

**GVR Cash Requirements Report
FY 2021**

ACTUAL / PROJECTED	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	<u>Jan-21</u>	<u>Feb-21</u>	<u>Mar-21</u>	<u>Apr-21</u>	<u>May-21</u>	<u>Jun-21</u>	<u>Jul-21</u>	<u>Aug-21</u>	<u>Sep-21</u>	<u>Oct-21</u>	<u>Nov-21</u>	<u>Dec-21</u>	<u>Jan-22</u>
Operating Cash in Bank Acct.													
Beginning of Month Balance	4,558,345	1,071,327	906,879	389,478	667,589	630,667	593,744	565,277	536,810	609,632	469,388	418,493	647,988
Transfer In	-	-	-	250,000	400,000	400,000	400,000	400,000	400,000	500,000	500,000	-	-
Transfer Out	(4,048,192)	(1,000,000)	(1,000,000)	(96,091)	-	-	-	-	-	-	-	(1,000,000)	(750,000)
Cash Receipts	2,535,041	1,504,648	1,155,922	987,706	219,490	219,490	219,490	219,490	329,235	219,490	109,745	1,898,591	2,472,079
Cash Disbursements	(1,973,867)	(669,096)	(673,323)	(863,504)	(656,413)	(656,413)	(647,958)	(647,958)	(656,413)	(859,734)	(660,641)	(669,096)	(1,767,889)
Net Operating Cash Flow	561,174	835,552	482,599	124,202	(436,923)	(436,923)	(428,467)	(428,467)	(327,177)	(640,244)	(550,895)	1,229,495	704,190
Ending of Month Balance	1,071,327	906,879	389,478	667,589	630,667	593,744	565,277	536,810	609,632	469,388	418,493	647,988	602,178
Operating Investment Account													
Beginning of Month Balance	2,309,471	5,312,561	6,268,470	7,221,346	6,942,324	6,512,953	6,083,045	5,661,056	5,238,538	4,807,038	4,266,543	3,729,599	4,683,530
Transfer In	3,000,000	1,000,000	1,000,000	-	-	-	-	-	-	-	-	1,000,000	750,000
Transfer Out	-	(50,732)	(54,959)	(288,049)	(438,049)	(438,049)	(429,593)	(429,593)	(438,049)	(546,504)	(542,276)	(50,732)	(1,143,455)
Earned Income on Investments	3,090	6,641	7,836	9,027	8,678	8,141	7,604	7,076	6,548	6,009	5,333	4,662	5,854
Ending of Month Balance	5,312,561	6,268,470	7,221,346	6,942,324	6,512,953	6,083,045	5,661,056	5,238,538	4,807,038	4,266,543	3,729,599	4,683,530	4,295,929
MRR Reserve													
Beginning of Month Balance	7,874,716	8,859,652	8,770,053	8,694,958	8,604,522	8,483,707	8,347,318	8,225,196	8,117,412	7,994,121	7,885,163	7,775,651	7,665,582
Transfer In MRR Funding	1,048,192	-	-	-	-	-	-	-	-	-	-	-	1,092,216
Transfer Out	(20,842)	(133,955)	(119,071)	(133,955)	(163,722)	(178,606)	(163,722)	(148,839)	(163,722)	(148,839)	(148,839)	(148,839)	(142,482)
Net Earned Income on Investment:	(42,414)	44,356	43,976	43,518	42,907	42,218	41,600	41,055	40,431	39,880	39,326	38,770	43,795
Ending of Month Balance	8,859,652	8,770,053	8,694,958	8,604,522	8,483,707	8,347,318	8,225,196	8,117,412	7,994,121	7,885,163	7,775,651	7,665,582	8,659,111
Major Assets Replacements													
Beginning of Month Balance	-	-	-	-	96,555	97,022	97,491	97,962	98,436	98,912	99,390	99,870	100,147
Transfer In MRR Funding	-	-	-	96,091	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Investment:	-	-	-	464	467	469	471	473	476	478	480	276.70	-
Ending of Month Balance	-	-	-	96,555	97,022	97,491	97,962	98,436	98,912	99,390	99,870	100,147	100,147
Initiatives Reserve													
Beginning of Month Balance	1,114,873	1,166,400	1,207,942	1,258,957	1,303,275	1,347,807	1,392,554	1,027,088	1,061,788	1,105,153	1,157,224	702,881	757,255
Transfer In	55,177	50,732	54,959	38,049	38,049	38,049	29,593	29,593	38,049	46,504	42,276	50,732	51,239
Other Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Investment:	(2,701)	5,810	6,056	6,269	6,483	6,698	4,940	5,107	5,316	5,566	3,381	3,642	3,908
Transfer Out	(949)	(15,000)	(10,000)	-	-	-	(400,000)	-	-	-	(500,000)	-	-
Ending of Month Balance	1,166,400	1,207,942	1,258,957	1,303,275	1,347,807	1,392,554	1,027,088	1,061,788	1,105,153	1,157,224	702,881	757,255	812,402
Emergency Reserve													
Beginning of Month Balance	993,416	988,411	994,012	999,645	1,005,309	1,011,006	1,016,735	1,022,497	1,028,291	1,034,118	1,039,978	1,045,871	1,049,346
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Investment:	(5,005)	5,601	5,633	5,665	5,697	5,729	5,761	5,794	5,827	5,860	5,893	3,475	5,946
Ending of Month Balance	988,411	994,012	999,645	1,005,309	1,011,006	1,016,735	1,022,497	1,028,291	1,034,118	1,039,978	1,045,871	1,049,346	1,055,292
Total Reserve Accounts													
Beginning of Month Balance	11,014,463	10,972,007	10,953,560	11,009,662	10,939,542	10,854,098	10,372,743	10,305,927	10,232,304	10,181,754	9,624,273	9,572,329	10,526,804
Transfer In	6,383,888	7,175,349	7,610,824	7,609,913	7,143,620	6,676,789	6,226,333	5,775,348	5,416,670	4,735,931	4,148,092	5,331,518	4,898,107
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Investment:	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending of Month Balance	17,398,351	18,147,356	18,564,384	18,619,575	18,083,162	17,530,888	16,599,075	16,081,275	15,648,974	14,917,685	13,772,365	14,903,847	15,424,911

GVR Cash Requirements Report

FY 2021

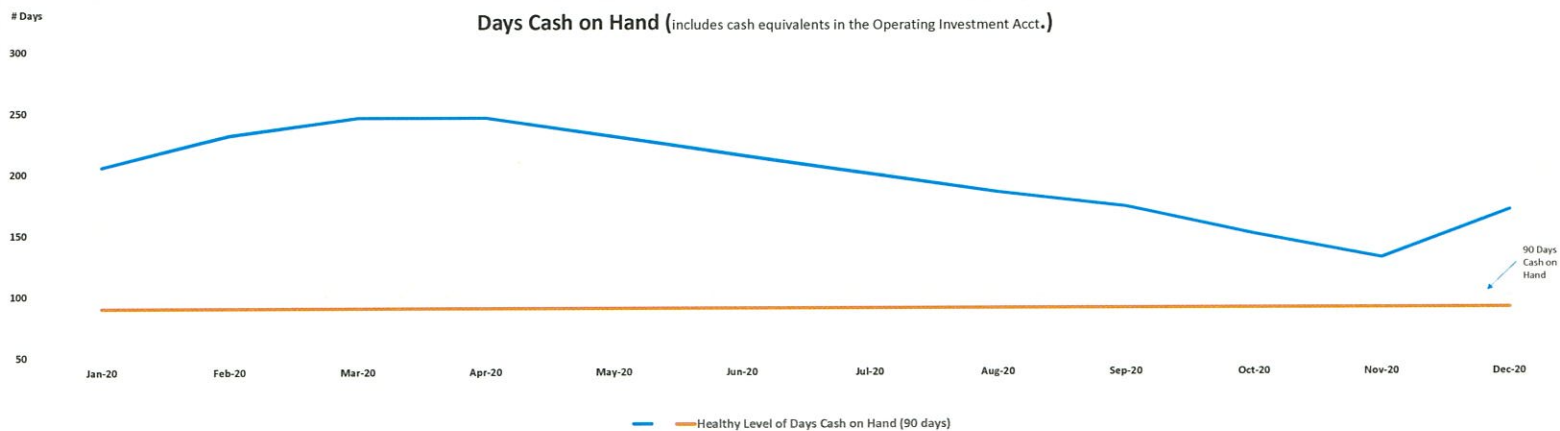
ACTUAL / PROJECTED	Actual Jan-21	Projected Feb-21	Projected Mar-21	Projected Apr-21	Projected May-21	Projected Jun-21	Projected Jul-21	Projected Aug-21	Projected Sep-21	Projected Oct-21	Projected Nov-21	Projected Dec-21	Projected Jan-22
Actual Days Oper. Cash on Hand (net of PACF Allowance)	205	231	246	246	230	215	200	185	173	150	131	170	156

January 1, 2021 Beg. Balance:	
Total Reserve Accounts	9,983,005
Total Operating Cash	6,867,816
Grand Total Cash & Investments	16,850,821

Projected Ending Balance 2021	
Total Reserve Accounts	9,472,183
Total Operating Cash	5,331,518
Grand Total Cash & Investments	14,803,700

Operating Cash	6,383,888	7,175,349	7,610,824	7,609,913	7,143,620	6,676,789	6,226,333	5,775,348	5,416,670	4,735,931	4,148,092	5,331,518	4,898,107
Invested Total	16,327,024	17,240,477	18,174,906	17,951,985	17,452,495	16,937,144	16,033,798	15,544,466	15,039,342	14,448,296	13,353,872	14,255,859	14,922,880

The Cash Requirements Report is for projecting cash balances of the Operating and Designated Cash Accounts only. This report is exclusively for the purpose of determining cash requirements and short term investment planning.



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Green Valley Recreation, Inc.
Statement of Changes in Net Assets
As of Date: January 31, 2021 and Dec 31, 2020

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund
		Unrestricted	Fixed Assets			
Net change in net assets-GVR	63,507 (13)	63,507	-	-	-	-
Transfers between unrestricted and reserves:						
Reserve Study Allocation	-	-	-	-	-	-
Principal Transfers	-	(1,103,369)	-	-	1,048,192	55,177
Depreciation	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(177,920)	23,505	-	(5,906)	160,321
Withdrawals	-	176,206	-	-	(14,935)	(161,271)
Allocations of Net Change components:						
Investment income	-	(8,424)	-	847	4,837	2,740
Investment Expenses	-	16,337	-	(1,370)	(13,001)	(1,966)
Net Gains (Losses) in Investments	-	42,207	-	(4,482)	(34,250)	(3,475)
Repairs and replacements	-	-	-	-	-	-
Net Change to January 31, 2021	63,507 (13)	(991,456)	23,505	(5,005)	984,936	51,527
Net Assets at, Dec 31, 2020	30,544,481 (22)	2,676,495	17,884,981 (21)	993,416 (23)	7,874,717 (24)	1,114,873 (25)
Net Assets as at, January 31, 2021	30,607,988 (8)	1,685,038	17,908,486 (7)	988,411 (9)	8,859,654 (10)	1,166,400 (11)

Footnotes refer to Statement of Financial Position and Statement of Activities

19,593,524

(14)

11,014,464 (12)

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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
Balance Dec 31, 2020 (at Market)	12,292,477 ⁽²⁰⁾	2,309,471 ⁽¹⁹⁾	993,416 ⁽¹⁵⁾	7,874,717 ⁽¹⁶⁾	1,114,873 ⁽¹⁷⁾
Changes since Jan 1, 2020:					
Principal additions	4,103,369	3,000,000	-	1,048,192	55,177
Investment income	10,093	1,669	847	4,837	2,740
Withdrawals	(21,791)	-	-	(20,842)	(949)
Investment Expenses	(16,337)	-	(1,370)	(13,001)	(1,966)
Net Change for 1 Months	4,075,334	3,001,669	(523)	1,019,187	55,002
Balance before Market Change at January 31, 2021	16,367,812	5,311,140	992,892	8,893,904	1,169,875
1 Months Net Change in Investments Gain/(Loss)	(40,787)	1,421	(4,482)	(34,250)	(3,475)
Balance at January 31, 2021 (at Market)	\$ 16,327,025 ⁽⁶⁾	5,312,561 ⁽⁵⁾	988,410.61 ⁽¹⁾	8,859,654 ⁽²⁾	1,166,400 ⁽³⁾

11,014,464 ⁽¹²⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

GVR GROWTH BY MONTH AND YEAR

	2021	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
NEW MEMBERS		3												
Total Members		13,721	13,721	13,721	13,721	13,721	13,721	13,721	13,721	13,721	13,721	13,721	13,721	13,721
MBRS Last Year		13,658	13,664	13,666	13,669	13,680	13,682	13,686	13,693	13,697	13,702	13,707	13,718	13,718
PACF - \$2,716.00		57												57
PACF - \$2,616.00		19												19
Initial Fee - \$2,543.00		2												2
Initial Fee - \$2,427.00		1												1
Transfer Fee solo - \$400.00		-												-
Transfer Fee - \$400		56												56
Transfer Fee - \$350		17												17
Transfer Fee - \$100.00 (estate planning)		1												1
Transfer Fee Non-Resale-\$400		5												5
Transfer Fee Non-Resale-\$350		3												3
Total Resales		76	-	-	-	-	-	-	-	-	-	-	-	76
YTD Resales		76	76	76	76	76	76	76	76	76	76	76	76	912
Monthly Resales Last Year		76	91	141	64	92	98	74	107	72	110	72	103	1,100
Total Resales Last Year		76	167	308	372	464	562	636	743	815	925	997	1,100	1,100
Total Sales (new and resale)		79	-	-	-	-	-	-	-	-	-	-	-	79
Total Sales (new and resale) Last Year		84	97	143	67	103	100	78	114	76	115	77	114	1168
PACF Refund \$2716		1												1
PACF Refund \$2616		2												2

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	1	1	2
Canoa Ranch - Villas	0	0	0	0	0	0	0	1	2	0	0	2	5
**Canoa Ranch - Meritage	3	3	2	3	6	1	1	4	2	4	1	0	30
**Las Campanas	1	3	0	0	5	1	2	1	0	1	1	2	17
**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	1	1	0	0	2	6	14
Total New	8	6	2	3	11	2	4	7	4	5	5	11	68
Total Members	13,658	13,664	13,666	13,669	13,680	13,682	13,686	13,693	13,697	13,702	13,707	13,718	13,718
MBRS Last Year	13,589	13,595	13,600	13,602	13,604	13,609	13,613	13,622	13,627	13,635	13,643	13,650	13,650
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	90	96	70	105	71	108	71	103	1071
Transfer Fee Solo - \$350.00	3	5	5	2	2	2	4	2	1	2	1	0	29
Transfer Fee - \$350.00	73	86	136	62	90	96	70	105	71	108	71	103	1071
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	1	0	0	0	0	0	0	2
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	3	1	0	0	2	1	3	0	21
Transfer Fee Non-Resale-\$350.00	13	17	5	4	18	6	8	7	7	9	9	13	116
Total Resales	76	91	141	64	92	98	74	107	72	110	72	103	1100
YTD Resales	76	167	308	372	464	562	636	743	815	925	997	1100	1100
Monthly Resales Last Year	81	68	118	131	126	118	80	78	75	85	74	92	1,126
Total Resales Last Year	81	149	267	398	524	642	722	800	875	960	1,034	1,126	1,126

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

Analysis of Net Increase in Assets after Reserve Funding

Purpose: To determine if there is sufficient Operating Cash for Reserve Funding

PRELIMINARY UPDATE	ACTUAL PRELIMINARY 12/31/2020	BASED ON PRELIMINARY 2020 FINANCIAL STATEMENTS
Total Increase in Net Assets	\$ 613,929	Page 3 December Financial Stmt.
Reserve Accounts Income:		
Unrealized Gain/Loss on Investments	\$ 632,921	Page 3 December Financial Stmt.
Net Increase in Net Assets	\$ 1,246,850	Page 3 December Financial Stmt.
Non Cash Contribution:		
Less In Kind Contributions	\$ (63,913)	Non cash In Kind Contributions do not add cash receipts that can be used for Reserve funding
Reserve Income:		
Deduct Net Income of Reserve Accounts	\$ (986,600)	Reserve Accounts Income deducted to determine funds available from Operations. Page 3-4 December Preliminary Financial Statement
Reserves Funding:		
Maintenance Repair & Replacement Reserve Funding for 2020	\$ (1,005,942)	2020 MRR Funding transfer Jan-20 (page 7)
Initiatives Funding per CPM Formula	\$ (491,273)	2020 Reserve Funding per CPM formula (page 7)
Net Increase after Reserve Funding	\$ (1,300,878)	Net Increase after deducting 2020 Reserve Funding
Cash Adjustment for Capital Purchases:		
Add Back Depreciation	\$ 1,668,559	Add Back Non cash Depreciation and deduct Non Reserve Capital purchases to determine potential transfer surplus. Pages 3 and 10 .
Deduct Non Reserve Capital Purchases	\$ (271,590)	
Surplus after Reserve Funding and Capital Purchase Adjustments	<u>\$ 96,091</u>	Surplus projected to be added to Major Assets Replacements Fund in April, 2021 (page 8)

The above analysis is for analyzing how increases in Net Assets are used to fund Reserve Accounts. The final year end amounts will not be available until the Audit is completed and can significantly differ from the above preliminary amounts.