purchase of Fixed Assets	0	(2,640,783)	2,640,783	-	-	-
Withdrawals	0	1,350,127	-	(84,540)	(989,446)	(276,141)
Allocations of Net Change components:						
Investment income	0	(232,667)	-	16,968	161,489	54,209
Investment Expenses	0	54,960	-	(6,339)	(36,361)	(12,260)
Unrealized Gains (Losses) on Market Repairs and replacements	0	(717,207)	-	149,594	472,297	95,316
0	0	-	-	-	-	-
<b>Net Change to December 31, 2019</b>	2,055,240	(736,966)	1,037,705	75,684	1,174,302	504,516
Net Assets at, Dec 31, 2018	25,521,490	206,793	16,632,511	804,646	5,881,453	1,996,087
<b>Net Assets as at, December 31, 2019</b>	\$ 27,576,730	(530,174)	17,670,217	880,329	7,055,756	2,500,602

**Net change in net assets-GVR**

Transfers between unrestricted and reserves:

- Reserve Study Allocation
- Principal Transfers
- Depreciation
- Purchase of Fixed Assets
- Withdrawals

Allocations of Net Change components:

- Investment income
- Investment Expenses
- Unrealized Gains (Losses) on Market Repairs and replacements

**Net Change to December 31, 2019**

Net Assets at, Dec 31, 2018

**Net Assets as at, December 31, 2019**



GREEN VALLEY RECREATION, INC.

**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
\$	10,995,715	2,313,529	804,646	5,881,453	1,996,087
Changes since Jan 1, 2018:					
Principal additions	7,584,825	5,375,111	-	1,566,323	643,391
Investment income	305,914	73,248	16,968	161,489	54,209
Withdrawals	(5,844,302)	(4,494,175)	(84,540)	(989,446)	(276,141)
Investment Expenses	(55,212)	(252)	(6,339)	(36,361)	(12,260)
Net Change for 12 Months	1,991,226	953,932	(73,910)	702,005	409,199
Balance before Market Change at December 31, 2019	12,986,940	3,267,461	730,735	6,583,458	2,405,286
12 months Change in Unrealized Gain/(Loss)	724,387	7,179	149,594	472,297	95,316
Balance at December 31, 2019 (at Market)	\$ 13,711,327	\$ 3,274,640	\$ 880,329	\$ 7,055,756	\$ 2,500,602

Balance Dec 31, 2018 (at Market)

Changes since Jan 1, 2018:

Principal additions  
Investment income  
Withdrawals  
Investment Expenses

Net Change for 12 Months

Balance before Market Change at December 31, 2019

12 months Change in Unrealized Gain/(Loss)

Balance at December 31, 2019 (at Market)



# Green Valley Recreation, Inc. Variance Report

Monthly Report: Jan 1, 2019 - December 31, 2019

Revenue	Year-to-Date	Budget	Variance	% Variance	
<b>Capital Revenue</b>	2,423,079	2,693,151	(270,072)	(10%)	Total PACF and Initial Fees were \$270K under budget. Total property sales are 78 fewer transactions than previous year to date. Green Valley Housing market inventory was at 192.
<b>Recreational Revenue</b>	659,997	858,450	(198,453)	(23%)	1._ Programs Income was 23% under budget. We estimated this line would be under budget due to losses early in the year 2._ There were less participation in Tours this year, none in Q3 3._ The Instructional Income was underbudget by 5%.
<b>Other Revenue</b>	522,896	126,500	396,396	313%	1._ Other Income was up by \$37K mainly due to Facility Rent due to Spot Rx.
<b>Total Revenue</b>	11,620,118	11,479,090	141,028	1.2%	Total Revenue was below Budget by \$112K or 1.8%. It was better compare to early projected estimate of 3.3% under budget by year end.
Expense	Year-to-Date	Budget	Variance	% Variance	
<b>Facilities &amp; Equipment</b>	3,594,036	3,127,750	(466,286)	(15%)	1._ The Facilities Maintenance & Major Projects expenses were anticipated to be over budget by year end. They end the year with \$30K over budget. 2._ Utilities are \$114K over budget. Partially due to late start of Solar Gain savings and Utilities that were underbudgeted. 3._ Furniture and Equipment is \$24K over budget mainly due to Repairs & Maintenance: <ul style="list-style-type: none"> <li>3.1._ \$16K in CH</li> <li>3.2._ \$8K in SRS</li> <li>3.3._ \$8K in CR</li> <li>3.4._ \$6K in LC</li> <li>3.5._ \$5K in DH</li> <li>3.6._ \$3K in EC</li> <li>3.7._ \$5K in MV</li> </ul>
<b>Personnel</b>	4,751,669	5,062,031	310,362	6%	
<b>Operations</b>	380,386	575,267	194,881	34%	1._ Supplies end the year with a savings of \$194K. 2._ Postage also ends the year with a savings of \$21K. 3._ Travel ends the year with a savings of \$15K. 4._ Other Operating Expenses was over Budget by \$28K due to Investment Expenses (\$8H) at \$53K For 8 months of services.
<b>Total Expenses</b>	10,289,265	10,517,462	228,197	2%	Total Expenses end the year below Budget by \$186K or 2%.

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# Green Valley Recreation, Inc.

## CONSOLIDATED FINANCIAL STATEMENTS

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The accompanying pages are the Financial Reports for January 31, 2020. 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: January 31, 2020 and Dec 31, 2019

	January 31, 2020	Dec 31, 2019
	Total	Total
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash/Cash Equivalents	1,433,469	2,505,270
Accounts Receivable	797,878	221,922
Prepaid Expenses	304,190	313,753
Designated Investments (Charles S./SBH)		
Emergency - Fund	871,808 (1)	880,329 (15)
MRR - Fund	8,067,107 (2)	7,055,756 (16)
Initiatives - Fund	2,359,696 (3)	2,500,602 (17)
Total Designated Investments (CS/SBK)	11,298,611 (4)	10,436,687 (18)
Undesignated Invest. (JP Morgan)	4,780,249 (5)	3,274,640 (19)
Investments	16,078,860 (6)	13,711,327 (20)
<b>Total Current Assets</b>	<b>18,614,397</b>	<b>16,752,273</b>
<b>Fixed Assets</b>		
Contributed Fixed Assets	17,593,785	17,593,785
Purchased fixed Assets	22,057,069	21,995,051
Sub-Total	39,650,854	39,588,836
Less - Accumulated Depreciation	(22,056,517)	(21,918,638)
<b>Net Fixed Assets</b>	<b>17,594,337 (7)</b>	<b>17,670,198 (21)</b>
<b>Total Assets</b>	<b>36,208,734</b>	<b>34,422,471</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	200,920	494,370
Deferred Dues & Fees	6,197,789	4,331,532
Deferred Programs	233,482	285,935
<b>Total Current Liabilities</b>	<b>6,632,191</b>	<b>5,111,837</b>
<b>TOTAL NET ASSETS</b>	<b>29,576,543 (8)</b>	<b>29,310,635 (22)</b>
<b>NET ASSETS</b>		
Temporarily Designated:		
Board Designated:		
Emergency	871,808 (9)	880,329 (23)
Maint - Repair - Replacement	8,067,107 (10)	7,055,756 (24)
Initiatives	2,359,696 (11)	2,500,602 (25)
Sub-Total	11,298,611 (12)	10,436,687
Unrestricted Net Assets	18,012,023	18,539,950
Net change Year-to-Date	265,908 (13)	-
Unrestricted Net Assets	18,277,931 (14)	18,539,950
<b>TOTAL NET ASSETS</b>	<b>29,576,543</b>	<b>28,976,637</b>



## Green Valley Recreation, Inc. Summary Statement of Activities

1 month period ending January 31, 2020

	Actual	Budget to Date	%
<b>REVENUES:</b>			
Member Dues	\$ 563,634	\$ 559,760	0.7%
Life Care, Guest Cards, Transfer, Tenant & Add'l Card Fees	120,301	147,633	(18.5%)
New Member Capital/Initial Fees	195,444	187,691	4.1%
Recreation Income	126,880	144,827	(12.4%)
Cell Tower Lease / Advertising Income	24,560	14,220	72.7%
Investment Income/Realized Gains	26,675	8,606	209.9%
Other Income	23,117	18,223	26.9%
<b>Total Revenues</b>	<b>1,080,611</b>	<b>1,080,961</b>	<b>(0.0%)</b>
<b>EXPENSES:</b>			
Facilities & Equipment	280,745	311,430	9.9%
Personnel	353,242	356,794	1.0%
Program	121,050	157,890	23.3%
Communications	8,419	13,614	38.2%
Operations	50,460	46,570	(8.4%)
Corporate Expenses	58,804	57,051	(3.1%)
<b>Total Expenses</b>	<b>872,720</b>	<b>943,349</b>	<b>7.5%</b>
<b>Net Change in Net Assets from Operations</b>	<b>207,891</b>	<b>137,612</b>	<b>51.1%</b>
From Investment Activity:			
Net Unrealized Market Value Change	57,657	(26)	
<b>Net Excess (Deficiency) GVR (All Reserves)</b>	<b>\$ 265,548</b>	<b>(27)</b>	<b>137,612</b>



GREEN VALLEY RECREATION, INC.

## Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 1 month period ending January 31, 2020

FY Budget Period: Jan 1, 2020 - Dec 31, 2020

	PRIOR YEAR COMPARISON			%	BUDGET COMPARISON			%	Fiscal Year Budget	Remaining FY Budget
	2019 YTD Actual	2020 YTD Actual	Year to Year Variance		YTD Actual	YTD Budget	YTD Variance			
<b>Revenue</b>										
Member Dues	559,562	563,634	4,072	1%	563,634	559,760	3,873	1%	6,717,125	6,153,491
LC, Trans., Crd Fees.	178,871	120,301	(58,570)	(33%)	120,301	147,633	(27,332)	(19%)	618,000	497,699
Capital Revenue	166,766	195,444	28,678	17%	195,444	187,691	7,753	4%	2,535,200	2,339,756
Programs	38,373	26,448	(11,925)	(31%)	26,448	49,455	(23,007)	(47%)	336,000	309,552
Instructional	84,947	100,432	15,485	18%	100,432	95,372	5,060	5%	460,000	359,568
<b>Recreational Revenue</b>	<b>123,320</b>	<b>126,880</b>	<b>3,560</b>	<b>3%</b>	<b>126,880</b>	<b>144,827</b>	<b>(17,947)</b>	<b>(12%)</b>	<b>796,000</b>	<b>669,120</b>
<b>Investment Income</b>	<b>7,499</b>	<b>26,675</b>	<b>19,176</b>	<b>256%</b>	<b>26,675</b>	<b>8,606</b>	<b>18,069</b>	<b>210%</b>	<b>377,651</b>	<b>350,975</b>
Advertising Income	11,920	21,157	9,237	77%	21,157	11,057	10,100	91%	110,000	88,843
Cell Tower Lease Inc.	3,360	3,403	43	1%	3,403	3,163	240	8%	36,000	32,597
<b>Comm. Revenue</b>	<b>15,280</b>	<b>24,560</b>	<b>9,280</b>	<b>61%</b>	<b>24,560</b>	<b>14,220</b>	<b>10,340</b>	<b>73%</b>	<b>146,000</b>	<b>121,440</b>
Other Income	14,260	13,763	(497)	(3%)	13,763	15,801	(2,038)	(13%)	100,500	86,737
Facility Rent	2,015	9,354	7,339	364%	9,354	2,422	6,932	286%	100,000	90,646
Marketing Events	-	-	-	-	-	-	-	0%	3,000	3,000
<b>Other Revenue</b>	<b>16,275</b>	<b>23,117</b>	<b>6,842</b>	<b>42%</b>	<b>23,117</b>	<b>18,223</b>	<b>4,894</b>	<b>27%</b>	<b>203,500</b>	<b>180,383</b>
<b>Total Revenue</b>	<b>1,067,573</b>	<b>1,080,611</b>	<b>13,038</b>	<b>1%</b>	<b>1,080,611</b>	<b>1,080,961</b>	<b>(350)</b>	<b>(0%)</b>	<b>11,393,476</b>	<b>10,312,865</b>
<b>Expenses</b>										
Major Proj.-Rep. & Maint.	48,682	21,125	27,557	57%	21,125	22,482	1,357	6%	265,148	244,023
Facility Maintenance	2,118	12,561	(10,443)	(493%)	12,561	24,451	11,890	49%	704,554	691,993
Fees & Assessments	843	669	175	21%	669	56	(613)	(1,096%)	78,716	78,047
Utilities	94,691	92,260	2,431	3%	92,260	98,508	6,248	6%	892,031	799,771
Depreciation	131,429	137,880	(6,450)	(5%)	137,880	143,883	6,003	4%	1,869,644	1,731,764
Furniture & Equipment	21,491	9,823	11,668	54%	9,823	17,495	7,672	44%	264,764	254,941
Vehicles	5,748	6,429	(681)	(12%)	6,429	4,555	(1,874)	(41%)	73,624	67,196
<b>Facilities &amp; Equipment</b>	<b>305,002</b>	<b>280,745</b>	<b>24,256</b>	<b>8%</b>	<b>280,745</b>	<b>311,430</b>	<b>30,684</b>	<b>10%</b>	<b>4,148,481</b>	<b>3,867,735</b>
Wages, Benfts., PR Exp.	295,793	351,782	(55,989)	(19%)	351,782	355,117	3,335	1%	4,616,520	4,264,739
Conferences & Training	1,400	1,460	(60)	(4%)	1,460	1,677	217	13%	88,000	86,540
<b>Personnel</b>	<b>297,193</b>	<b>353,242</b>	<b>(56,049)</b>	<b>(19%)</b>	<b>353,242</b>	<b>356,794</b>	<b>3,552</b>	<b>1%</b>	<b>4,704,520</b>	<b>4,351,279</b>
Food & Catering	3,349	2,951	398	12%	2,951	5,802	2,851	49%	45,031	42,080
Recreation Contracts	105,873	88,982	16,891	16%	88,982	132,333	43,351	33%	632,750	543,768
Bank & Credit Card Fees	15,957	29,117	(13,160)	(82%)	29,117	19,755	(9,362)	(47%)	95,146	67,029
<b>Program</b>	<b>125,179</b>	<b>121,050</b>	<b>4,129</b>	<b>3%</b>	<b>121,050</b>	<b>157,890</b>	<b>36,840</b>	<b>23%</b>	<b>773,927</b>	<b>652,877</b>
Communications	10,609	8,047	2,562	24%	8,047	10,405	2,358	23%	104,149	96,103
Printing	4,148	372	3,775	91%	372	3,209	2,837	88%	94,497	94,125
Advertising	-	-	-	0%	-	-	-	0%	5,000	5,000
<b>Communications</b>	<b>14,756</b>	<b>8,419</b>	<b>6,337</b>	<b>43%</b>	<b>8,419</b>	<b>13,614</b>	<b>5,195</b>	<b>38%</b>	<b>203,646</b>	<b>195,227</b>
Supplies	28,248	21,924	6,324	22%	21,924	32,970	11,046	34%	344,127	322,203
Postage	491	253	238	49%	253	230	(23)	(10%)	18,500	18,247
Dues & Subscriptions	1,577	1,735	(158)	(10%)	1,735	1,879	144	8%	8,102	6,367
Travel & Entertainment	-	-	-	0%	-	-	-	0%	16,580	16,580
Other Operating Expense	(841)	26,548	(27,390)	3,255%	26,548	11,492	(15,056)	(131%)	178,260	151,711
<b>Operations</b>	<b>29,475</b>	<b>50,460</b>	<b>(20,985)</b>	<b>(71%)</b>	<b>50,460</b>	<b>46,570</b>	<b>(3,890)</b>	<b>(8%)</b>	<b>565,568</b>	<b>515,108</b>
Information Technology	9,069	4,357	4,712	52%	4,357	8,400	4,043	48%	114,900	110,543
Professional Fees	21,281	29,180	(7,899)	(37%)	29,180	19,482	(9,698)	(50%)	311,749	282,569
Commercial Insurance	25,728	25,266	462	2%	25,266	27,169	1,902	7%	280,000	254,734
Taxes	-	-	-	0%	-	-	-	0%	18,000	18,000
Provision for Bad Debt	2,000	-	2,000	100%	-	2,000	2,000	100%	24,000	24,000
<b>Corporate Expenses</b>	<b>58,079</b>	<b>58,804</b>	<b>(725)</b>	<b>(1%)</b>	<b>58,804</b>	<b>57,051</b>	<b>(1,753)</b>	<b>(3%)</b>	<b>748,649</b>	<b>689,845</b>
<b>Expenses</b>	<b>829,684</b>	<b>872,720</b>	<b>(43,036)</b>	<b>(5%)</b>	<b>872,720</b>	<b>943,349</b>	<b>70,629</b>	<b>7%</b>	<b>11,144,791</b>	<b>10,272,071</b>
<b>Gross surplus(Rev-Exp)</b>	<b>237,889</b>	<b>207,891</b>	<b>(29,998)</b>	<b>(13%)</b>	<b>207,891</b>	<b>137,612</b>	<b>70,279</b>	<b>51%</b>	<b>248,685</b>	<b>40,794</b>
Unrea. Gain/Loss on Invest.	109,016	57,657	(51,359)		57,657	-	57,657		-	(57,657)
<b>Net from Operations</b>	<b>346,905</b>	<b>265,548</b>	<b>(81,357)</b>	<b>(23%)</b>	<b>265,548</b>	<b>137,612</b>	<b>127,936</b>	<b>93%</b>	<b>248,685</b>	<b>(16,863)</b>

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**Green Valley Recreation, Inc.**  
**Statement of Changes in Net Assets**  
**As of Date: January 31, 2020 and Dec 31, 2019**

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
Net change in net assets-GVR	\$ 265,908 (13)	265,908	-	-	-	-
Transfers between unrestricted and reserves:						
Reserve Study Allocation	0	-	-	-	-	-
Principal Transfers	0	(1,005,942)	-	-	1,005,942	-
Depreciation	0	137,880	(137,880)	-	-	-
Purchase of Fixed Assets	0	(62,018)	62,018	-	48,355	163,085
Withdrawals	0	208,308	-	-	(44,249)	(164,059)
Allocations of Net Change components:						
Investment income	0	(7,354)	-	764	3,474	3,116
Investment Expenses	0	-	-	-	-	-
Unrealized Gains (Losses) on Market Repairs and replacements	0	(56,937)	-	(9,284)	46,183	20,038
0	0	-	-	-	-	-
<b>Net Change to January 31, 2020</b>	<b>265,908 (13)</b>	<b>(520,155)</b>	<b>(75,861)</b>	<b>(8,521)</b>	<b>1,059,705</b>	<b>22,179</b>
Net Assets at, Dec 31, 2019	29,310,635 (22)	1,203,749	17,670,198 (21)	880,329 (19)	7,055,756 (16)	2,500,602 (17)
<b>Net Assets as at, January 31, 2020</b>	<b>\$ 29,576,543 (8)</b>	<b>683,595</b>	<b>17,594,337 (7)</b>	<b>871,808 (1)</b>	<b>8,067,107 (2)</b>	<b>2,359,696 (3)</b>
		<b>18,277,931 (14)</b>			<b>11,298,611 (4)</b>	

Footnotes refer to Statement of Financial Position and Statement of Activities



GREEN VALLEY RECREATION, INC.

**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
	\$ 13,711,327 <sup>(20)</sup>	3,274,640 <sup>(19)</sup>	880,329 <sup>(15)</sup>	7,055,756 <sup>(16)</sup>	2,500,602 <sup>(17)</sup>
Balance Dec 31, 2019 (at Market)					
Changes since Jan 1, 2019:					
Principal additions	2,505,942	1,500,000	-	1,005,942	-
Investment income	12,242	4,888	764	3,474	3,116
Withdrawals	(208,308)	-	-	(44,249)	(164,059)
Investment Expenses	-	-	-	-	-
Net Change for 1 Months	2,309,876	1,504,888	764	965,167	(160,944)
Balance before Market Change at January 31, 2020	16,021,203	4,779,529	881,093	8,020,923	2,339,659
1 months Change in Unrealized Gain/(Loss)	57,657 <sup>(26)</sup>	721	(9,284)	46,183	20,038
Balance at January 31, 2020 (at Market)	\$ 16,078,860 <sup>(6)</sup>	4,780,249 <sup>(5)</sup>	871,808 <sup>(1)</sup>	8,067,107 <sup>(2)</sup>	2,359,696 <sup>(3)</sup>

11,298,611 <sup>(12)</sup>

Footnotes refer to Statement of Financial Position and Statement of Activities



# Green Valley Recreation, Inc.

## CONSOLIDATED FINANCIAL STATEMENTS

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The accompanying pages are the Financial Reports for February 29, 2020. 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.

# Green Valley Recreation, Inc. Statement of Financial Position

As of Date: February 29, 2020 and Dec 31, 2019

	February 29, 2020		Dec 31, 2019	
	Total		Total	
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash/Cash Equivalents		1,466,682		2,505,270
Accounts Receivable		573,244		221,922
Prepaid Expenses		256,135		313,753
Unamortized Deferred Compensation		350,000		
Designated Investments (Charles S./SBH)				
Emergency - Fund	795,382	(1)	880,329	(15)
MRR - Fund	7,970,250	(2)	7,055,756	(16)
Initiatives - Fund	2,260,976	(3)	2,500,602	(17)
Total Designated Investments (CS/SBK)	11,026,608	(4)	10,436,687	(18)
Undesignated Invest. (JP Morgan)	4,773,982	(5)	3,274,640	(19)
Investments		15,800,590		13,711,327
<b>Total Current Assets</b>		<b>18,446,651</b>		<b>16,752,273</b>
<b>Fixed Assets</b>				
Contributed Fixed Assets		17,593,785		17,593,785
Purchased fixed Assets		22,308,744		21,995,051
Sub-Total		39,902,529		39,588,836
Less - Accumulated Depreciation		(22,194,397)		(21,918,638)
<b>Net Fixed Assets</b>		<b>17,708,132</b>		<b>17,670,198</b>
<b>Total Assets</b>		<b>36,154,783</b>		<b>34,422,471</b>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
Accounts Payable		502,902		494,370
Deferred Dues & Fees		5,634,354		4,331,532
Deferred Programs		157,480		285,935
Compensation Liability		350,000		
<b>Total Current Liabilities</b>		<b>6,644,735</b>		<b>5,111,837</b>
<b>TOTAL NET ASSETS</b>		<b>29,510,047</b>		<b>29,310,635</b>
<b>NET ASSETS</b>				
Temporarily Designated:				
Board Designated:				
Emergency	795,382	(9)	880,329	(23)
Maint - Repair - Replacement	7,970,250	(10)	7,055,756	(24)
Initiatives	2,260,976	(11)	2,500,602	(25)
Sub-Total	11,026,608	(12)	10,436,687	
Unrestricted Net Assets		18,284,026		18,539,950
Net change Year-to-Date		199,413		-
Unrestricted Net Assets		18,483,439		18,539,950
<b>TOTAL NET ASSETS</b>		<b>29,510,047</b>		<b>28,976,637</b>

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## Green Valley Recreation, Inc. Summary Statement of Activities

2 month period ending February 29, 2020

	Actual	Budget to Date	%
<b>REVENUES:</b>			
Member Dues	\$ 1,126,835	\$ 1,119,521	0.7%
Life Care, Guest Cards, Transfer, Tenant & Add'l Card Fees	184,798	193,931	(4.7%)
New Member Capital/Initial Fees	381,038	339,170	12.3%
Recreation Income	260,481	326,843	(20.3%)
Cell Tower Lease / Advertising Income	51,172	24,673	107.4%
Investment Income/Realized Gains	57,759	40,717	41.9%
Other Income	63,144	24,268	160.2%
<b>Total Revenues</b>	<b>2,125,227</b>	<b>2,069,122</b>	<b>2.7%</b>
<b>EXPENSES:</b>			
Facilities & Equipment	558,520	634,752	12.0%
Personnel	746,052	720,426	(3.6%)
Program	260,617	353,539	26.3%
Communications	20,387	21,665	5.9%
Operations	95,059	77,264	(23.0%)
Corporate Expenses	119,297	118,657	(0.5%)
<b>Total Expenses</b>	<b>1,799,931</b>	<b>1,926,304</b>	<b>6.6%</b>
<b>Net Change in Net Assets from Operations</b>	<b>325,295</b>	<b>142,818</b>	<b>127.8%</b>
From Investment Activity:			
Net Unrealized Market Value Change	(125,883) <sup>(26)</sup>		
<b>Net Excess (Deficiency) GVR (All Reserves)</b>	<b>\$ 199,412 <sup>(27)</sup></b>	<b>142,818</b>	





GREEN VALLEY RECREATION, INC.

## Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 2 month period ending February 29, 2020

FY Budget Period: Jan 1, 2020 - Dec 31, 2020

	PRIOR YEAR COMPARISON			%	BUDGET COMPARISON			%	Fiscal Year Budget	Remaining FY Budget
	2019 YTD Actual	2020 YTD Actual	Year to Year Variance		YTD Actual	YTD Budget	YTD Variance			
<b>Revenue</b>										
Member Dues	1,120,285	1,126,835	6,550	1%	1,126,835	1,119,521	7,314	1%	6,717,125	5,590,290
L.C. Trans., Crd Fees.	231,825	184,798	(47,026)	(20%)	184,798	193,931	(9,132)	(5%)	618,000	433,202
Capital Revenue	301,758	381,038	79,280	26%	381,038	339,170	41,868	12%	2,535,200	2,154,162
Programs	105,996	92,511	(13,485)	(13%)	92,511	145,464	(52,953)	(36%)	336,000	243,489
Instructional	161,553	167,970	6,416	4%	167,970	181,379	(13,409)	(7%)	460,000	292,030
<b>Recreational Revenue</b>	<b>267,549</b>	<b>260,481</b>	<b>(7,068)</b>	<b>(3%)</b>	<b>260,481</b>	<b>326,843</b>	<b>(66,362)</b>	<b>(20%)</b>	<b>796,000</b>	<b>535,519</b>
<b>Investment Income</b>	<b>35,478</b>	<b>57,759</b>	<b>22,280</b>	<b>63%</b>	<b>57,759</b>	<b>40,717</b>	<b>17,042</b>	<b>42%</b>	<b>377,651</b>	<b>319,892</b>
Advertising Income	19,780	44,366	24,586	124%	44,366	18,347	26,019	142%	110,000	65,634
Cell Tower Lease Inc.	6,720	6,806	87	1%	6,806	6,326	480	8%	36,000	29,194
<b>Comm. Revenue</b>	<b>26,499</b>	<b>51,172</b>	<b>24,673</b>	<b>93%</b>	<b>51,172</b>	<b>24,673</b>	<b>26,499</b>	<b>107%</b>	<b>146,000</b>	<b>94,828</b>
Other Income	15,695	45,713	30,018	191%	45,713	17,180	28,532	166%	100,500	54,787
Facility Rent	4,660	17,432	12,772	274%	17,432	7,087	10,344	146%	100,000	82,568
Marketing Events	-	-	-	0%	-	-	-	0%	3,000	3,000
<b>Other Revenue</b>	<b>20,355</b>	<b>63,144</b>	<b>42,789</b>	<b>210%</b>	<b>63,144</b>	<b>24,268</b>	<b>38,877</b>	<b>160%</b>	<b>203,500</b>	<b>140,356</b>
<b>Total Revenue</b>	<b>2,003,749</b>	<b>2,125,227</b>	<b>121,478</b>	<b>6%</b>	<b>2,125,227</b>	<b>2,069,122</b>	<b>56,104</b>	<b>3%</b>	<b>11,393,476</b>	<b>9,268,249</b>
<b>Expenses</b>										
Major Proj.-Rep. & Maint.	140,282	38,910	101,372	72%	38,910	57,690	18,779	33%	265,148	226,238
Facility Maintenance	10,125	37,694	(27,569)	(272%)	37,694	62,036	24,342	39%	704,554	666,860
Fees & Assessments	2,039	(5,657)	7,697	377%	(5,657)	403	6,060	1,503%	78,716	84,373
Utilities	181,988	174,739	7,249	4%	174,739	188,820	14,081	7%	892,031	717,292
Depreciation	262,706	275,759	(13,053)	(5%)	275,759	287,594	11,835	4%	1,869,644	1,593,885
Furniture & Equipment	48,206	24,321	23,885	50%	24,321	28,765	4,443	15%	264,764	240,443
Vehicles	12,053	12,754	(701)	(6%)	12,754	9,444	(3,310)	(35%)	73,624	60,870
<b>Facilities &amp; Equipment</b>	<b>657,398</b>	<b>558,520</b>	<b>98,878</b>	<b>15%</b>	<b>558,520</b>	<b>634,752</b>	<b>76,232</b>	<b>12%</b>	<b>4,148,481</b>	<b>3,589,960</b>
Wages, Benfts., PR Exp.	716,349	742,799	(26,450)	(4%)	742,799	710,234	(32,565)	(5%)	4,616,520	3,873,722
Conferences & Training	6,900	3,253	3,647	53%	3,253	10,192	6,939	68%	88,000	84,747
<b>Personnel</b>	<b>723,249</b>	<b>746,052</b>	<b>(22,803)</b>	<b>(3%)</b>	<b>746,052</b>	<b>720,426</b>	<b>(25,626)</b>	<b>(4%)</b>	<b>4,704,520</b>	<b>3,958,469</b>
Food & Catering	5,152	5,732	(580)	(11%)	5,732	9,992	4,260	43%	45,031	39,299
Recreation Contracts	220,610	203,914	16,696	8%	203,914	274,162	70,248	26%	632,750	428,836
Bank & Credit Card Fees	56,347	50,971	5,376	10%	50,971	69,386	18,415	27%	96,146	45,175
<b>Program</b>	<b>282,109</b>	<b>260,617</b>	<b>21,492</b>	<b>8%</b>	<b>260,617</b>	<b>353,539</b>	<b>92,922</b>	<b>26%</b>	<b>773,927</b>	<b>513,310</b>
Communications	18,166	15,805	2,360	13%	15,805	18,456	2,651	14%	104,149	88,344
Printing	2,703	4,581	(1,878)	(69%)	4,581	3,209	(1,372)	(43%)	94,497	89,916
Advertising	-	-	-	0%	-	-	-	0%	5,000	5,000
<b>Communications</b>	<b>20,869</b>	<b>20,387</b>	<b>482</b>	<b>2%</b>	<b>20,387</b>	<b>21,665</b>	<b>1,279</b>	<b>6%</b>	<b>203,646</b>	<b>183,260</b>
Supplies	44,069	40,481	3,589	8%	40,481	49,135	8,654	18%	344,127	303,646
Postage	859	1,456	(597)	(70%)	1,456	401	(1,055)	(263%)	18,500	17,044
Dues & Subscriptions	2,237	2,739	(502)	(22%)	2,739	2,633	(105)	(4%)	8,102	5,363
Travel & Entertainment	1,406	4,468	(3,062)	(218%)	4,468	2,342	(2,126)	(91%)	16,580	12,112
Other Operating Expense	2,566	45,915	(43,349)	)	45,915	22,752	(23,163)	(102%)	178,260	132,345
<b>Operations</b>	<b>51,137</b>	<b>95,059</b>	<b>(43,922)</b>	<b>(86%)</b>	<b>95,059</b>	<b>77,264</b>	<b>(17,794)</b>	<b>(23%)</b>	<b>565,568</b>	<b>470,510</b>
Information Technology	18,321	9,311	9,010	49%	9,311	16,750	7,439	44%	114,900	105,590
Professional Fees	47,652	55,747	(8,094)	(17%)	55,747	44,271	(11,475)	(26%)	311,749	256,002
Commercial Insurance	50,793	54,240	(3,447)	(7%)	54,240	53,636	(604)	(1%)	280,000	225,760
Taxes	-	-	-	0%	-	-	-	0%	18,000	18,000
Provision for Bad Debt	4,000	-	4,000	100%	-	4,000	4,000	100%	24,000	24,000
<b>Corporate Expenses</b>	<b>120,766</b>	<b>119,297</b>	<b>1,469</b>	<b>1%</b>	<b>119,297</b>	<b>118,657</b>	<b>(640)</b>	<b>(1%)</b>	<b>748,649</b>	<b>629,352</b>
<b>Expenses</b>	<b>1,855,528</b>	<b>1,799,931</b>	<b>55,596</b>	<b>3%</b>	<b>1,799,931</b>	<b>1,926,304</b>	<b>126,373</b>	<b>7%</b>	<b>11,144,791</b>	<b>9,344,860</b>
<b>Gross surplus(Rev-Exp)</b>	<b>148,221</b>	<b>325,295</b>	<b>177,074</b>	<b>119%</b>	<b>325,295</b>	<b>142,818</b>	<b>182,477</b>	<b>128%</b>	<b>248,685</b>	<b>(76,611)</b>
Unrea. Gain/Loss on Invest.	227,059	(125,883)	(352,942)		(125,883)	-	(125,883)		-	125,883
<b>Net from Operations</b>	<b>375,280</b>	<b>199,413</b>	<b>(175,867)</b>	<b>(47%)</b>	<b>199,413</b>	<b>142,818</b>	<b>56,594</b>	<b>40%</b>	<b>248,685</b>	<b>49,272</b>



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

**As of Date: February 29, 2020 and Dec 31, 2019**

	Totals	Unrestricted		Fixed Assets	Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets				
\$	199,413 <sup>(13)</sup>	199,413	-	-	-	-	-
Transfers between unrestricted and reserves: Reserve Study Allocation	0	-	-	-	-	-	-
Principal Transfers	0	(1,005,942)	-	-	-	1,005,942	-
Depreciation	0	275,759	(275,759)	-	-	-	-
Purchase of Fixed Assets	0	(313,693)	313,693	-	-	83,342	371,696
Withdrawals	0	325,341	-	-	(15,000)	(46,282)	(264,059)
Allocations of Net Change components: Investment income	0	(40,670)	-	-	1,428	25,572	13,670
Investment Expenses	0	17,108	-	-	(1,267)	(11,583)	(4,258)
Unrealized Gains (Losses) on Market Repairs and replacements	0	114,243	-	-	(70,108)	(59,155)	15,021
0	0	-	-	-	-	-	-
<b>Net Change to February 29, 2020</b>	<b>199,413 <sup>(13)</sup></b>	<b>(428,442)</b>	<b>37,934</b>	<b>37,934</b>	<b>(84,947)</b>	<b>997,836</b>	<b>132,070</b>
Net Assets at, Dec 31, 2019	29,310,635 <sup>(22)</sup>	1,203,749	17,670,198 <sup>(21)</sup>	17,670,198 <sup>(21)</sup>	880,329 <sup>(23)</sup>	7,055,756 <sup>(24)</sup>	2,500,602 <sup>(25)</sup>
<b>Net Assets as at, February 29, 2020</b>	<b>\$ 29,510,047 <sup>(8)</sup></b>	<b>775,308</b>	<b>17,708,132 <sup>(7)</sup></b>	<b>17,708,132 <sup>(7)</sup></b>	<b>795,382 <sup>(9)</sup></b>	<b>7,970,250 <sup>(10)</sup></b>	<b>2,260,976 <sup>(11)</sup></b>

Footnotes refer to Statement of Financial Position and Statement of Activities

18,483,439 <sup>(14)</sup>

11,026,608 <sup>(4)</sup>



GREEN VALLEY RECREATION, INC.

**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
\$ 13,711,327 <sup>(20)</sup>	3,274,640 <sup>(19)</sup>	880,329 <sup>(15)</sup>	7,055,756 <sup>(16)</sup>	2,500,602 <sup>(17)</sup>
2,505,942	1,500,000	-	1,005,942	-
51,651	10,981	1,428	25,572	13,670
(325,341)	-	(15,000)	(46,282)	(264,059)
(17,108)	-	(1,267)	(11,583)	(4,258)
2,215,145	1,510,981	(14,839)	973,649	(254,647)
15,926,472	4,785,622	865,490	8,029,405	2,245,955
(125,883) <sup>(26)</sup>	(11,640)	(70,108)	(59,155)	15,021
\$ 15,800,590 <sup>(6)</sup>	4,773,982 <sup>(5)</sup>	795,382 <sup>(1)</sup>	7,970,250 <sup>(2)</sup>	2,260,976 <sup>(3)</sup>

Balance Dec 31, 2019 (at Market)

Changes since Jan 1, 2019:

Principal additions

Investment income

Withdrawals

Investment Expenses

Net Change for 2 Months

Balance before Market Change at February 29, 2020

2 months Change in Unrealized Gain/(Loss)

Balance at February 29, 2020 (at Market)

Footnotes refer to Statement of Financial Position and Statement of Activities

11,026,608 <sup>(12)</sup>



# Green Valley Recreation, Inc.

## CONSOLIDATED FINANCIAL STATEMENTS

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The accompanying pages are the Financial Reports for March 31, 2020. 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.

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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: March 31, 2020 and Dec 31, 2019

	March 31, 2020	Dec 31, 2019
	Total	Total
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash/Cash Equivalents	1,260,453	2,505,270
Accounts Receivable	468,653	221,922
Prepaid Expenses	190,223	313,753
Unamortized Deferred Compensation	336,538	-
Designated Investments (Charles S./SBH)		
Emergency - Fund	701,052 <sup>(1)</sup>	880,329 <sup>(15)</sup>
MRR - Fund	7,444,256 <sup>(2)</sup>	7,055,756 <sup>(16)</sup>
Initiatives - Fund	2,000,354 <sup>(3)</sup>	2,500,602 <sup>(17)</sup>
Total Designated Investments (CS/SBK)	10,145,662 <sup>(4)</sup>	10,436,687 <sup>(18)</sup>
Undesignated Invest. (JP Morgan)	4,594,669 <sup>(5)</sup>	3,274,640 <sup>(19)</sup>
Investments	14,740,331 <sup>(6)</sup>	13,711,327 <sup>(20)</sup>
<b>Total Current Assets</b>	<b>16,996,198</b>	<b>16,752,273</b>
<b>Fixed Assets</b>		
Contributed Fixed Assets	17,593,785	17,593,785
Purchased fixed Assets	22,405,368	21,995,051
Sub-Total	39,999,153	39,588,836
Less - Accumulated Depreciation	(22,348,090)	(21,918,638)
<b>Net Fixed Assets</b>	<b>17,651,063 <sup>(7)</sup></b>	<b>17,670,198 <sup>(21)</sup></b>
<b>Total Assets</b>	<b>34,647,261</b>	<b>34,422,471</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	356,107	494,370
Deferred Dues & Fees	5,070,918	4,331,532
Deferred Programs	49,959	285,935
Compensation Liability	336,538	-
<b>Total Current Liabilities</b>	<b>5,813,523</b>	<b>5,111,837</b>
<b>TOTAL NET ASSETS</b>	<b>28,833,738 <sup>(8)</sup></b>	<b>29,310,635 <sup>(22)</sup></b>
<b>NET ASSETS</b>		
Temporarily Designated:		
Board Designated:		
Emergency	701,052 <sup>(9)</sup>	880,329 <sup>(23)</sup>
Maint - Repair - Replacement	7,444,256 <sup>(10)</sup>	7,055,756 <sup>(24)</sup>
Initiatives	2,000,354 <sup>(11)</sup>	2,500,602 <sup>(25)</sup>
Sub-Total	10,145,662 <sup>(12)</sup>	10,436,687
Unrestricted Net Assets	19,164,973	18,539,950
Net change Year-to-Date	(476,897) <sup>(13)</sup>	-
Unrestricted Net Assets	18,688,076 <sup>(14)</sup>	18,539,950
<b>TOTAL NET ASSETS</b>	<b>28,833,738</b>	<b>28,976,637</b>



## Green Valley Recreation, Inc. Summary Statement of Activities

3 month period ending March 31, 2020

	Actual	Budget to Date	%
<b>REVENUES:</b>			
Member Dues	\$ 1,687,935	\$ 1,679,281	0.5%
Life Care, Guest Cards, Transfer, Tenant & Add'l Card Fees	249,345	249,213	0.1%
New Member Capital/Initial Fees	663,566	609,424	8.9%
Recreation Income	343,102	445,297	(22.9%)
Cell Tower Lease / Advertising Income	57,305	34,507	66.1%
Investment Income/Realized Gains	84,961	89,551	(5.1%)
Other Income	72,621	71,746	1.2%
<b>Total Revenues</b>	<b>3,158,836</b>	<b>3,179,019</b>	<b>(0.6%)</b>
<b>EXPENSES:</b>			
Facilities & Equipment	868,973	990,578	12.3%
Personnel	1,165,660	1,077,599	(8.2%)
Program	367,349	468,910	21.7%
Communications	48,807	38,106	(28.1%)
Operations	123,056	146,663	16.1%
Corporate Expenses	176,818	211,226	16.3%
<b>Total Expenses</b>	<b>2,750,664</b>	<b>2,933,083</b>	<b>6.2%</b>
<b>Net Change in Net Assets from Operations</b>	<b>408,172</b>	<b>245,936</b>	<b>66.0%</b>
From Investment Activity:			
Net Unrealized Market Value Change	(885,069) <sup>(26)</sup>		
<b>Net Excess (Deficiency) GVR (All Reserves)</b>	<b>\$ (476,897) <sup>(27)</sup></b>	<b>245,936</b>	



GREEN VALLEY RECREATION, INC.

**Green Valley Recreation, Inc.**  
**Summary Statement of Activities**  
 YTD Period: 3 month period ending March 31, 2020  
 FY Budget Period: Jan 1, 2020 - Dec 31, 2020

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2019 YTD Actual	2020 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
<b>Revenue</b>										
Member Dues	1,680,005	1,687,935	7,931	0%	1,687,935	1,679,281	8,654	1%	6,717,125	5,029,190
LC, Trans., Crd Fees.	299,415	249,345	(50,069)	(17%)	249,345	249,213	133	0%	618,000	368,655
Capital Revenue	539,483	663,566	124,083	23%	663,566	609,424	54,142	9%	2,535,200	1,871,634
Programs	145,746	132,505	(13,241)	(9%)	132,505	199,589	(67,084)	(34%)	336,000	203,495
Instructional	218,851	210,597	(8,254)	(4%)	210,597	245,708	(35,111)	(14%)	460,000	249,403
<b>Recreational Revenue</b>	<b>364,598</b>	<b>343,102</b>	<b>(21,495)</b>	<b>(6%)</b>	<b>343,102</b>	<b>445,297</b>	<b>(102,195)</b>	<b>(23%)</b>	<b>796,000</b>	<b>452,898</b>
<b>Investment Income</b>	<b>78,030</b>	<b>84,961</b>	<b>6,931</b>	<b>9%</b>	<b>84,961</b>	<b>89,551</b>	<b>(4,590)</b>	<b>(5%)</b>	<b>377,651</b>	<b>292,690</b>
Advertising Income	26,961	47,096	20,135	75%	47,096	25,008	22,088	88%	110,000	62,904
Cell Tower Lease Inc.	10,090	10,210	120	1%	10,210	9,499	711	7%	36,000	25,791
<b>Comm. Revenue</b>	<b>37,051</b>	<b>57,305</b>	<b>20,255</b>	<b>55%</b>	<b>57,305</b>	<b>34,507</b>	<b>22,798</b>	<b>66%</b>	<b>146,000</b>	<b>88,695</b>
Other Income	50,851	51,805	953	2%	51,805	57,389	(5,584)	(10%)	100,500	48,695
Facility Rent	10,471	20,817	10,345	99%	20,817	14,357	6,459	45%	100,000	79,183
Marketing Events	-	-	-	0%	-	-	-	0%	3,000	3,000
<b>Other Revenue</b>	<b>61,323</b>	<b>72,621</b>	<b>11,299</b>	<b>18%</b>	<b>72,621</b>	<b>71,746</b>	<b>875</b>	<b>1%</b>	<b>203,500</b>	<b>130,879</b>
<b>Total Revenue</b>	<b>3,059,903</b>	<b>3,158,836</b>	<b>98,933</b>	<b>3%</b>	<b>3,158,836</b>	<b>3,179,019</b>	<b>(20,183)</b>	<b>(1%)</b>	<b>11,393,476</b>	<b>8,234,640</b>
<b>Expenses</b>										
Major Proj.-Rep. & Maint.	253,064	52,404	200,660	79%	52,404	77,398	24,994	32%	265,148	212,745
Facility Maintenance	35,301	92,702	(57,401)	(163%)	92,702	116,913	24,211	21%	704,554	611,852
Fees & Assessments	5,837	(5,534)	11,371	195%	(5,534)	8,020	13,554	169%	78,716	84,250
Utilities	270,683	254,042	16,642	6%	254,042	281,095	27,053	10%	892,031	637,989
Depreciation	397,753	429,452	(31,700)	(8%)	429,452	435,539	6,087	1%	1,869,644	1,440,191
Furniture & Equipment	64,325	29,251	35,073	55%	29,251	37,592	8,340	22%	264,764	235,513
Vehicles	51,661	16,656	35,004	68%	16,656	34,022	17,366	51%	73,624	56,968
<b>Facilities &amp; Equipment</b>	<b>1,078,623</b>	<b>868,973</b>	<b>209,650</b>	<b>19%</b>	<b>868,973</b>	<b>990,578</b>	<b>121,605</b>	<b>12%</b>	<b>4,148,481</b>	<b>3,279,508</b>
Wages, Benfts., PR Exp.	1,077,505	1,157,537	(80,032)	(7%)	1,157,537	1,065,351	(92,186)	(9%)	4,616,520	3,458,983
Conferences & Training	8,680	8,123	558	6%	8,123	12,248	4,126	34%	88,000	79,877
<b>Personnel</b>	<b>1,086,185</b>	<b>1,165,660</b>	<b>(79,475)</b>	<b>(7%)</b>	<b>1,165,660</b>	<b>1,077,599</b>	<b>(88,061)</b>	<b>(8%)</b>	<b>4,704,520</b>	<b>3,538,860</b>
Food & Catering	11,261	11,576	(316)	(3%)	11,576	14,967	3,390	23%	45,031	33,455
Recreation Contracts	301,082	298,353	2,728	1%	298,353	375,729	77,375	21%	632,750	334,397
Bank & Credit Card Fees	63,411	57,419	5,992	9%	57,419	78,215	20,795	27%	96,146	38,726
<b>Program</b>	<b>375,754</b>	<b>367,349</b>	<b>8,404</b>	<b>2%</b>	<b>367,349</b>	<b>468,910</b>	<b>101,561</b>	<b>22%</b>	<b>773,927</b>	<b>406,577</b>
Communications	25,390	25,120	270	1%	25,120	24,374	(746)	(3%)	104,149	79,030
Printing	19,439	23,058	(3,619)	(19%)	23,058	13,733	(9,325)	(68%)	94,497	71,439
Advertising	-	630	(630)	0%	630	-	(630)	0%	5,000	4,370
<b>Communications</b>	<b>44,829</b>	<b>48,807</b>	<b>(3,979)</b>	<b>(9%)</b>	<b>48,807</b>	<b>38,106</b>	<b>(10,701)</b>	<b>(28%)</b>	<b>203,646</b>	<b>154,839</b>
Supplies	67,246	56,473	10,773	16%	56,473	87,529	31,056	35%	344,127	287,654
Postage	7,497	7,948	(451)	(6%)	7,948	4,009	(3,939)	(98%)	18,500	10,552
Dues & Subscriptions	3,704	3,403	301	8%	3,403	2,846	(557)	(20%)	8,102	4,699
Travel & Entertainment	1,643	4,768	(3,125)	(190%)	4,768	2,666	(2,102)	(79%)	16,580	11,812
Other Operating Expense	9,999	50,465	(40,466)	(405%)	50,465	49,614	(851)	(2%)	178,260	127,795
<b>Operations</b>	<b>90,089</b>	<b>123,056</b>	<b>(32,967)</b>	<b>(37%)</b>	<b>123,056</b>	<b>146,663</b>	<b>23,607</b>	<b>16%</b>	<b>565,568</b>	<b>442,512</b>
Information Technology	27,081	14,314	12,767	47%	14,314	24,858	10,544	42%	114,900	100,586
Professional Fees	93,971	82,997	10,973	12%	82,997	124,572	41,575	33%	311,749	228,751
Commercial Insurance	52,838	79,506	(26,668)	(50%)	79,506	55,796	(23,711)	(42%)	280,000	200,494
Taxes	-	-	-	0%	-	-	-	0%	18,000	18,000
Provision for Bad Debt	6,000	-	6,000	100%	-	6,000	6,000	100%	24,000	24,000
<b>Corporate Expenses</b>	<b>179,890</b>	<b>176,818</b>	<b>3,072</b>	<b>2%</b>	<b>176,818</b>	<b>211,226</b>	<b>34,408</b>	<b>16%</b>	<b>748,649</b>	<b>571,831</b>
<b>Expenses</b>	<b>2,855,369</b>	<b>2,750,664</b>	<b>104,705</b>	<b>4%</b>	<b>2,750,664</b>	<b>2,933,083</b>	<b>182,419</b>	<b>6%</b>	<b>11,144,791</b>	<b>8,394,127</b>
<b>Gross surplus(Rev-Exp)</b>	<b>204,534</b>	<b>408,172</b>	<b>203,638</b>	<b>100%</b>	<b>408,172</b>	<b>245,936</b>	<b>162,236</b>	<b>66%</b>	<b>248,685</b>	<b>(159,487)</b>
Unrea. Gain/Loss on Invest.	298,581	(885,069)	(1,183,649)	(195%)	(885,069)	-	(885,069)	(294%)	-	885,069
<b>Net from Operations</b>	<b>503,114</b>	<b>(476,897)</b>	<b>(980,011)</b>	<b>(195%)</b>	<b>(476,897)</b>	<b>245,936</b>	<b>(722,833)</b>	<b>(294%)</b>	<b>248,685</b>	<b>725,582</b>



GREEN VALLEY RECREATION, INC.

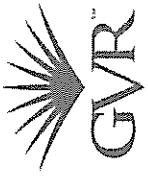
**Green Valley Recreation, Inc.**  
**Statement of Changes in Net Assets**  
**As of Date: March 31, 2020 and Dec 31, 2019**

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
<b>Net change in net assets-GVR</b>	\$ (476,897) <sup>(13)</sup>	(476,897)	-	-	-	-
Transfers between unrestricted and reserves:	0	-	-	-	-	-
Reserve Study Allocation	0	(1,005,942)	-	-	1,005,942	-
Principal Transfers	0	429,452	(429,452)	-	-	-
Depreciation	0	(410,317)	410,317	-	(34,631)	376,950
Purchase of Fixed Assets	0	662,905	-	(15,000)	(178,152)	(469,753)
Withdrawals	0	-	-	-	-	-
Allocations of Net Change components:	0	(71,046)	-	3,269	47,153	20,624
Investment income	0	17,108	-	(1,267)	(11,583)	(4,258)
Investment Expenses	0	688,000	-	(166,279)	(474,859)	(46,862)
Unrealized Gains (Losses) on Market Repairs and replacements	0	-	-	-	-	-
<b>Net Change to March 31, 2020</b>	(476,897) <sup>(13)</sup>	(166,737)	(19,135)	(179,277)	353,869	(123,298)
Net Assets at, Dec 31, 2019	29,310,635 <sup>(22)</sup>	1,203,749	17,670,198 <sup>(21)</sup>	880,329 <sup>(23)</sup>	7,055,756 <sup>(24)</sup>	2,500,602 <sup>(26)</sup>
<b>Net Assets as at, March 31, 2020</b>	\$ 28,833,738 <sup>(8)</sup>	1,037,012	17,651,063 <sup>(7)</sup>	701,052 <sup>(9)</sup>	7,444,256 <sup>(10)</sup>	2,000,354 <sup>(11)</sup>
		18,688,076 <sup>(14)</sup>			10,145,662 <sup>(4)</sup>	

Footnotes refer to Statement of Financial Position and Statement of Activities

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GREEN VALLEY RECREATION, INC.

**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
	\$ 13,711,327 <sup>(20)</sup>	3,274,640 <sup>(19)</sup>	880,329 <sup>(15)</sup>	7,055,756 <sup>(16)</sup>	2,500,602 <sup>(17)</sup>
Changes since Jan 1, 2019:					
Principal additions	2,505,942	1,500,000	-	1,005,942	-
Investment income	88,144	17,098	3,269	47,153	20,624
Withdrawals	(662,905)	-	(15,000)	(178,152)	(469,753)
Investment Expenses	(17,108)	-	(1,267)	(11,583)	(4,258)
Net Change for 3 Months	1,914,073	1,517,098	(12,998)	863,359	(453,386)
Balance before Market Change at March 31, 2020	15,625,400	4,791,738	867,331	7,919,115	2,047,216
3 months Change in Unrealized Gain/(Loss)	(885,069) <sup>(26)</sup>	(197,069)	(166,279)	(474,859)	(46,862)
Balance at March 31, 2020 (at Market)	\$ 14,740,331 <sup>(6)</sup>	4,594,669 <sup>(5)</sup>	701,052 <sup>(1)</sup>	7,444,256 <sup>(2)</sup>	2,000,354 <sup>(3)</sup>

Balance Dec 31, 2019 (at Market)

Changes since Jan 1, 2019:

- Principal additions
- Investment income
- Withdrawals
- Investment Expenses
- Net Change for 3 Months

Balance before Market Change at March 31, 2020

3 months Change in Unrealized Gain/(Loss)

Balance at March 31, 2020 (at Market)

Footnotes refer to Statement of Financial Position and Statement of Activities

10,145,662 <sup>(12)</sup>

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# Green Valley Recreation, Inc. Variance Report

Monthly Report: Jan 1, 2020 - March 31, 2020

Revenue	Year-to-Date	Budget	Variance	% Variance	
Capital Revenue	663,566	609,424	54,142	9%	Capital Revenue is higher than budget so far this year, it translates to 20 more transactions than budgeted. The Forecast for 2020 reflects a very significant decrease in the number of housing transactions.
Recreational Revenue	343,102	445,297	(102,195)	(23%)	Programs Income is 23% under budget, mainly due to COVID-19 shutdown: 1. Programs is under by \$67K. 2. Instructional is under by \$35K.
Comm. Revenue	57,305	34,507	22,798	66%	Communications Revenue is higher than budget by \$23K mainly due to increase in Advertising.
Other Revenue	72,621	71,746	875	1%	Other Income is up by \$1K mainly due to: 1. Facility Rent \$10K from Spot Rx. Spot Rx has notified us that they are canceling their rental contact.
<b>Total Revenue</b>	<b>3,158,836</b>	<b>3,179,019</b>	<b>(20,183)</b>	<b>(1%)</b>	<b>Total Revenue for the YTD is about \$20K below Budget. We are expecting Q2 and Q3 to be down due to COVID-19.</b>
Expense	Year-to-Date	Budget	Variance	% Variance	
Facilities & Equipment	868,973	990,578	121,605	12%	Due to COVID-19 Main operating expenditures have been kept to minimum.
Communications	48,807	38,106	(10,701)	(28%)	Communications is above budget only by \$10K, mainly due to the 2019 Fall Catalog paid this year and the BOD Election.
Operations	123,056	146,663	23,607	16%	Operations also looks favorable to the COVID-19 Shut down.
<b>Total Expenses</b>	<b>2,750,664</b>	<b>2,933,083</b>	<b>182,419</b>	<b>6%</b>	<b>Overall total expenses YTD are \$182K under Budget, mainly due to COVID-19 shutdown.</b>

April 28, 2020

The Outlook Covid worksheet projects the GVR Budget on a monthly basis for the calendar year 2020. Adjustments are made for Income and Expense items. The following percentages are percentages of monthly budget amount. In other words, 90% reflects a 10% reduction in the monthly budget.

This is the second analysis prepared and reflects the furloughs that are now in place for approximately 80% of the workforce. Also, January through April amount are updated based on actual experience.

The largest reduction in income is for Capital Revenue. New Member and Initial fees are reduced to 25% of budget in the 2<sup>nd</sup> Quarter and growing back to 60% of budget by year end. This results in a \$1,440,000 reduction in combined Membership Revenue for the year. It is interesting to note that Capital revenue is actually ahead of budget for the 1<sup>st</sup> quarter but the forecast allows for a significant decrease in the 2<sup>nd</sup> and 3<sup>rd</sup> quarters. This category is the hardest to predict and has the most impact on the bottom line. Our previous forecast projected a \$1,600,000 decrease in Membership revenue and we have improved it to a \$1,440,000 reduction.

Recreational and Instructional Income is eliminated completely \$0 April – July and grows to 80% of the original budget by 4<sup>th</sup> Quarter resulting in a \$250,000 reduction in Income. This income is offset by some expenses discussed below.

Investment has not been reduced but keep in mind that much of this income is for designated funds and is not for operations.

Advertising income is reduced significantly but is a small part of the budget.

The overall Income is reduced by \$1,771,00 or 15.5%

Payroll and Fringes which are the largest part of the expense budget are reduced due to furloughs which started late April with staff phasing back into service to 100% by November 2020. Taxes and 401k expenses are reduced accordingly but insurance remains at 100%. The total net savings are projected to be \$645,000

Conferences and training expenses are reduced by almost 50% (0% for 2<sup>nd</sup> and 3<sup>rd</sup> qtr.)

Recreation Contracts reflect big reductions in 2<sup>nd</sup> and 3<sup>rd</sup> Qtr. to 0% resulting \$220,000 in savings

Supplies 2<sup>nd</sup> Qtr. and 3<sup>rd</sup> Qtr. 50% increasing back in 4<sup>th</sup> Qtr. to 90%

For Utilities, the major reduction is Gas 50% 2<sup>nd</sup> Qtr. and growing back to 100% by December and Electricity reflects a slight reduction. Total utilities are reduced by \$140,000 for the year

Furniture & Equip expenditures are reduced slightly resulting in \$53,000 in savings

Vehicles reduced to 50% in 2<sup>nd</sup> Qtr. growing to 100% by 4<sup>th</sup> Qtr. Resulting in \$30,000 in savings

Info. Technology – no change (licenses etc.)

Facility Maintenance reduced to 75% of budget in the 2<sup>nd</sup> Qtr. growing to 100% by 4<sup>th</sup> quarter. This results in \$121,000 of savings

Major Projects significant reductions 50% in 2<sup>nd</sup> Qtr. growing slowly to 100% in 4<sup>th</sup> Qtr. Resulting in \$70,000 in expense savings.

Travel \$0 2<sup>nd</sup> Qtr. and 3<sup>rd</sup> Qtr. - 100% 4<sup>th</sup> Qtr.

Other Operating Expenses, 50% April growing to 100% by October

Depreciation reduced t in 2<sup>nd</sup> and 3<sup>rd</sup> Qtr. for Purchased Assets only resulting in \$97,000 of non-cash savings.

The total Operating Expenses are projected to be \$1,628,000 (17%) under budget.

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For this analysis, the Gross surplus is the best number to use because it doesn't include non-cash capital gains and losses.

**The gross surplus will be down by \$142,000. Because we budgeted a \$249,000 surplus, we project to still have a \$106,000 gross surplus. Most of the expense savings is program expenses of \$260K and Facilities \$517K (\$97K depreciation) and Payroll \$645,000. Please keep in mind that this includes \$372,000 of investment income. Capital Revenue is the biggest variable in our forecast. To date, we are ahead of budget. This forecast includes a 1.4 million reduction in capital revenue for the year. With the adjustments we have made, we still expect to have a small surplus.**

In general, Program Revenue will be offset with Program expense reductions. Capital fee reduction is the biggest variable. Looking at monthly deficits, no year to date deficit puts GVR in a cash crisis. Our latest cash Requirements Report had a projected operation cash balance of \$4,000,000. There are significant losses on some investments but they are not included in the above analysis because they primarily impact the board designated reserve funds.



2020 Outlook Covid-19

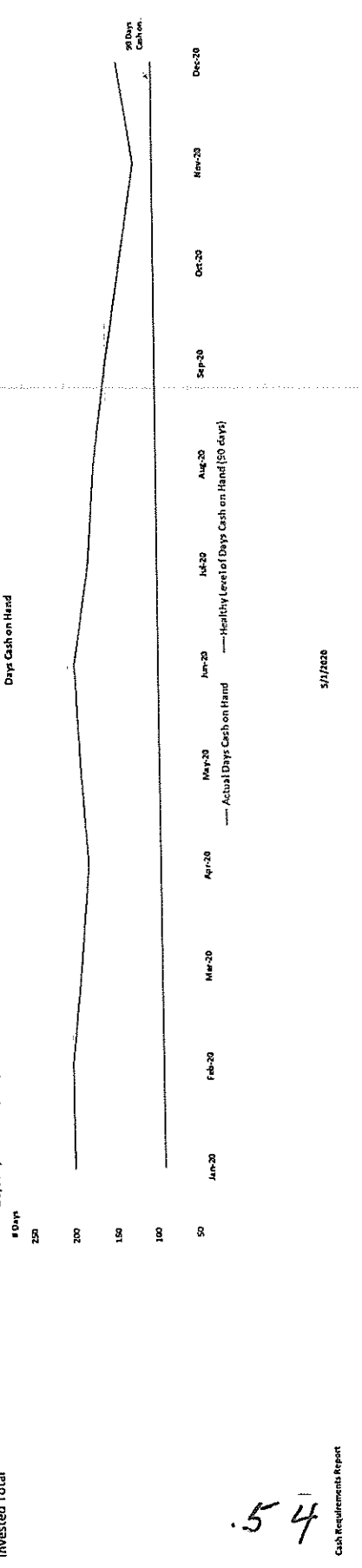
Table with columns for years 2020-2025 and rows for Revenue (Member Dues, L.C. Trans., Capital Revenue, etc.) and Expenses (Food & Catering, Recreation Contracts, Bank & Credit Card Fees, etc.).

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GVR Cash Requirements Report

PROJECTED	FY 2020												Projected Jan-21	
	Actual Jan-20	Actual Feb-20	Actual Mar-20	Projected Apr-20	Projected May-20	Projected Jun-20	Projected Jul-20	Projected Aug-20	Projected Sep-20	Projected Oct-20	Projected Nov-20	Projected Dec-20		
Operating Cash in Bank	2,505,270	1,433,469	1,466,511	1,260,453	796,592	690,457	970,387	1,022,448	802,378	868,373	328,553	280,614	280,614	(72,239)
Beginning of Month Balance	1,500,000	115,000	1,466,511	1,260,453	796,592	690,457	970,387	1,022,448	802,378	868,373	328,553	280,614	280,614	(72,239)
Transfer In														
Transfer Out														
Cash Receipts	2,335,923	654,006	561,782	405,739	409,674	295,739	67,870	295,739	181,804	209,674	67,870	1,162,956	1,162,956	(500,000)
Cash Disbursements	(1,907,724)	(735,964)	(767,840)	(869,601)	(515,809)	(515,809)	(515,809)	(515,809)	(615,809)	(749,494)	(615,809)	(515,809)	(515,809)	2,347,603
Net Operating Cash Flow	428,199	(81,958)	(206,058)	(463,862)	(106,135)	(220,070)	(447,939)	(220,070)	(434,004)	(539,820)	(547,939)	647,147	647,147	(1,526,780)
Ending of Month Balance	1,433,469	1,466,511	1,260,453	796,592	690,457	970,387	1,022,448	802,378	868,373	328,553	280,614	(72,239)	(72,239)	820,822
Operating Investment Account														
Beginning of Month Balance	3,274,640	4,780,248	4,773,980	4,594,667	4,737,016	5,099,471	5,011,926	4,393,854	4,356,309	3,818,764	3,781,219	3,243,674	3,243,674	4,206,129
Transfer In														
Transfer Out														
Earned Income on Investments	5,609	(6,268)	(179,313)	4,917	4,917	4,917	4,917	4,356,309	(542,462)	4,917	(542,462)	(42,462)	(42,462)	4,917
Ending of Month Balance	4,780,248	4,773,980	4,594,667	4,737,016	5,099,471	5,011,926	4,393,854	4,356,309	3,818,764	3,781,219	3,243,674	3,243,674	3,243,674	4,668,584
MNR Reserve														
Beginning of Month Balance	7,055,756	8,067,107	7,970,250	7,444,256	7,366,591	7,288,926	7,211,261	7,214,123	7,136,458	7,058,793	6,981,128	6,903,463	6,903,463	6,825,798
Transfer In MRR Funding	1,005,942	(44,249)	(2,033)	(88,847)	(88,847)	(88,847)	(88,847)	(88,847)	(88,847)	(88,847)	(88,847)	(88,847)	(88,847)	(91,068)
Transfer Out	49,658	(94,824)	(394,123)	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182	11,182
Net Earned Income on Investments	8,067,107	7,970,250	7,444,256	7,366,591	7,288,926	7,211,261	7,214,123	7,136,458	7,058,793	6,981,128	6,903,463	6,825,798	6,825,798	6,745,911
Ending of Month Balance	2,500,602	2,359,696	2,260,975	2,000,354	1,867,268	1,514,076	1,110,884	1,157,691	1,204,499	1,251,307	1,298,115	1,344,922	1,344,922	1,391,730
Initiatives Reserve														
Beginning of Month Balance														
Transfer In														
Prior Year Surplus	23,153	1,279	(54,928)	4,346	4,346	4,346	4,346	4,346	4,346	4,346	4,346	4,346	4,346	4,346
Net Earned Income on Investments	(164,059)	(100,000)	(205,694)	(400,000)	(400,000)	(450,000)	(450,000)	(450,000)	(450,000)	(450,000)	(450,000)	(450,000)	(450,000)	(450,000)
Transfer Out	2,359,696	2,260,975	2,000,354	1,867,268	1,514,076	1,110,884	1,157,691	1,204,499	1,251,307	1,298,115	1,344,922	1,391,730	1,391,730	1,438,538
Ending of Month Balance	880,329	871,808	795,381	701,051	702,243	703,435	704,626	705,818	707,010	708,201	709,393	710,585	710,585	711,776
Emergency Reserve														
Beginning of Month Balance														
Transfer In														
Transfer Out														
Net Earned Income on Investments	(8,521)	(61,427)	(94,330)	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192
Ending of Month Balance	871,808	795,381	701,051	702,243	703,435	704,626	705,818	707,010	708,201	709,393	710,585	711,776	711,776	712,968
Total Reserve Accounts	11,298,611	11,026,606	10,145,662	9,936,102	9,506,437	9,026,771	9,077,632	9,047,967	9,018,301	8,988,635	8,958,970	8,929,304	8,929,304	8,897,417
Total Operating Cash	6,213,717	6,240,491	5,855,120	5,533,608	5,789,928	5,982,313	5,416,302	5,158,687	4,687,137	4,109,772	3,524,288	4,133,890	4,133,890	4,917,167
Grand Total Cash & Investments	17,512,329	17,267,098	16,000,782	15,469,710	15,296,364	15,009,084	14,493,934	14,206,654	13,705,438	13,098,407	12,483,257	13,063,194	13,063,194	13,814,584
Actual Days Cash on Hand	199	200	188	177	185	192	174	165	150	132	113	132	132	158
Jan. 1, 2019 Beg. Balance:														
Total Reserve Accounts														
Total Operating Cash														
Grand Total Cash & Investments														



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MRR Operating Expenditures

Fund	2020 Budget	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Operating Expenditure	Remaining Operating Budget
Operations	279,550	-	165	49,370	-	-	-	-	-	-	-	-	-	49,535	230,015
Furniture & Equipment	18,472	-	-	-	-	-	-	-	-	-	-	-	-	-	18,472
<b>Total</b>	<b>298,022</b>	<b>-</b>	<b>165</b>	<b>49,370</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>49,535</b>	<b>248,487</b>

YTD CAPEX (Capital Expenditures)

Fund	2020 Budget	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Capital Expenditure	Remaining Capital Budget
Operations	305,400	16,765	-	-	-	-	-	-	-	-	-	-	-	16,765	288,635
Initiatives	86,000	-	5,958	-	-	-	-	-	-	-	-	-	-	5,958	80,042
MRR	725,000	-	-	-	-	-	-	-	-	-	-	-	-	-	725,000
Emergency	768,142	-	-	175,594	-	-	-	-	-	-	-	-	-	175,594	592,548
<b>Total</b>	<b>1,884,542</b>	<b>16,765</b>	<b>5,958</b>	<b>175,594</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>198,316</b>	<b>1,686,226</b>

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MRR Reserve Component Number	MRR Description	2019 Expense Forecast	YTD	
			Expense	Capital
00010.22000.200	Computers, IT Servers, Misc.	\$ 12,300	\$ -	\$ 14,369
00010.08000.300	Restrooms 3 Main Bldg Maint & Restrooms		\$ -	\$ 4,326
00010.22000.240	Computers: Office Computer Work Stations	\$ 18,963	\$ 4,820	\$ 13,418
TOTAL Member Services Center			\$ -	\$ -
00020.05000.306	Roofing: vinyl low slope 339 Squares	\$ 91,266	\$ 22,922	\$ -
00020.05000.900	Miscellaneous: 339 Squares - Roof Recoating	\$ 14,603	\$ 14,603	\$ -
00020.12000.700	Equipment: Replacement Pool & Spa Equipment (50%)	\$ 20,500	\$ 393	\$ 9,908
00020.12000.800	4,000 Sq. Ft. Pool Cover	\$ 7,107	\$ -	\$ -
00020.12000.900	Pool Area Furniture	\$ 11,846	\$ -	\$ -
00020.17500.200	Seal and Striping 12 Shuffleboard Courts (3,744 sq ft)	\$ 15,990	\$ 16,800	\$ -
00020.23000.320	HVAC Rooftop unit #4		\$ -	\$ 23,623
00020.23000.324	HVAC Rooftop Carrier Unit #10	\$ 13,325	\$ -	\$ 8,403
00020.24000.500	Auditorium Tables and Chairs	\$ 79,950	\$ 228	\$ 66,820
00020.24500.600	Stage Curtains	\$ 9,207	\$ 3,459	\$ -
TOTAL West Social Center			\$ -	\$ -
00030.01000.118	Asphalt Sealing: 79,662 Sq. Ft. Parking Lot	\$ 17,157	\$ -	\$ -
00030.01000.218	Asphalt Ongoing Repairs 79,662 Sq. Ft. Parking Lot	\$ 5,576	\$ -	\$ -
00030.02000.406	Pool Deck 5,661 Sq. Ft. Pool Area Concrete	\$ 7,316	\$ 5,022	\$ -
00030.03000.112	Painting Exterior: 13,905 Sq. Ft. Building Exterior Painting	\$ 14,974	\$ 8,400	\$ -
00030.05000.906	207 Squares Roof Recoating	\$ 8,917	\$ 4,250	\$ -
00030.12000.906	Pool Area Furnishings	\$ 7,538	\$ -	\$ 2,066
00030.14000.200	Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (20	\$ 20,863	\$ 13,876	\$ 20,208
00030.14000.300	Exercise: Strength Equipment 13 Fitness Room Strength Machine	\$ 5,125	\$ 4,572	\$ 4,572
00030.17000.110	14,400 Sq Ft (2) Tennis Courts	\$ 13,957	\$ 9,800	\$ -
00030.17500.210	Seal & Striping 15,330 Sq. Ft. [7] Pickleball Courts	\$ 14,858	\$ -	\$ -
00030.17500.430	Overlay 3 Pickleball Courts	\$ -	\$ (40)	\$ 16,891
00030.24000.520	Furnishings Miscellaneous Tables and Chairs		\$ -	\$ 2,066
00030.23000.288	HVAC 4 Rooftop Carrier Units - 2001		\$ -	\$ 38,357
00030.23000.424	HVAC 2 Rooftop Carrier Units - 2002		\$ -	\$ 16,440
TOTAL East Social Center			\$ -	\$ -
00040.02000.412	Pool Deck 4,731 Sq. Ft. Pool Area Concrete	\$ 7,642	\$ 12,892	\$ -
00040.03000.118	Building Painting - Interior		\$ 14,512	\$ -
00040.05000.912	Roof Recoating 198 Squares	\$ 8,529	\$ 6,672	\$ -
00040.08000.318	2 Racquetball Court Restrooms	\$ 13,192	\$ 584	\$ -
00040.12000.712	Pool & Spa Equipment Replacement	\$ 20,500	\$ 316	\$ 14,601
00040.12000.806	4,400 Sq. Ft. Pool Cover	\$ 7,818	\$ -	\$ -
00040.12000.912	Pool Area Furniture	\$ 8,168	\$ 2,162	\$ -
00040.14000.210	Exercise Cardio Equipment 19 Fitness Center Cardio Machines- (2)	\$ 27,999	\$ -	\$ 31,719
00040.14000.310	Exercise: Strength 17 Fitness Center Strength Machines (10%)	\$ 7,323	\$ 3,627	\$ 4,243
00040.17000.120	Reseal 14,000 Sq. Ft. (2) Tennis Courts	\$ 13,569	\$ -	\$ -
00040.19000.210	Wrought Iron 5' Fence		\$ 7,908	\$ -
00040.24500.800	Stage Risers 4 Ocotillo Room- new	\$ 22,804	\$ -	\$ -
00040.24500.900	Sound System and Induction Loop Ocotillo Room	\$ 16,001	\$ -	\$ 15,876
00040.03000.118	Stucco 18,180 Sq. Ft. Exterior Building Surface		\$ 14,512	\$ -
TOTAL Las Campanas			\$ -	\$ -
00050.01000.130	Asphalt: Sealing 104,016 Sq Ft Drives & Parking		\$ 12,450	\$ -
00050.04500.200	Decking / Balconies: 1,778 Sq. Ft. Second Floor Deck Resurface	\$ 11,488	\$ -	\$ -
00050.08000.218	Locker Room Bathroom Rehabilitation (2)	\$ 37,691	\$ -	\$ -
00050.12000.718	Equipment Replacement Pool & Spa Equipment (50%)	\$ 23,132	\$ -	\$ 9,916
00050.12000.812	3,870 Sq. Ft. Pool Cover	\$ 6,876	\$ -	\$ -
00050.12000.918	Pool Area Furniture	\$ 11,307	\$ 3,159	\$ -



MRR Reserve Component Number	MRR Description	2019	
		Expense Forecast	YTD Actual
		Expense	Capital
00050.14000.220	Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (21	\$ 16,799	\$ - \$ 17,245
00050.17000.530	Resurface 28,800 Sq Ft (4) Tennis Courts	\$ 2,101	\$ - \$ -
00050.17000.700	Screen Tennis Wind Screens		\$ 4,716 \$ -
00050.23000.412	HVAC Roofing Carrier Unit 2004	\$ 5,384	\$ - \$ 6,316
00050.23000.444	HVAC Replacement Units		\$ - \$ 24,850
00050.24500.900	Miscellaneous Stage- Electric Screen	\$ 8,608	\$ 6,957 \$ -
00050.25000.240	970 Sq. Yds. Clubhouse Carpet	\$ 33,427	\$ - \$ 34,113
TOTAL Desert Hills			\$ - \$ -
00060.01000.136	Asphalt: Sealant 67,354 Sq. Ft. Parking Lot Sealing	\$ 14,507	\$ 10,999 \$ -
00060.05000.330	Roof Low Slope Vinyl		\$ 14,627 \$ -
00060.05000.924	Roof Coating		\$ 7,823 \$ -
00060.08000.224	2 Locker Room Bathrooms Rehabilitation	\$ 87,767	\$ - \$ -
00060.08000.330	2 Clubhouse Restrooms Rehabilitation	\$ 44,153	\$ - \$ -
00060.12000.818	Pool Cover 4,800 Sq. Ft. Pool Cover	\$ 8,529	\$ - \$ -
00060.12000.724	Pool and Spa Equipment	\$ 14,086	\$ 4,187 \$ -
00060.12000.746/747	Pool Equipment Replacement		\$ - \$ 6,049
00060.12000.924	Furniture: Misc Pool Area Furniture	\$ 11,307	\$ - \$ 3,550
00060.14000.230	Exercise: Cardio Equipment 16 Fitness Center Cardio Mach. (20%)	\$ 20,676	\$ 6,484 \$ 17,098
00060.14000.330	Exercise Strength Equipment 19 Fitness Center Strength Machine:	\$ 8,184	\$ 4,914 \$ -
00060.24000.560	Furnishings Folding Tables and Chairs		\$ - \$ 3,550
00060.24500.900	Audio Visual Saguaro Room Electric Screen	\$ 16,781	\$ - \$ 20,623
00060.24600.230	Fire Alarm System	\$ 6,150	\$ - \$ -
TOTAL Canoa Hills			\$ - \$ -
00070.01000.142	Asphalt: Sealing 80,636 Sq. Ft. Parking Lots		\$ 4,675 \$ -
00070.01000.336	Asphalt: Overlay with Interlayer 58,386 Sq. Ft. North and East Par	\$ 100,601	\$ - \$ -
00070.02000.430	Pool Deck 5,975 Sq. Ft. Concrete	\$ 7,721	\$ 9,832 \$ -
00070.04500.206	Decking: 12,664 Sq. Ft. Elastomeric Deck Resurfacing	\$ 105,011	\$ - \$ -
00070.05000.336	Roof Coating and Repair		\$ 20,000 \$ -
00070.05000.606	Roof Tiles		\$ 38,500 \$ -
00070.04500.300	Deck Repairs 12,664 Sq. Ft. Elastomeric Deck Seal / Repair	\$ 24,548	\$ - \$ -
00070.08000.336	Rehabilitation 5 Restrooms	\$ 49,914	\$ - \$ 10,495
00070.08000.337	Rehabilitation Restrooms		\$ - \$ 6,735
00070.08000.472	Rehabilitation 2 Art & Clay Counters and Cabinets	\$ 18,576	\$ - \$ -
00070.12000.400	Pool ADA Chair Lift	\$ 4,623	\$ 3,313 \$ -
00070.12000.630	Pool Deck Re-Surface 5,975 Sq. Ft. Pool Deck Area	\$ 48,258	\$ - \$ -
00070.12000.730	Equipment: Replacement Pool & Spa Equipment (50%)		\$ 1,409 \$ -
00070.12000.824	Pool Cover 4,800 Sq. Ft. Pool Cover	\$ 6,397	\$ - \$ -
00070.12000.930	Pool Area Furniture	\$ 7,538	\$ - \$ 11,772
00070.14000.240	Exercise: 11 Fitness Center Cardio Machines	\$ 12,300	\$ 6,947 \$ 10,953
00070.23000.316	HVA Carrier Unit #3		\$ - \$ 1,692
00070.14000.340	Exercise: 18 Fitness Center Strength Machines	\$ 6,150	\$ - \$ -
00070.23000.344	HVAC 2 Carrier Units - 2004	\$ 12,923	\$ - \$ 8,403
00070.23000.392	HVAC 2 Carrier units		\$ - \$ 4,950
00070.23000.488	HVAC 8 rooftop units		\$ - \$ 96,850
00070.23500.200	Elevator: Modernize Overhaul Anza Building Elevator	\$ 90,200	\$ - \$ -
00070.23500.300	Elevator: Anza Elevator Cab Rehabilitation	\$ 10,250	\$ - \$ -
TOTAL Santa Rita Springs			\$ - \$ -
00080.01000.248	Asphalt: Ongoing Repairs 64,068 Sq Ft Drives & Parking (3%)	\$ 5,606	\$ - \$ -
00080.01000.254	Asphalt: Sealing 64,068 Sq Ft Drives & Parking	\$ 7,074	\$ - \$ -
00080.05000.958	Roofing Coating		\$ - \$ -
00080.12000.412	ADA Chair Lift 2 Pool & Spa ADA Chairs		\$ - \$ 10,870

MRR Reserve Component Number	MRR Description	2019 Expense Forecast	YTD Actual	
			Expense	Capital
00080.12000.736	Pool Equipment		\$ 12,489	\$ 13,777
00080.14000.250	Exercise Cardio Equipment 13 Fitness Center Cardio Mach.	\$ 15,375	\$ 3,337	\$ 18,661
00080.14000.350	Exercise Strength Equipment 19 Fitness Center Strength Mach.	\$ 6,150	\$ -	\$ -
00080.17000.708	Pickleball Court Windscreens	\$ 2,101	\$ -	\$ -
00080.17500.220	Seal & Stripping 11,204 Sq Ft Pickleball & Basketball Courts	\$ 10,859	\$ 3,400	\$ -
TOTAL Canoa Ranch			\$ -	\$ -
00090.02000.442	5,565 Sq. Ft. Pool Area Concrete	\$ 5,993	\$ 9,532	\$ -
00090.01000.400	Parking Lot Overlay		\$ -	\$ 39,260
00090.12000.742	Pool & Spa Equipment Replacement	\$ 15,378	\$ -	\$ -
00090.12000.936	Pool Area Furnishings	\$ 7,000	\$ 2,590	\$ -
TOTAL Abrego South			\$ -	\$ -
00100.12000.748	Equipment Replacement Pool & Spa Equipment (50%)	\$ 16,347	\$ 5,226	\$ 12,322
00100.12000.942	Furniture: Misc Pool Area Furniture		\$ 1,424	\$ -
00100.23000.244	HVAC Rooftop Carrier Units - 2013	\$ 6,246	\$ -	\$ 6,628
TOTAL Continental Vistas			\$ -	\$ -
00110.12000.754	Pool & Spa Equipment Replacement	\$ 11,824	\$ -	\$ 34,437
00110.12000.948	Pool Area Furnishings	\$ 7,000	\$ -	\$ -
00110.19000.170	Chain Link: 10' 360 Lin. Ft. Tennis Court Fence (windscreen)		\$ -	\$ 1,639
00110.20000.250	Tennis Court Lighting Fixtures		\$ -	\$ 10,000
00110.08000.248	Restroom Rehabilitation		\$ -	\$ 17,455
00110.17000.540	Tennis Court 7,200 Sq. Ft. Tennis Court Resurfacing	\$ 21,322	\$ -	\$ 21,322
TOTAL Madera Vista			\$ -	\$ -
00120.02000.460	Pool Deck: 6,128 Sq. Ft. Pool Area Concrete	\$ 7,919	\$ 10,919	\$ -
00120.05000.348	Low Slope: Vinyl 61 Squares- Pool Building Roofs	\$ 32,845	\$ 13,830	\$ -
00120.08000.254	2 Locker Room Bathroom Rehabilitation	\$ 38,950	\$ -	\$ -
00120.08000.256	2 Clubhouse Restroom Rehabilitation	\$ 16,400	\$ -	\$ -
00120.12000.954	Pool Area Furniture	\$ 7,000	\$ 1,375	\$ -
00120.12000.760	Equipment: Replacement Pool & Spa Equipment (50%)	\$ 15,701	\$ 10,790	\$ 7,176
TOTAL Casa Paloma I			\$ -	\$ -
00130.12000.766	Equipment: Replacement Pool & Spa Equipment (50%)	\$ 16,347	\$ 586	\$ 14,554
00130.12000.960	Pool Area Furniture	\$ 7,000	\$ -	\$ -
TOTAL Casa Paloma II			\$ -	\$ -
TOTAL Abrego North			\$ -	\$ -
00144.01000.120	Asphalt: State Spec. Slurry Parking Area	\$ 10,506	\$ 1,930	\$ 16,646
TOTAL Facility Maintenance Shop			\$ -	\$ -
00150.30000.820	Vehicle: 2019 Ford Transit Van repl. Veh. 17 2009 Ford F150 Van	\$ 29,614	\$ -	\$ 34,000
00150.30000.840	Vehicle: Ford F250 Supercab repl. Veh 25 2005 Chevy Silverado 2500	\$ 37,691	\$ -	\$ 40,000
TOTAL General			\$ -	\$ -
MRR GRAND TOTAL		\$ 1,817,094	\$ 410,710	\$ 901,812
			Total Expense / Capital Purchase \$ 1,312,522	
			Grand Total 141	

GVR  
EMERGENCY  
FY 2019

Line Item	EMERGENCY ACTIVITY	BUDGET	Completed Projects	Actual for Fiscal Year 2019				Total Actual for 2019	Notes
				Actual 1st Quarter	Actual 2nd Quarter	Actual 3rd Quarter	Actual 4th Quarter		
1	East Center Pickleball courts and lighting	\$ -	\$ 15,000	\$ -	\$ 15,000	-	-	\$ 15,000	1 \$15,000 Emer., \$16,891 MRR, \$66,379 Init. From 2018
TOTAL EMERGENCY RESERVES		\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	

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GVR  
INITIATIVES  
FY 2019

Line Item	INITIATIVE ACTIVITY	BUDGET	Completed Projects	Projected for Fiscal Year 2019				Total Actual for 2019	Notes
				Actual 1st Quarter	Actual 2nd Quarter	Actual 3rd Quarter	Actual 4th Quarter		
1	Pickleball Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	Capital Projected \$1,250,000 not included in 2019 Budget
2	Pickleball Center plan documents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	24 Approved 1/8/2019
3	Metal Working Crafts Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	8 closed in 2018 Budget
4	Glass Artists Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	9 closed in 2018 Budget
5	East Center Pickleball courts & lights	\$ -	\$ 66,379	\$ -	\$ 66,379	\$ -	\$ -	66,379	1 \$15,000 Emer., \$16,891 MRR, \$66,379 Init. From 2018
6	Pickleball Center Architect Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3 Pickleball Center Architect Fees from 2018
7	Property Acquisition Pickleball Cntr	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10 Property Acquisition - Pickleball Center closed in 2018
TOTAL INITIATIVES RESERVES		\$ -	\$ 66,379	\$ -	\$ 66,379	\$ -	\$ -	\$ 66,379	

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GVR  
Non-Reserve Capital Expenditures  
Budget  
FY 2019

Line Item	2019 Capital Purchase Budget		Actual for Fiscal Year 2019				Total Actual for 2019	Projected Over (Under) Budget	Notes
	Capital Purchase Budget	Center Total	Actual 1st Quarter	Actual 2nd Quarter	Actual 3rd Quarter	Actual 4th Quarter			
<b>Member Services Center:</b>									
1	\$ 30,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (30,000)	Anticipate more than \$30,000 pending plan review
2	\$ 34,213		\$ -	\$ 27,458	\$ 1,498	\$ -	\$ 28,956	\$ (5,257)	
3	\$ 15,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (15,000)	
	<b>TOTAL Member Services Center</b>	<b>\$ 79,213</b>							
<b>West Social Center:</b>									
4	\$ 15,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (15,000)	
5	\$ 23,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (23,000)	
6	\$ 27,713		\$ -	\$ 22,361	\$ -	\$ -	\$ 22,361	\$ (5,352)	
7	\$ 16,000		\$ -	\$ -	\$ -	\$ 8,298	\$ 8,298	\$ (7,703)	
8	\$ 20,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,000)	
9	\$ 8,000	\$ 109,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,000)	Deferred from 2018 \$8K approved non reserve capital budget
<b>East Social Center:</b>									
10	\$ -		\$ -	\$ 84,383	\$ 0	\$ -	\$ 84,383	\$ 84,383	Deferred from 2018
11	\$ 13,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (13,000)	Deferred from 2018 approved non reserve capital budget
	<b>TOTAL East Center</b>	<b>\$ 13,000</b>							
<b>Las Campanas:</b>									
12	\$ 17,000		\$ -	\$ -	\$ 20,498	\$ -	\$ 20,498	\$ 3,498	Deferred from 2017 Center Assessments
13	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Desert Hills:</b>									
	\$ -								
<b>Canoa Hills:</b>									
14	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred \$180K to future year
15	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred from 2018 approved non reserve capital budget
<b>Santa Rita Springs:</b>									
	\$ -								
<b>Canoa Ranch:</b>									
	\$ -								
<b>Abrego South:</b>									
16	\$ 20,000		\$ -	\$ 51,959	\$ -	\$ -	\$ 51,959	\$ 31,959	Deferred from 2018 club request
17	\$ 22,000	\$ 42,000	\$ -	\$ 12,560	\$ -	\$ -	\$ 12,560	\$ (9,440)	Deferred from 2018 approved non reserve capital budget
<b>Continental Vistas</b>									
18	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 9,300	\$ 9,300	\$ (10,700)	Deferred from 2017 Center Assessments

6.1

GVR  
Non-Reserve Capital Expenditures  
Budget  
FY 2019

Line Item	2019 Capital Purchase Budget	Actual for Fiscal Year 2019				Total Actual for 2019	Projected Over (Under) Budget	Notes
		Capital Purchase Budget	Center Total	Actual 1st Quarter	Actual 2nd Quarter			
<b>Madera Vista</b>								
19	\$ 64,000		\$ 27,210	\$ -	\$ 42,305	\$ 69,515	\$ 5,515	Partially paid with MBR
20	\$ 30,000	\$ 94,000	\$ -	\$ -	\$ 22,075	\$ 28,814	\$ (1,186)	Deferred from 201 Center Assessments
21			\$ -	\$ 2,800	\$ -	\$ 2,800	\$ 2,800	
<b>Casa Paloma I:</b>								
22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred \$5K to future year
23	\$ 70,000	\$ 70,000	\$ -	\$ 8,400	\$ -	\$ 8,400	\$ (61,600)	Deferred from 2018 approved non-reserve capital budget refurbishing and benches only
24			\$ -	\$ 6,696	\$ -	\$ 6,696	\$ 6,696	
<b>Casa Paloma II:</b>								
\$ -								
<b>Facility Maintenance Building</b>								
25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred \$4K to future year
26	\$ 36,000		\$ 29,766	\$ -	\$ -	\$ 29,766	\$ (6,234)	F150 2018 truck
27	\$ 25,000		\$ -	\$ -	\$ -	\$ 22,910	\$ (2,090)	
28	\$ 8,000	\$ 69,000	\$ 6,248	\$ -	\$ -	\$ 6,248	\$ (1,752)	Trailer with spare tire
General			\$ -	\$ -	\$ -	\$ -	\$ -	
Contingency			\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL NON RESERVE CAPITAL EXPENDITURES</b>		<b>\$ 513,926</b>	<b>\$ 513,926</b>	<b>\$ 63,224</b>	<b>\$ 216,617</b>	<b>\$ 86,376</b>	<b>\$ 47,247</b>	
						<b>\$ 413,463</b>	<b>\$ (100,463)</b>	
						<b>\$ 40,102</b>		
						<b>\$ 373,361</b>		
						<b>\$ 413,463</b>		

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GVR  
Club Expenditures  
FY 2019

Actual for Fiscal Year 2019

Line Item	CLUB	Description	BUDGET	Completed Projects	Actual 1st Quarter	Actual 2nd Quarter	Actual 3rd Quarter	Actual 4th Quarter	Total Actual for 2019	Projected Over (Under) Budget	Notes
1	Woodworkers	ADA Ramps			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Delayed
2	Woodworkers	Patio Improvements	\$ 11,000	\$ -	\$ -	\$ 14,927	\$ -	\$ -	\$ 14,927	\$ 3,927	
3	Clay	HEPA filters	\$ 15,000	\$ -	\$ -	\$ -	\$ 5,717	\$ -	\$ 5,717	\$ (9,283)	
4	Camera	Theatre Projector DH	\$ 6,000	\$ -	\$ -	\$ 6,279	\$ -	\$ -	\$ 6,279	\$ 279	
5	Glass	Kiln / storage room WC	\$ 4,500	\$ 4,901	\$ -	\$ -	\$ -	\$ -	\$ 4,901	\$ 401	
6	Metal	Workspace buildout	\$ 9,000	\$ -	\$ -	\$ 6,835	\$ -	\$ -	\$ 6,835	\$ (2,165)	
7	SA Art League	Video camera DeAnza room	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,500)	
8	SA Art League	Computer projector	\$ 1,300	\$ -	\$ -	\$ 526	\$ -	\$ -	\$ 526	\$ (774)	
9	Swim	Pace clocks (2) WC	\$ 4,290	\$ 2,856	\$ -	\$ -	\$ -	\$ -	\$ 2,856	\$ (1,434)	
10	Tennis	Shade structure court 3	\$ 27,000	\$ 28,773	\$ -	\$ -	\$ -	\$ -	\$ 28,773	\$ 1,773	carryover from 2018
11		Woodshop duct rem.	\$ 410	\$ -	\$ -	\$ -	\$ 29,527	\$ -	\$ 29,527	\$ 29,117	carryover from 2018
	<b>TOTAL</b>		<b>\$ 80,000</b>	<b>\$ 36,530</b>	<b>\$ -</b>	<b>\$ 36,530</b>	<b>\$ 28,567</b>	<b>\$ 35,244</b>	<b>\$ 100,340</b>	<b>\$ 20,340</b>	
					Expense	\$ 3,484					
					Capital	\$ 96,856					
						\$ 100,340					

**Total Fees Collected****2020 - April**

PACF - \$2,616.00	62	\$162,192.00
2019 New Member Capital Fee - \$2,616.00	0	\$0.00
Transfer Fee Solo - \$350.00	2	\$700.00
Transfer Fee - \$350.00	62	\$21,700.00
Transfer Fee - \$100.00	0	\$0.00
2019 New Member Capital Fee Non-Resale - \$2,616.00	0	\$0.00
2018 New Member Capital Fee Non-Resale - \$2,474.00	0	\$0.00
PACF Non-Resale - \$2,616.00	1	\$2,616.00
Transfer Fee Non-Resale - \$350.00	4	\$1,400.00
Initial Fee - \$2,427.00	0	\$0.00

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PACF - \$2,616.00 - Refunded	6	-\$15,696.00
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**Month end** **\$172,912.00**

**YTD**

PACF - \$2,616.00	357	\$933,912.00
2019 NMCF - \$2,616.00	0	\$0.00
Transfer Fee Solo - \$350.00	15	\$5,250.00
Transfer Fee - \$350.00	357	\$124,950.00
Transfer Fee - \$100.00	2	\$200.00
2019 New Member Capital Fee Non-Resale - \$2,616.00	1	\$2,616.00
2018 New Member Capital Fee Non-Resale - \$2,474.00	1	\$2,474.00
PACF Non-Resale - \$2,616.00	11	\$28,776.00
Transfer Fee Non-Resale - \$350.00	39	\$13,650.00
Initial Fee - \$2,427.00	0	\$0.00

PACF - \$2,616.00 - Refunded	20	-\$52,320.00
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**Year to date** **\$1,059,508.00**

April Resale Closings	64
April New Home Closings	3
April New Voluntary Homes	0
Total GVR properties as of 04.30.2020	13669



GVR Member Properties Report

	2020	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Canoa Ranch - Estates		0	0	0	0	0	0	0	0	0	0	0	0	0
Canoa Ranch - Villas		0	0	0	0	0	0	0	0	0	0	0	0	0
**Canoa Ranch - Meritage		3	3	2	3	0	0	0	0	0	0	0	0	11
**Las Campanas		1	3	0	0	0	0	0	0	0	0	0	0	4
**Estates @ Alamos		0	0	0	0	0	0	0	0	0	0	0	0	0
DR Horton		0	0	0	0	0	0	0	0	0	0	0	0	0
Other Restrictions		4	0	0	0	0	0	0	0	0	0	0	0	4
<b>Total New</b>		<b>8</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>
Total Members		13658	13664	13666	13669	13669	13669	13669	13669	13669	13669	13669	13669	13669
MBRS Last Year		13589	13595	13600	13602	13604	13609	13613	13622	13627	13635	13643	13650	13650
NMCF - \$2,616.00		0	0	0	0	0	0	0	0	0	0	0	0	0
NMCF - \$2,474.00		0	0	0	0	0	0	0	0	0	0	0	0	0
PACF - \$2,616.00		73	86	136	62	0	0	0	0	0	0	0	0	357
Transfer Fee Solo - \$350.00		3	5	5	2	0	0	0	0	0	0	0	0	15
Transfer Fee - \$350.00		73	86	136	62	0	0	0	0	0	0	0	0	357
Transfer Fee - \$100.00		0	0	2	0	0	0	0	0	0	0	0	0	2
NMCF Non-Resale - \$2,616.00		1	0	0	0	0	0	0	0	0	0	0	0	1
NMCF Non-Resale - \$2,474.00		0	1	0	0	0	0	0	0	0	0	0	0	1
NMCF Non-Resale - \$2,425.00		0	0	0	0	0	0	0	0	0	0	0	0	0
PACF Non-Resale - \$2,616.00		2	7	1	1	1	1	1	1	1	1	1	1	11
Transfer Fee Non-Resale - \$350.00		13	17	5	4	0	0	0	0	0	0	0	0	39
Total Resales		76	91	141	64	0	0	0	0	0	0	0	0	372
YTD Resales		76	167	308	372	372	372	372	372	372	372	372	372	372
Monthly Resales Last Year		81	68	118	131	126	118	80	78	75	85	74	92	1126
Total Resales Last Year		81	149	267	398	524	642	722	800	875	960	1034	1126	1126

\*\*Initial Fee Already Paid - ONLY Pro-rated Dues collected at COE

# 2019

## GVR GROWTH BY MONTH AND YEAR

	2019	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Canoa Ranch - Estates		0	1	0	0	0	0	0	0	0	0	0	0	1
Canoa Ranch - Villas		0	0	0	0	0	0	0	0	0	0	0	0	0
**Canoa Ranch - Meritage		0	1	2	0	2	2	2	2	2	1	2	2	16
**Las Campanas		0	1	2	1	0	2	2	2	3	3	2	2	20
**Estates @ Alamos		0	0	0	0	0	0	0	0	0	0	0	0	0
DR Horton		0	0	0	0	0	0	0	0	0	0	0	0	0
Other Restrictions		4	3	1	1	0	1	2	5	0	4	4	3	28
<b>Total New</b>		<b>4</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>9</b>	<b>5</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>65</b>
<b>Total Members</b>		<b>13589</b>	<b>13595</b>	<b>13600</b>	<b>13602</b>	<b>13604</b>	<b>13609</b>	<b>13613</b>	<b>13622</b>	<b>13627</b>	<b>13635</b>	<b>13643</b>	<b>13650</b>	<b>13650</b>
<b>MBRS Last Year</b>		<b>13555</b>	<b>13557</b>	<b>13558</b>	<b>13560</b>	<b>13566</b>	<b>13569</b>	<b>13571</b>	<b>13572</b>	<b>13574</b>	<b>13579</b>	<b>13582</b>	<b>13585</b>	<b>13585</b>
NMCF - \$2,616.00		44	44	89	99	92	89	59	61	56	55	16	3	707
NMCF - \$2,474.00		14	2	0	0	0	1	0	0	0	0	0	0	17
PACF - \$2,616.00		0	0	0	0	0	0	0	0	0	6	56	88	150
Transfer Fee Solo - \$350.00		23	22	29	32	34	28	21	17	19	24	2	1	252
Transfer Fee - \$350.00		58	46	89	99	92	90	59	61	56	61	72	91	874
Transfer Fee - \$100.00		0	0	2	1	1	1	0	0	0	1	0	0	6
NMCF Non-Resale - \$2,616.00		0	2	0	3	0	3	0	0	0	3	3	1	15
NMCF Non-Resale - \$2,474.00		2	0	1	0	1	4	0	0	0	1	0	0	9
NMCF Non-Resale - \$2,425.00		1	0	0	0	0	2	0	0	0	0	0	0	3
PACF Non-Resale - \$2,616.00		0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer Fee Non-Resale - \$350.00		19	8	9	9	5	19	7	9	7	15	19	12	138
<b>Total Resales</b>		<b>81</b>	<b>68</b>	<b>118</b>	<b>131</b>	<b>126</b>	<b>118</b>	<b>80</b>	<b>78</b>	<b>75</b>	<b>85</b>	<b>74</b>	<b>92</b>	<b>1126</b>
<b>YTD Resales</b>		<b>81</b>	<b>149</b>	<b>267</b>	<b>398</b>	<b>524</b>	<b>642</b>	<b>722</b>	<b>800</b>	<b>875</b>	<b>960</b>	<b>1034</b>	<b>1126</b>	<b>1126</b>
<b>Monthly Resales Last Year</b>		<b>77</b>	<b>109</b>	<b>136</b>	<b>153</b>	<b>142</b>	<b>110</b>	<b>96</b>	<b>79</b>	<b>54</b>	<b>90</b>	<b>79</b>	<b>79</b>	<b>1204</b>
<b>Total Resales Last Year</b>		<b>77</b>	<b>186</b>	<b>322</b>	<b>475</b>	<b>617</b>	<b>727</b>	<b>823</b>	<b>902</b>	<b>956</b>	<b>1046</b>	<b>1125</b>	<b>1204</b>	<b>1204</b>

\*\*Initial Fee Already Paid - ONLY Pro-rated Dues collected at COE

GVR  
 Surplus/Deficit Calculation  
 Revised 10/18/19  
 VOS Formula

	<u>2019</u>	2019 Adjusted for Contributed Assets
	Formula	
Income From Contributed Assets	-	(350,387)
Net change in Net Assets without donor restrictions (does not include unrealized gains/losses):	2,055,241	2,055,241
		-
Add back Depreciation	1,603,077	1,603,077
Less: Purchases of Property Plan & Equipment	(2,640,783)	(2,640,783)
		-
MRR Funding	(1,566,323)	(1,566,323)
Less: Investment return related to reserve accounts	(940,794)	(940,794)
Add: Transfers <u>from</u> reserves to operations:		-
Maint, Repairs and Replacements	989,446	989,446
Initiatives	376,141	376,141
Emergency	99,540	99,540
		-
		-
Inititiaves Reserve funding	<u>(643,391)</u>	<u>(643,391)</u>
Surplus (Deficit)	<u>(667,845)</u>	<u>(1,018,232)</u>