



**Fiscal Affairs  
Financial Report  
As of April 30, 2022**

The enclosed Financial Statements and supplemental schedules provide relevant information through April, 2022 and include the financial statements as of April 30, 2022.

- The April 2022 Financial Statements are included on pages 1 through 5. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.
- The following table summarizes the April 30, 2022 total year Increase in Net Assets based on GVR's 2022 Financial Statements:

Period	Operating Increase Net Assets	Unrealized Gain on Investments	Increase in Net Assets	Homes Sold	Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-22	\$214,799	(\$486,803)	(\$272,004)	105	\$99,836	\$98,152
Feb-22	\$194,910	(\$198,730)	(\$3,820)	88	\$58,369	\$67,280
Mar-22	\$259,130	(\$105,203)	\$153,927	150	\$70,805	\$128,126
Apr-22	\$276,939	(\$560,964)	(\$284,025)	147	\$137,864	\$143,092
May-22			\$0			
Jun-22			\$0			
Jul-22			\$0			
Aug-22			\$0			
Sep-22			\$0			
Oct-22			\$0			
Nov-22			\$0			
Dec-22	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0</u>	<u>\$0</u>	<u>\$0</u>
<b>Total</b>						
<b>YTD '22</b>	<u>\$945,778</u>	<u>(\$1,351,700)</u>	<u>(\$405,922)</u>	<u>490</u>	<u>\$366,874</u>	<u>\$436,650</u>



- While the preceding table illustrates the performance for the year 2022 according to the Financial Statements, it does not include any reduction for the necessary funding from Operations for Reserve Funds that are included in GVR's 2022 budget.
- There were 147 Home Resales during the month of April. This is another very high level of transactions and is 9 more than the prior year. GVR now has 109 (29%) more home sales than budgeted year to date and 42 (9%) more than the previous year to date home sales (page 8). GVR offsets these sales with an allowance for Membership Change Fee refunds for Members who transition from a primary residence. This allowance currently totals \$261,888 (page 2).
- The April 2022 Statement of Financial Position (page 2) reports the Total Net Assets to be \$31,445,296 which is a \$405,922 decrease for the year and includes \$1,351,700 of Unrealized Losses on Investments.
- The Operational cash on hand is \$910,925 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash equals a total of \$5,827,646 which is a \$252,540 decrease during the month of April.
- The Net Fixed Assets are \$18,157,878 as of April 30, 2022 (page 2). Total net closed out Capital Purchases for the year to date are \$707,896 (page 9). The detail report of the Capital Purchases through April 2022 is on pages 9 through 13.
- Total Current Liabilities are \$5,522,632 (page 2) and includes 8 months of Deferred Dues revenue for the remainder of 2022.
- Designated Net Assets equal \$12,430,484 (detailed on pages 4 – 5) which reflects a net decrease of \$661,754 for the month of April, 2022. Again, the year to date net unrealized investment loss on investments are \$1,351,700 (page 3, 5). While these losses have not yet been realized, they do account for roughly a 10% decline in the value of GVR's designated funds.
- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is \$4,508,304 which is 9% over budget and 18% more than the prior year. This large positive variance is due primarily to better than expected Capital Revenue. Tenant Fees and Transfer Fees revenue are over budget as well.
- The Cash Requirements Report for 2022 is included on pages 6 through 7. The 2021 Surplus is \$12,559 and is projected to be transferred to the Initiatives Fund in June 2022. This 2021 Surplus calculation is included on page xx.

- November 2022 is projected to be the low point for Operating Cash with 91 days of Operating Cash. All of these cash projections are exclusively for the purpose of estimating balances of Operating and Designated cash balances and determining timing of investments.
- Most expense category amounts are under budget through April 2022 and the total expenses are \$3,562,526 which are \$436,650 (11%) under budget and 7% more than the prior year (page 3). Most of the negative variance from prior year is due to higher Program related expenses. The following is a high-level summary of the amounts and percentage variance to budget for the year to date April 30, 2022:

<b>EXPENSES 2022</b>				
<u>Expense Category</u>	<u>Total Expenses</u>	<u>Variance Pos. (Neg.)</u>	<u>%</u>	<u>Summary</u>
Facilities & Equipment	1,140,539	193,389	14%	Major Projects R&M \$158K under, Depreciation \$44K under budget, Utilities \$8K over budget.
Program Expenses	285,447	(22,650)	-9%	Credit Card exp. And food & catering under budget. Recreation contracts \$36K over.
Communications	78,868	6,181	7%	Advertising expenses under budget
Operational Expenses	166,442	26,449	14%	Operational expenses under budget includes signage and investment expenses. This is expected to decrease in the 2nd quarter
Corporate Expenses	194,242	103,816	35%	Professional fees \$58K under budget, IT expenses (software) \$28K under budget.
Personnel & Benefits	<u>1,696,989</u>	<u>129,465</u>	7%	Wages and Taxes \$125K under budget, Benefits \$5K under budget.
<b>TOTAL EXPENSES</b>	<b><u>3,562,527</u></b>	<b><u>436,650</u></b>	<b><u>11%</u></b>	Through February, the largest contributors to the positive expense variance are Professional Fees, Wages, and Major Projects expenses.

- To help clear up some confusion when comparing GVR 2021 year-end statements to the audited statements, the GVR internal worksheets that document the reconciliation between the year-end GVR 2021 Financial Statement of Activities and the Audit Statement (pages xx – xx) as well as the mapping explanation between GVR Total Wages, Taxes and Benefits and the Audited Total Employee Related Expenses are included on pages xxx through xxx.





# Green Valley Recreation, Inc.

## CONSOLIDATED FINANCIAL STATEMENTS

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The accompanying pages are the Financial Reports for April 30, 2022. The four statements are:

### **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.

**MRR-B Pools and Spas** - Board designated reserve for end of life replacement of Pools and Spas

**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: April 30, 2022 and Dec 31, 2021

	April 30, 2022	Dec 31, 2021
	Total	Total
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash/Cash Equivalents	910,925	3,759,784
Accounts Receivable	443,080	237,269
Prepaid Expenses	85,796	310,603
Maintenance Inventory	23,044	-
Designated Investments (Charles S./SBH)		
Emergency - Fund	1,004,087 <sup>(1)</sup>	1,170,653 <sup>(18)</sup>
MRR - Fund	8,128,521 <sup>(2)</sup>	8,025,718 <sup>(19)</sup>
Initiatives - Fund	2,222,407 <sup>(3)</sup>	2,166,737 <sup>(20)</sup>
Pools & Spas - Fund	1,075,470 <sup>(4)</sup>	1,083,705 <sup>(21)</sup>
Total Designated Investments (CS/SBH)	12,430,484 <sup>(5)</sup>	12,446,813 <sup>(22)</sup>
Undesignated Invest. (JP Morgan Long Term)	1,492,923 <sup>(6)</sup>	- <sup>(23)</sup>
Undesignated Invest. (JP Morgan)	3,423,798 <sup>(7)</sup>	2,809,726 <sup>(24)</sup>
Investments	17,347,205 <sup>(8)</sup>	15,256,539 <sup>(25)</sup>
<b>Total Current Assets</b>	<b>18,810,050</b>	<b>19,564,194</b>
<b>Fixed Assets</b>		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	25,877,123	25,169,228
Sub-Total	43,894,208	43,186,312
Less - Accumulated Depreciation	(25,736,330)	(25,196,228)
<b>Net Fixed Assets</b>	<b>18,157,878 <sup>(9)</sup></b>	<b>17,990,084 <sup>(26)</sup></b>
<b>Total Assets</b>	<b>36,967,928</b>	<b>37,554,278</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	401,897	436,962
Deferred Dues Fees & Programs	4,676,176	4,673,666
Accrued Payroll	83,671	169,633
Compensation Liability	-	30,471
Notes Payable	99,000	99,000
MCF Refund Liability	261,888	293,328
<b>Total Current Liabilities</b>	<b>5,522,632</b>	<b>5,703,060</b>
<b>TOTAL NET ASSETS</b>	<b>31,445,296 <sup>(10)</sup></b>	<b>31,851,218 <sup>(27)</sup></b>
<b>NET ASSETS</b>		
Temporarily Designated:		
Board Designated:		
Emergency	1,004,087 <sup>(11)</sup>	1,170,653 <sup>(28)</sup>
Maint - Repair - Replacement	8,128,521 <sup>(12)</sup>	8,025,718 <sup>(29)</sup>
Initiatives	2,222,407 <sup>(13)</sup>	2,166,737 <sup>(30)</sup>
Pools & Spas	1,075,470 <sup>(14)</sup>	1,083,705 <sup>(31)</sup>
Sub-Total	12,430,484 <sup>(15)</sup>	12,446,813
Unrestricted Net Assets	19,420,734	19,404,405
Net change Year-to-Date	(405,922) <sup>(16)</sup>	-
Unrestricted Net Assets	19,014,812 <sup>(17)</sup>	19,404,405
<b>TOTAL NET ASSETS</b>	<b>31,445,296</b>	<b>31,851,218</b>



GREEN VALLEY RECREATION, INC.

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

YTD Period: 4 month period ending April 30, 2022

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

	PRIOR YEAR COMPARISON				%	BUDGET COMPARISON				%	Fiscal Year Budget	Remaining FY Budget
	2021 YTD Actual	2022 YTD Actual	Year to Year Variance			YTD Actual	YTD Budget	YTD Variance				
<b>Revenue</b>												
Member Dues	2,315,694	2,325,976	10,282	0%		2,325,976	2,315,593	10,383	0.4%		6,946,780	4,620,804
LC, Trans., Crd Fees.	247,679	372,730	125,051	50%		372,730	254,928	117,802	46%		725,215	352,485
Capital Revenue	1,030,382	1,381,919	351,537	34%		1,381,919	1,090,818	291,101	27%		3,094,570	1,712,651
Programs	2,164	64,464	62,300	2,879%		64,464	127,895	(63,431)	(50%)		203,246	138,782
Instructional	63,946	164,773	100,827	158%		164,773	208,937	(44,164)	(21%)		340,329	175,556
<b>Recreational Revenue</b>	<b>66,110</b>	<b>229,237</b>	<b>163,127</b>	<b>247%</b>		<b>229,237</b>	<b>336,832</b>	<b>(107,595)</b>	<b>(31.94%)</b>		<b>543,575</b>	<b>314,338</b>
<b>Investment Income</b>	<b>94,277</b>	<b>121,283</b>	<b>27,006</b>	<b>29%</b>		<b>121,283</b>	<b>94,438</b>	<b>26,846</b>	<b>28%</b>		<b>279,432</b>	<b>158,149</b>
Advertising Income	20,765	-	(20,765)	(100%)		-	-	-	0%		-	-
Cell Tower Lease Inc.	14,983	11,792	(3,191)	(21%)		11,792	14,306	(2,514)	(18%)		41,368	29,576
<b>Comm. Revenue</b>	<b>35,748</b>	<b>11,792</b>	<b>(23,956)</b>	<b>(67%)</b>		<b>11,792</b>	<b>14,306</b>	<b>(2,514)</b>	<b>(18%)</b>		<b>41,368</b>	<b>29,576</b>
Other Income	32,214	58,113	25,899	80%		58,113	31,951	26,162	82%		55,573	(2,540)
Facility Rent	160	5,920	5,760	3,600%		5,920	2,564	3,356	131%		6,000	80
Marketing Events	-	-	-	0%		-	-	-	0%		-	-
In-Kind Contributions	-	1,333	1,333	0%		1,333	-	1,333	0%		-	(1,333)
Contributed Income	-	-	-	0%		-	-	-	0%		-	-
<b>Other Revenue</b>	<b>32,374</b>	<b>65,366</b>	<b>32,992</b>	<b>102%</b>		<b>65,366</b>	<b>34,515</b>	<b>30,851</b>	<b>89%</b>		<b>61,573</b>	<b>(3,793)</b>
<b>Total Revenue</b>	<b>3,822,265</b>	<b>4,508,304</b>	<b>686,039</b>	<b>18%</b>		<b>4,508,304</b>	<b>4,141,430</b>	<b>366,874</b>	<b>8.9%</b>		<b>11,692,513</b>	<b>7,184,209</b>
<b>Expenses</b>												
Major Proj.-Rep. & Maint.	147,302	60,992	86,310	59%		60,992	218,607	157,616	72%		542,035	481,043
Facility Maintenance	67,012	64,977	2,035	3%		64,977	62,620	(2,357)	(4%)		170,994	106,017
Fees & Assessments	12,947	5,071	7,876	61%		5,071	15,727	10,655	68%		38,134	33,063
Utilities	238,999	356,349	(117,350)	(49%)		356,349	348,043	(8,306)	(2%)		871,224	514,875
Depreciation	555,689	540,102	15,587	3%		540,102	584,631	44,529	8%		1,706,610	1,166,508
Furniture & Equipment	52,012	86,909	(34,898)	(67%)		86,909	75,925	(10,985)	(14%)		248,684	161,775
Vehicles	25,345	26,138	(793)	(3%)		26,138	28,376	2,238	8%		76,620	50,482
<b>Facilities &amp; Equipment</b>	<b>1,099,306</b>	<b>1,140,539</b>	<b>(41,233)</b>	<b>(4%)</b>		<b>1,140,539</b>	<b>1,333,928</b>	<b>193,389</b>	<b>14%</b>		<b>3,654,301</b>	<b>2,513,762</b>
Wages	1,332,037	1,260,699	71,338	5%		1,260,699	1,375,407	114,709	8%		4,210,760	2,950,062
Payroll Taxes	108,978	103,364	5,614	5%		103,364	113,405	10,041	9%		337,618	234,255
Benefits	322,528	332,927	(10,398)	(3%)		332,927	337,642	4,716	1%		993,020	660,094
<b>Personnel</b>	<b>1,763,543</b>	<b>1,696,989</b>	<b>66,555</b>	<b>4%</b>		<b>1,696,989</b>	<b>1,826,454</b>	<b>129,465</b>	<b>7.1%</b>		<b>5,541,399</b>	<b>3,844,411</b>
Food & Catering	4,577	10,599	(6,022)	(132%)		10,599	16,675	6,076	36%		40,319	29,720
Recreation Contracts	61,788	225,099	(163,311)	(264%)		225,099	189,272	(35,828)	(19%)		422,853	197,754
Bank & Credit Card Fees	38,680	49,749	(11,068)	(29%)		49,749	56,849	7,101	12%		73,900	24,151
<b>Program</b>	<b>105,045</b>	<b>285,447</b>	<b>(180,402)</b>	<b>(172%)</b>		<b>285,447</b>	<b>262,796</b>	<b>(22,651)</b>	<b>(9%)</b>		<b>537,072</b>	<b>251,625</b>
Communications	34,404	37,842	(3,438)	(10%)		37,842	38,134	292	1%		114,045	76,203
Printing	19,719	33,876	(14,157)	(72%)		33,876	33,915	39	0%		82,200	48,324
Advertising	-	7,150	(7,150)	0%		7,150	13,000	5,850	45%		33,500	26,350
<b>Communications</b>	<b>54,123</b>	<b>78,868</b>	<b>(24,745)</b>	<b>(46%)</b>		<b>78,868</b>	<b>85,049</b>	<b>6,181</b>	<b>7%</b>		<b>229,745</b>	<b>150,877</b>
Supplies	75,915	122,311	(46,396)	(61%)		122,311	97,750	(24,561)	(25%)		289,808	167,497
Postage	2,442	7,991	(5,549)	(227%)		7,991	8,642	651	8%		15,087	7,096
Dues & Subscriptions	2,590	5,820	(3,230)	(125%)		5,820	5,249	(571)	(11%)		12,045	6,225
Travel & Entertainment	-	185	(185)	0%		185	2,000	1,815	91%		11,320	11,135
Other Operating Expense	57,071	30,136	26,935	47%		30,136	79,250	49,115	62%		152,944	122,808
<b>Operations</b>	<b>138,017</b>	<b>166,442</b>	<b>(28,425)</b>	<b>(21%)</b>		<b>166,442</b>	<b>192,891</b>	<b>26,449</b>	<b>14%</b>		<b>481,204</b>	<b>314,762</b>
Information Technology	7,709	6,211	1,497	19%		6,211	34,439	28,228	82%		123,798	117,587
Professional Fees	97,356	70,652	26,704	27%		70,652	129,220	58,568	45%		304,200	233,548
Commercial Insurance	104,066	109,856	(5,790)	(6%)		109,856	115,945	6,089	5%		329,075	219,219
Taxes	9,826	-	9,826	100%		-	3,699	3,699	100%		18,566	18,566
Conferences & Training	4,485	6,998	(2,513)	(56%)		6,998	8,087	1,089	13%		43,100	36,102
Employee Recognition	(599)	524	(1,123)	187%		524	6,667	6,143	92%		20,000	19,476
Provision for Bad Debt	49	-	49	100%		-	-	-	0%		-	-
<b>Corporate Expenses</b>	<b>222,891</b>	<b>194,242</b>	<b>28,650</b>	<b>13%</b>		<b>194,242</b>	<b>298,058</b>	<b>103,816</b>	<b>34.8%</b>		<b>838,739</b>	<b>644,497</b>
<b>Expenses</b>	<b>3,382,926</b>	<b>3,562,526</b>	<b>(179,600)</b>	<b>(5%)</b>		<b>3,562,526</b>	<b>3,999,176</b>	<b>436,650</b>	<b>11%</b>		<b>11,282,460</b>	<b>7,719,934</b>
Gross surplus (Rev-Exp)	439,339	945,778	506,439	115%		945,778	142,255	803,523	565%		410,053	(535,725)
Net Gain/Loss on Invest.	170,326	(1,351,700)	(1,522,026)			(1,351,700)	-	(1,351,700)			-	1,351,700
<b>Net from Operations</b>	<b>609,665</b>	<b>(405,922)</b>	<b>(1,015,587)</b>	<b>(167%)</b>		<b>(405,922)</b>	<b>142,255</b>	<b>(548,177)</b>			<b>410,053</b>	<b>815,975</b>



Green Valley Recreation, Inc.  
Statement of Changes in Net Assets  
As of Date: April 30, 2022 and Dec 31, 2021

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
		Unrestricted	Fixed Assets				
<b>Net change in net assets-GVR</b>	(405,922) <sup>(16)</sup>	(405,922)	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers	-	(1,657,255)	-	-	1,132,047	254,736	270,472
Depreciation	-	540,102	(540,102)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(122,511)	707,896	-	(258,770)	109,752	(436,368)
Withdrawals	-	(47,756)	-	-	22,353	(147,138)	172,541
-	-	-	-	-	-	-	-
Allocations of Net Change components:							
Investment income	-	(89,696)	-	3,843	65,820	19,129	904
Investment Expenses	-	43,032	-	(2,939)	(29,199)	(6,693)	(4,202)
Net Gains (Losses) in Investments	-	1,182,618	-	(167,471)	(829,448)	(174,117)	(11,583)
<b>Net Change to April 30, 2022</b>	(405,922) <sup>(16)</sup>	(557,387)	167,794	(166,567)	102,804	55,670	(8,236)
Net Assets at, Dec 31, 2021	31,851,218 <sup>(27)</sup>	1,414,321	17,990,084 <sup>(26)</sup>	1,170,653 <sup>(28)</sup>	8,025,718 <sup>(29)</sup>	2,166,737 <sup>(30)</sup>	1,083,705 <sup>(31)</sup>
<b>Net Assets as at, April 30, 2022</b>	<b>31,445,296 <sup>(10)</sup></b>	<b>856,934</b>	<b>18,157,878 <sup>(9)</sup></b>	<b>1,004,087 <sup>(11)</sup></b>	<b>8,128,521 <sup>(12)</sup></b>	<b>2,222,407 <sup>(13)</sup></b>	<b>1,075,470 <sup>(14)</sup></b>

Footnotes refer to Statement of Financial Position and Statement of Activities

19,014,812 <sup>(17)</sup>

12,430,484 <sup>(15)</sup>



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
<b>Balance Dec 31, 2021 (at Market)</b>	15,256,539 <sup>(25)</sup>	2,809,726 <sup>(24)</sup>	1,170,653 <sup>(18)</sup>	8,025,718 <sup>(19)</sup>	2,166,737 <sup>(20)</sup>	1,083,705 <sup>(21)</sup>
<b>Changes since Jan 1, 2021:</b>						
Principal additions	5,257,255	3,600,000	-	1,132,047	254,736	270,472
Investment income	105,772	16,076	3,843	65,820	19,129	904
Withdrawals	(1,877,629)	(1,340,000)	-	(236,417)	(37,386)	(263,826)
Investment Expenses	(43,032)	-	(2,939)	(29,199)	(6,693)	(4,202)
<b>Net Change for 4 Months</b>	<b>3,442,366</b>	<b>2,276,076</b>	<b>904</b>	<b>932,251</b>	<b>229,787</b>	<b>3,348</b>
<b>Balance before Market Change at April 30, 2022</b>	<b>18,698,905</b>	<b>5,085,802</b>	<b>1,171,557</b>	<b>8,957,969</b>	<b>2,396,523</b>	<b>1,087,053</b>
<b>4 Months Net Change in Investments Gain/(Loss)</b>	<b>(1,351,700)</b>	<b>(169,081)</b>	<b>(167,471)</b>	<b>(829,448)</b>	<b>(174,117)</b>	<b>(11,583)</b>
<b>Balance at April 30, 2022 (at Market)</b>	<b>\$ 17,347,205 <sup>(8)</sup></b>	<b>4,916,721 <sup>(6)</sup> <sup>(7)</sup></b>	<b>1,004,086.74 <sup>(1)</sup></b>	<b>8,128,521 <sup>(2)</sup></b>	<b>2,222,407 <sup>(3)</sup></b>	<b>1,075,470 <sup>(4)</sup></b>

12,430,484 <sup>(15)</sup>

Footnotes refer to Statement of Financial Position and Statement of Activities



**GVR Cash Requirements Report**  
FY 2022

<b>ACTUAL / PROJECTED</b>	<b>Actual Jan-22</b>	<b>Actual Feb-22</b>	<b>Actual Mar-22</b>	<b>Actual Apr-22</b>	<b>Projected May-22</b>	<b>Projected Jun-22</b>	<b>Projected Jul-22</b>	<b>Projected Aug-22</b>	<b>Projected Sep-22</b>	<b>Projected Oct-22</b>	<b>Projected Nov-22</b>	<b>Projected Dec-22</b>	<b>Projected Jan-23</b>
<b>Operating Cash in Bank Acct.</b>													
Beginning of Month Balance	3,762,552	1,038,117	803,687	595,275	910,925	843,094	733,882	773,415	707,198	671,715	741,866	784,724	3,605,609
Transfer In	-	-	-	500,000	250,000	250,000	250,000	250,000	500,000	500,000	500,000	-	-
Transfer Out	(2,760,000)	-	-	-	-	-	-	-	-	-	-	(1,000,000)	(1,000,000)
Cash Receipts	1,036,779	629,612	693,053	630,330	613,597	584,775	584,775	584,775	584,775	493,850	443,850	4,613,877	3,225,454
Cash Disbursements	(1,001,214)	(864,042)	(901,466)	(814,680)	(931,428)	(943,987)	(795,243)	(900,992)	(1,120,258)	(923,700)	(900,992)	(792,992)	(2,371,175)
Net Operating Cash Flow	35,565	(234,430)	(208,413)	(184,350)	(317,831)	(359,212)	(210,468)	(316,217)	(535,483)	(429,849)	(457,142)	3,820,885	854,279
Ending of Month Balance	1,038,117	803,687	595,275	910,925	843,094	733,882	773,415	707,198	671,715	741,866	784,724	3,605,609	3,459,888
<b>Operating Investment Accounts (A&amp;B)</b>													
Beginning of Month Balance	2,809,725	5,511,632	5,472,107	5,484,911	4,916,720	4,621,887	4,328,585	4,033,916	3,737,979	3,191,672	2,644,682	2,097,009	3,048,651
Transfer In	2,760,000	-	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
Transfer Out	-	-	-	(500,000)	(300,979)	(299,079)	(300,079)	(300,979)	(550,979)	(550,979)	(550,979)	(50,979)	(1,273,590)
Earned Income on Investments	(58,093)	(39,526)	12,804	(68,191)	6,146	5,777	5,411	5,042	4,672	3,990	3,306	2,621	3,811
Ending of Month Balance	5,511,632	5,472,107	5,484,911	4,916,720	4,621,887	4,328,585	4,033,916	3,737,979	3,191,672	2,644,682	2,097,009	3,048,651	2,778,871
<b>MRR Reserve</b>													
Beginning of Month Balance	8,025,718	8,791,952	8,681,594	8,593,776	8,128,521	7,895,170	7,660,633	7,423,150	7,202,805	6,981,339	6,758,747	6,585,299	6,410,969
Transfer In MRR Funding	1,132,047	-	-	-	-	-	-	-	-	-	-	-	1,222,611
Transfer Out	(59,808)	(17,234)	(30,142)	(128,452)	(273,282)	(273,282)	(275,026)	(256,775)	(256,775)	(256,775)	(206,754)	(206,754)	(165,373)
Net Earned Income on Investment	(306,005)	(93,124)	(57,676)	(336,804)	39,931	38,745	37,544	36,429	35,309	34,183	33,306	32,424	37,963
Ending of Month Balance	8,791,952	8,681,594	8,593,776	8,128,521	7,895,170	7,660,633	7,423,150	7,202,805	6,981,339	6,758,747	6,585,299	6,410,969	7,506,171
<b>MRR - B Pool and Spa Replacement Reserve</b>													
Beginning of Month Balance	1,083,705	1,257,172	1,254,552	1,169,092	1,075,470	929,855	784,739	639,342	497,254	441,956	386,670	388,539	390,417
Transfer In MRR B Pool & Spa Funding	270,472	-	-	-	-	-	-	-	-	-	-	-	304,938
Transfer Out	(97,015)	-	(80,273)	(86,538)	(146,914)	(146,914)	(146,914)	(143,633)	(56,500)	(56,354)	-	-	-
Net Earned Income on Investment	10	(2,620)	(5,187)	(7,084)	1,300	1,798	1,517	1,545	1,202	1,068	1,869	1,878	3,361
Ending of Month Balance	1,257,172	1,254,552	1,169,092	1,075,470	929,855	784,739	639,342	497,254	441,956	386,670	388,539	390,417	698,715
<b>Initiatives Reserve</b>													
Beginning of Month Balance	2,166,737	2,176,743	2,212,204	2,243,711	2,222,407	2,121,264	2,030,343	2,515,629	2,447,190	2,378,420	2,309,317	2,239,881	2,170,109
Transfer In	61,189	55,582	59,793	78,172	50,979	49,079	50,079	50,979	50,979	50,979	50,979	50,979	50,979
Other Funding	-	-	-	-	-	12,559	585,658	-	-	-	-	-	-
Other Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Earned Income on Investment	(51,183)	(20,120)	(27,779)	(62,597)	10,203	9,766	12,100	11,771	11,440	11,108	10,774	10,438	10,735
Transfer Out	-	-	(507)	(36,879)	(162,326)	(162,326)	(162,552)	(131,190)	(131,190)	(131,190)	(131,190)	(131,190)	-
Ending of Month Balance	2,176,743	2,212,204	2,243,711	2,222,407	2,121,264	2,030,343	2,515,629	2,447,190	2,378,420	2,309,317	2,239,881	2,170,109	2,231,824
<b>Emergency Reserve</b>													
Beginning of Month Balance	1,170,653	1,091,650	1,072,496	1,085,658	1,004,086	1,009,776	1,015,498	438,913	441,401	443,902	446,417	448,947	449,039
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	(585,658)	-	-	-	-	-	-
Net Earned Income on Investment	(79,003)	(19,154)	13,162	(81,572)	5,690	5,722	9,073	2,487	2,501	2,515	2,530	92	2,545
Ending of Month Balance	1,091,650	1,072,496	1,085,658	1,004,086	1,009,776	1,015,498	438,913	441,401	443,902	446,417	448,947	449,039	451,584
<b>Total Reserve Accounts</b>													
Total Operating Cash	6,549,750	6,275,794	6,080,185	5,827,645	5,464,980	5,062,467	4,807,331	4,445,177	3,863,388	3,386,548	2,881,733	6,654,260	6,238,760
Grand Total Cash & Investments	19,867,267	19,496,640	19,172,422	18,258,129	17,421,046	16,553,679	15,824,365	15,033,826	14,109,003	13,287,700	12,544,399	16,074,794	16,428,338

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**GVR Cash Requirements Report  
FY 2022**

**ACTUAL / PROJECTED**

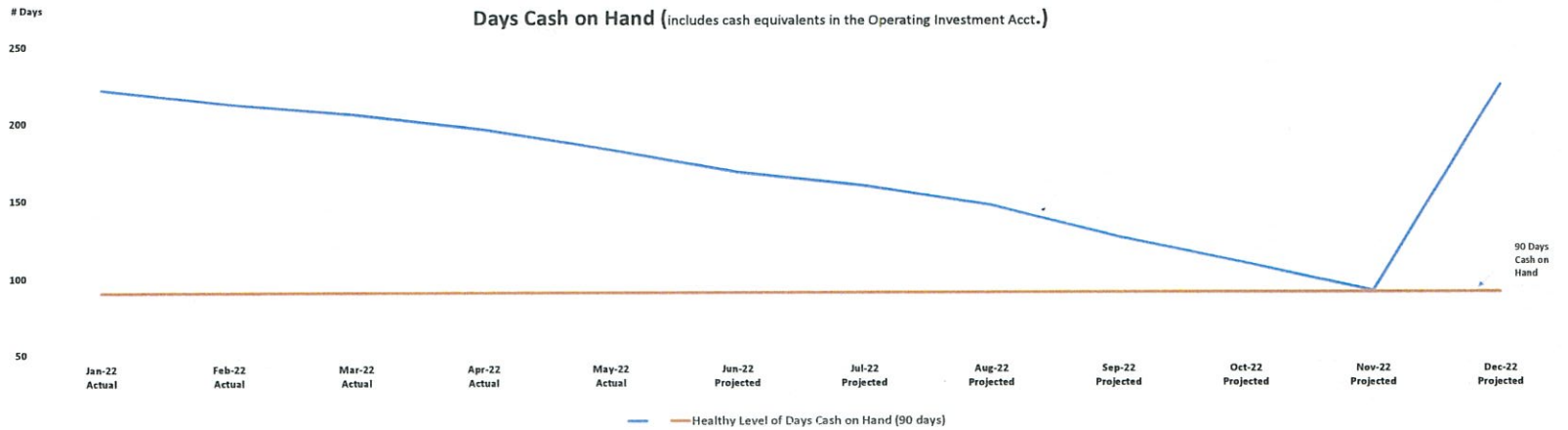
	<b>Actual</b> <u>Jan-22</u>	<b>Actual</b> <u>Feb-22</u>	<b>Actual</b> <u>Mar-22</u>	<b>Actual</b> <u>Apr-22</u>	<b>Projected</b> <u>May-22</u>	<b>Projected</b> <u>Jun-22</u>	<b>Projected</b> <u>Jul-22</u>	<b>Projected</b> <u>Aug-22</u>	<b>Projected</b> <u>Sep-22</u>	<b>Projected</b> <u>Oct-22</u>	<b>Projected</b> <u>Nov-22</u>	<b>Projected</b> <u>Dec-22</u>	<b>Projected</b> <u>Jan-23</u>
Actual Days Oper. Cash on Hand (net of MCF Allowance)	221	212	205	195	182	168	159	146	126	109	91	224	210

January 1, 2022 Beg. Balance:	
Total Reserve Accounts	11,363,108
Total Operating Cash	6,572,278
<b>Grand Total Cash &amp; Investments</b>	<b>17,935,386</b>

Projected Ending Balance 2022	
Total Reserve Accounts	9,030,117
Total Operating Cash	6,654,260
<b>Grand Total Cash &amp; Investments</b>	<b>15,684,378</b>

Operating Cash	6,549,750	6,275,794	6,080,185	5,827,645	5,464,980	5,062,467	4,807,331	4,445,177	3,863,388	3,386,548	2,881,733	6,654,260	6,238,760
Invested Total	18,829,150	18,692,953	18,577,148	17,347,204	16,577,952	15,819,797	15,050,951	14,326,628	13,437,288	12,545,834	11,759,675	12,469,185	13,667,165

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.





## GVR MEMBER PROPERTIES MONTLY REPORT

2022	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	YTD
<b>NEW MEMBERS</b>	5	4	8	3	-	-	-	-	-	-	-	-	20
<b>Total Members (2022)</b>	13,777	13,781	13,789	13,792	13,792	13,792	13,792	13,792	13,792	13,792	13,792	13,792	13,792
<b>Members Last Year (2021)</b>	13,721	13,726	13,730	13,733	13,738	13,741	13,746	13,751	13,757	13,762	13,767	13,772	13,772
<b>Members Before Last Year (2020)</b>	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
<b>MCF</b>	106	92	150	153	-	-	-	-	-	-	-	-	501
<b>Initial Fee</b>	3	4	4	3	-	-	-	-	-	-	-	-	14
<b>Transfer Fee (new build no Initial fee)</b>	2	-	4	1	-	-	-	-	-	-	-	-	7
<b>Transfer Fee (new build w/Initial fee)</b>	4	4	5	2	-	-	-	-	-	-	-	-	15
<b>Transfer Fee (estate planning)</b>	1	1	2	1	-	-	-	-	-	-	-	-	5
<b>Transfer Fee (resale)</b>	105	88	150	147	-	-	-	-	-	-	-	-	490
<b>Transfer Fee Non-Resale</b>	8	6	4	11	-	-	-	-	-	-	-	-	29
<b>Budget Monthly Resales (2022)</b>	75	81	121	104	130	123	93	60	55	66	75	89	1,072
<b>Monthly Resales (2022)</b>	105	88	150	147	-	-	-	-	-	-	-	-	490
<b>Monthly Resales Last Year (2021)</b>	74	88	148	138	138	136	114	76	74	73	98	110	1,267
<b>Monthly Resales 2 years prior (2020)</b>	76	91	141	64	92	98	74	107	72	110	72	112	1,109
<b>YTD Budget (2022)</b>	75	156	277	381	-	-	-	-	-	-	-	-	381
<b>YTD Resales (2022)</b>	105	193	343	490	-	-	-	-	-	-	-	-	490
<b>YTD Over/(Under) Budget</b>	↑ 30	↑ 37	↑ 66	↑ 109	-	-	-	-	-	-	-	-	↑ 109
<b>YTD Over/(Under) Budget</b>	40%	24%	24%	29%	-	-	-	-	-	-	-	-	29%
<b>YTD Resales Last Year (2021)</b>	74	162	310	448	586	722	836	912	986	1,059	1,157	1,267	1,267
<b>YTD Resales Before 2 years prior (2020)</b>	76	167	308	372	464	562	636	743	815	925	997	1,109	1,109
<b>Total Sales (new and resale) (2022)</b>	110	92	158	150	-	-	-	-	-	-	-	-	510
<b>Total Sales (new and resale) Last Year (2021)</b>	77	93	152	141	143	139	119	81	80	78	103	115	1,321
<b>Total Sales (new and resale) Before 2 years prior (2020)</b>	84	97	143	67	103	100	78	114	76	115	77	123	1,177
<b>MCF Refund</b>	4	6	8	14	-	-	-	-	-	-	-	-	32
	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>	<b>Refunds</b>
\$2,816	1	2	4	10	-	-	-	-	-	-	-	-	-
\$2,716	3	4	4	3	-	-	-	-	-	-	-	-	-
\$2,616	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>4</b>	<b>6</b>	<b>8</b>	<b>13</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>	<b>Invoiced</b>
\$2,816	75	89	141	147	-	-	-	-	-	-	-	-	-
\$2,716	33	8	1	-	-	-	-	-	-	-	-	-	-
\$2,616	3	2	-	3	-	-	-	-	-	-	-	-	-
\$2,474	-	2	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>111</b>	<b>101</b>	<b>142</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>





**Green Valley Recreation Inc.  
OPEX, CAPEX and CIP  
Summary**

**MRR Operating Expenditures**

Fund		2022 Budget	Jan-22	Feb-22	Mar-22	Apr-22	YTD Operating Expenditure	Remaining Operating Budget
MRR	Office Computer Work Stations Audio/Visual	25,159	-	-	-	25,534	25,534	(375)
	Facility & Maintenance Furniture & Equipment	244,761	390	834	-	5,290	6,514	238,247
<b>Total</b>		269,920	390	834	-	30,824	32,048	237,871

**YTD CAPEX (Capital Expenditures)**

Fund		Carry Over Budgeted	2022 Budget	Jan-22	Feb-22	Mar-22	Apr-22	YTD Capital Expenditure	Remaining Capital Budget
Operations	NRCP	-	218,000	123,518	20,968	-	-	144,485	73,515
	Clubs	-	-	-	-	-	-	-	-
	Disposed Assets	-	-	-	-	-	-	-	-
Initiatives		-	1,616,705	-	-	-	-	-	1,616,705
MRR		-	1,971,128	77,225	300	40,793	-	118,318	1,852,810
Emergency		-	-	-	-	-	-	-	-
Pools & Spa		-	-	-	-	-	-	-	-
<b>Total</b>		-	3,805,833	200,743	21,268	40,793	-	262,804	3,543,029

**Construction-In-Progress Cumulative Monthly Balance**

Fund		2021 Balance	Jan-22	Feb-22	Mar-22	Apr-22
Operations	NRCP	56,780	24,710	24,875	32,186	32,021
	Clubs	21,203	6,056	12,306	13,056	23,986
Initiatives		19,227	19,227	19,227	34,723	57,565
MRR		42,505	20,549	20,975	6,274	182,956
Emergency		-	-	-	-	-
Pools		-	467,218	547,491	618,596	654,520
<b>Monthly Running Balance</b>		139,713	537,760	624,874	704,836	951,049

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# Green Valley Recreation Inc 2022 Capital Expenditures

## Fund 1 - Non-Reserve and Clubs Capital Projects

MRR Code	Micro Main Code	Fund	Dept	Cntr	Cntr Des	Description	Carry Over Budget	Budget 2022	Dec-2020 Carry Over	Jan-22	Feb-22	Mar-22	Apr-22	Capitalized	
	GVR-03-2021	1	0	GVR	Prox readers and CCTV - Security & safety		\$ -	\$ -	\$ -	\$ 32,069	\$ -	\$ -	\$ -	\$ 32,069	
		1	16	PBC	Bleachers		\$ -	\$ -	\$ -	\$ 18,953	\$ -	\$ -	\$ -	\$ 18,953	
		1	11	CH	Clear Comfort Water		\$ -	\$ -	\$ -	\$ 13,451	\$ -	\$ -	\$ -	\$ 13,451	
		1	11	CH	Katom Dishwasher		\$ -	\$ -	\$ -	\$ -	\$ 10,484	\$ -	\$ -	\$ 10,484	
		1	8	DH	Clear Comfort Water		\$ -	\$ -	\$ -	\$ 13,451	\$ -	\$ -	\$ -	\$ 13,451	
		1	8	DH	Katom Dishwasher		\$ -	\$ -	\$ -	\$ -	\$ 10,484	\$ -	\$ -	\$ 10,484	
		1	15	FMB	Skid Steer Loader and Bucket		\$ -	\$ 45,000	\$ -	\$ 45,593	\$ -	\$ -	\$ -	\$ 45,593	
		1	3	ABN	Clear Comfort System		\$ -	\$ 13,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		1	4	ABS	Clear Comfort System		\$ -	\$ 13,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		1		GVR	Accessibility Initiatives (ADA)		\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		1		GVR	Proximity Readers		\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		1	16	PBC	Fence and Gates for PBC		\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		1		GVR	Social Spaces - Furniture & Amenities		\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Non-Reserve Capital Projects</b>							\$ -	\$ 218,000	\$ -	\$ 123,518	\$ 20,968	\$ -	\$ -	\$ 144,485	
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Clubs</b>							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Disposed Assets</b>							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Fund 1 (Clubs &amp; NRC)</b>							\$ -	\$ 218,000	\$ -	\$ 123,518	\$ 20,968	\$ -	\$ -	\$ 144,485	



# Green Valley Recreation Inc 2022 Capital Expenditures

## Fund 2 - Initiatives Capital Projects

MRR Code	Micro Main Code	Fund	Dept	Cntr	Cntr Des	Description	Carry Over Budget	Budget 2022	Dec-2020 Carry Over	Jan-21	Feb-21	Mar-21	Apr-21	Capitalized
						Canoa Hill Clubhouse Renovations	\$ -	\$ 961,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						Abrego South Field House and Shufflelet	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						Social Gathering Center	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						Expand Ceramica	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						East Center Pool Replacement	\$ -	\$ 420,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Fund 2 (Initiatives)</b>							\$ -	\$ 1,616,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



# Green Valley Recreation Inc 2022 Capital Expenditures

## Fund 3 - MRR Capital Projects

MRR Code	Micro Main Code	Fund	Acct	Cntr	Cntr Des	Description	Carry Over Budget	Budget 2022	Dec-2020 Carry Over	Jan-22	Feb-22	Mar-22	Apr-22	Capitalized
010-22000-200		3	1634	1	MSC	22000-Office Equipment 200 - Computers, Misc. 5 IT Servers (20%)		\$ 13,083	\$ -	\$ 7,845	\$ -	\$ -	\$ -	\$ 7,845
030-08000-206		3	1608	2	EC	08000-Rehab 206 - Locker Rooms 2 Men's, Women's & Outdoor Shower		\$ 118,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-12000-606		3	1608	2	EC	12000-Pool 606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating		\$ 44,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-12000-106		3	1608	2	EC	12000-Pool 106 - Resurface 165 lf Pool		\$ 22,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-12000-734		3	1608	2	EC	12000-Pool 734 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 20,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-20000-510		3	1608	2	EC	20000-Lighting 510 - Parking Lot 7 Parking Lot Lights		\$ 20,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-13000-114		3	1608	2	EC	13000-Spa 114 - Resurface Spa		\$ 5,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-02000-406		3	1608	2	EC	02000-Concrete 406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)		\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
030-27000-720		3	1610	2	EC	27000-Appliances 720 - Miscellaneous 12 Kitchen Appliances (33%)		\$ 9,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
140-12000-778		3	1608	3	ABN	12000-Pool 778 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 20,542	\$ -	\$ 11,794	\$ -	\$ -	\$ -	\$ 11,794
140-12000-964		3	1610	3	ABN	12000-Pool 964 - Furniture: Misc Pool Area Furniture		\$ 7,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
090-12000-758		3	1608	4	ABS	12000-Pool 758 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 18,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
090-13000-138		3	1608	4	ABS	13000-Spa 138 - Resurface Spa		\$ 5,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
020-17000-600		3	1608	5	WC	17000-Tennis Court 600 - Lighting 20 Court Lights		\$ 86,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
020-12000-730		3	1608	5	WC	12000-Pool 730 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 27,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
020-24500-400		3	1608	5	WC	24500-Audio / Visual 400 - Stage Lights Stage Lighting		\$ 10,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
020-24600-200		3	1610	5	WC	24600-Safety / Access 200 - Fire Control Misc Fire Alarm System		\$ 44,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
020-23000-420		3	1610	5	WC	23000-Mechanical Equipment 420 - HVAC Tennis Ramada Carrier Unit #15- 2007		\$ 5,815	\$ -	\$ -	\$ -	\$ 5,800	\$ -	\$ 5,800
120-12000-660		3	1608	6	CP1	12000-Pool 660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating		\$ 53,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
130-08000-260		3	1608	7	CP2	08000-Rehab 260 - Locker Rooms 2 Men's & Women's		\$ 75,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
130-12000-666		3	1608	7	CP2	12000-Pool 666 - Deck: Re-Surface 4,933 sf Pool/Spa Deck Coating		\$ 42,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
130-12000-774		3	1608	7	CP2	12000-Pool 774 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 20,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-08000-218		3	1608	8	DH	08000-Rehab 218 - Locker Rooms 2 Men's & Women's		\$ 132,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-12000-742		3	1608	8	DH	12000-Pool 742 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 28,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-08000-222		3	1608	8	DH	08000-Rehab 222 - Bathrooms Add Companion Bathroom		\$ 16,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-13000-122		3	1608	8	DH	13000-Spa 122 - Resurface Spa		\$ 8,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-14000-140		3	1608	8	DH	14000-Recreation 140 - Sauna: Wood Kit Sauna		\$ 6,623	\$ -	\$ -	\$ -	\$ 17,493	\$ -	\$ 17,493
050-24500-308		3	1610	8	DH	24500-Audio/Visual PA System Sound Rack-Sound System		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-23000-216		3	1610	8	DH	23000-Mechanical Equipment 216 - HVAC 4 Rooftop Carrier Units- 2005		\$ 57,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-23000-296		3	1610	8	DH	23000-Mechanical Equipment 296 - HVAC 3 Rooftop Carrier Units- 2007		\$ 37,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-25000-440		3	1610	8	DH	25000-Flooring 440 - Tile 975 sf Clubhouse Walls & Floors		\$ 29,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-24600-220		3	1610	8	DH	24600-Safety / Access 220 - Fire Control Misc Fire Alarm System		\$ 19,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
050-14000-220		3	1612	8	DH	14000-Recreation 220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)		\$ 18,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
110-08000-480		3	1608	9	MV	08000-Rehab 480 - Shower Outdoor Pool Shower		\$ 8,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100-12000-762		3	1608	10	CV	12000-Pool 762 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 18,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
100-12000-948		3	1610	10	CV	12000-Pool 948 - Furniture: Misc Pool Area Furniture		\$ 7,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-08000-224		3	1608	11	CH	08000-Rehab 224 - Locker Rooms 2 Men's, Women's & Outdoor Shower		\$ 169,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-08000-330		3	1608	11	CH	08000-Rehab 330 - Restrooms 2 Restrooms		\$ 75,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-25000-450		3	1610	11	CH	25000-Flooring 450 - Tile 6,475 sf Clubhouse Walls & Floors		\$ 90,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-24000-620		3	1610	11	CH	24000-Furnishings 620 - Miscellaneous Lobby Furniture		\$ 9,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
060-12000-746	CH-14-2021	3	1614	11	CH	12000-Pool 746 Equipment replacement Pool & Spa Equipment (50%)		\$ -	\$ -	\$ 14,111	\$ -	\$ -	\$ -	\$ 14,111
060-12000-747		3	1614	11	CH	12000-Pool 747 Equipment Replacement Eipment (2021)		\$ -	\$ -	\$ 6,136	\$ -	\$ -	\$ -	\$ 6,136
040-12000-112		3	1608	12	LC	12000-Pool 112 - Resurface 264 lf Pool		\$ 42,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-12000-738		3	1608	12	LC	12000-Pool 738 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 25,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-25000-620		3	1610	12	LC	25000-Flooring 620 - Vinyl 540 Sq. Yds. Clubhouse		\$ 85,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
040-23000-212		3	1608	12	LC	23000-Mechanical Equipment - 212 - HVAC 11 Rooftop Trane Units - 2008		\$ -	\$ -	\$ 12,750	\$ -	\$ -	\$ -	\$ 12,750
070-01000-336		3	1608	13	SRS	01000-Paving 336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots		\$ 108,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-01000-340		3	1608	13	SRS	01000-Paving 340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot		\$ 41,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-04000-600		3	1608	13	SRS	04000-Structural Repairs 600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)		\$ 24,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-03000-400		3	1608	13	SRS	03000-Painting: Exterior 400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings		\$ 12,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-24500-324		3	1610	13	SRS	24500-Audio/Visual PA System Anza Room Kawai Upright		\$ -	\$ -	\$ -	\$ -	\$ 17,500	\$ -	\$ 17,500
070-01000-228		3	1608	13	SRS	01000-Paving 228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)		\$ 7,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-25000-260		3	1610	13	SRS	25000-Flooring 260 - Carpeting 1,400 Sq. Yds. Anza, Fiesta, Computer, Office		\$ 57,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-23000-452		3	1610	13	SRS	23000-Mechanical Equipment 452 - HVAC 2 Carrier Units- 2007		\$ 31,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-25000-460		3	1610	13	SRS	25000-Flooring 460 - Tile 1,825 sf Clubhouse Walls & Floors		\$ 25,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
070-25000-270		3	1610	13	SRS	25000-Flooring 270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas		\$ 16,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
080-12000-636		3	1608	14	CR	12000-Pool 636 - Deck: Re-Surface 2,650 sf Pool Area Decking		\$ 41,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
080-12000-754		3	1608	14	CR	12000-Pool 754 - Equipment: Replacement Pool & Spa Equipment (50%)		\$ 22,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
700-03000-412		3	1608	15	FMB	03000-Painting: Exterior 412 - Wrought Iron 835 lf Perimeter Fence		\$ 8,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
800-30000-710		3	1632	15	FMB	30000-Miscellaneous 710 - Trailer Big Tex		\$ 5,798	\$ -	\$ 24,589	\$ 300	\$ -	\$ -	\$ 24,889
<b>Total Fund 3 (MRR-Capital Expenditures)</b>								<b>\$ 1,971,128</b>	<b>\$ -</b>	<b>\$ 77,225</b>	<b>\$ 300</b>	<b>\$ 40,793</b>	<b>\$ -</b>	<b>\$ 118,318</b>

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## Green Valley Recreation Inc 2022 Capital Expenditures Fund 3 - MRR Operating Expenses

MRR Operating Expenses														
MRR Code	Micro Main Code	Fund	Acct	Cntr	Dept	Cntr Des	Description	Budget	Jan-22	Feb-22	Mar-22	Apr-22	Expensed	Balance
010-22000-240		3	5181	1	10	MSC	22000-Office Equipment 240 - Computers, Misc. Office Computer Work Stations	\$ 18,855	-	-	-	25,534	25,534	(6,679)
010-22000-270		3	5181	1	10	MSC	22000-Office Equipment 270 - Network Equipment Routers & Switches	\$ 6,304	-	-	-	-	-	6,304
110-02000-454		3	5126	9	52	MV	02000-Concrete 454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	\$ 6,518	-	-	-	-	-	6,518
110-12000-952		3	5166	9	52	MV	12000 - Pool 952 - Furniture Misc Pool Area Furniture	\$ -	-	-	-	4,865	4,865	(4,865)
050-02000-414		3	5126	8	52	DH	02000-Concrete 414 - Pool Deck 5,981 sf Pool/Spa Area Concrete Repair (7.5%)	\$ 10,405	-	-	-	-	-	10,405
050-05000-946		3	5126	8	51	DH	05000-Roofing 946 - Coating 13,700 sf Low Slope Roof Recoating	\$ 14,591	-	-	-	-	-	14,591
050-17000-130		3	5126	8	51	DH	17000-Tennis Court 130 - Reseal 28,800 sf [4] Tennis Courts	\$ 20,246	-	-	-	-	-	20,246
020-03500-106		3	5126	5	51	WC	03500-Painting: Interior 106 - Building 24,000 sf All Interior Spaces	\$ 20,935	-	-	-	-	-	20,935
030-01000-213		3	5126	2	51	EC	01000-Paving 213 - Asphalt: Ongoing Repairs 8,000 sf North Driveway (2022 Only)[nr:1]	\$ 20,157	-	-	-	-	-	20,157
200-17500-200		3	5126	16	51	PBC	17500-Basketball / Sport Court 200 - Seal & Striping 54,600 sf [24] Pickleball Courts	\$ 40,672	-	-	-	-	-	40,672
080-03500-142		3	5126	14	51	CR	03500-Painting: Interior 142 - Building 26,200 sf All Interior Spaces	\$ 17,102	-	-	-	-	-	17,102
080-12000-412		3	5126	14	51	CR	12000-Pool ADA Chair Lift Spa ADA Chair - Repl in 2019	\$ -	-	834	-	425	1,260	(1,260)
070-03500-136		3	5126	13	51	SRS	03500-Painting: Interior 136 - Building 35,500 sf All Interior Spaces	\$ 30,966	-	-	-	-	-	30,966
070-24500-160		3	5181	13	48	SRS	24500-Audio / Visual 160 - Projector 3 Projectors (33%)	\$ 1,346	-	-	-	-	-	1,346
040-02000-412		3	5126	12	52	LC	02000-Concrete 412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	\$ 8,231	-	-	-	-	-	8,231
040-03500-118		3	5126	12	51	LC	03500-Painting: Interior 118 - Building 21,900 sf All Interior Spaces	\$ 19,103	390	-	-	-	390	18,713
040-17000-120		3	5126	12	51	LC	17000-Tennis Court 120 - Reseal 14,000 sf [2] Tennis Courts	\$ 10,123	-	-	-	-	-	10,123
060-03500-130		3	5126	11	51	CH	03500-Painting: Interior 130 - Building 22,750 sf All Interior Spaces	\$ 19,844	-	-	-	-	-	19,844
060-26000-848		3	5126	11	51	CH	26000-Outdoor Equipment 848 - Shade Structure 200 sf Tennis Court Shade Canopy	\$ 4,523	-	-	-	-	-	4,523
									-	-	-	-	-	-
									-	-	-	-	-	-
									-	-	-	-	-	-
<b>Total Fund 3 MRR Operating Expenses</b>								269,920	390	834	-	30,824	32,048	237,871



**MEMO**

**COPY**

TO: Scott Somers  
FROM: David Webster  
DATE: March 11, 2022  
RE: Appropriate Balance for Emergency Reserve

Scott, the FAC has requested that we bring forward the topics we have been discussing and researching regarding the appropriate level of funds for the GVR Emergency Fund. Back in 2014, this account had \$540,000. After spending only a small amount out of this account in the past 7 years the investment earnings have grown this fund to \$1,072,496 as of February 28, 2022. The CPM states that Contributions to the Emergency Reserve Fund shall be recommended by the Chief Financial Officer (CFO) to the Board for consideration and approval. At a minimum, we should transfer annual earnings out of the Emergency Fund, I believe we should also transfer the cumulative total of earnings into the Initiatives account to be used to help with the projects we have planned in our Long-Term Capital Funding Projection. The current low balance point of the Initiatives Fund balance in this projection is \$745,596 in 2023. A \$600,000 transfer from Emergency to Initiatives will help with this Long-Term plan and would not compromise the investment earnings potential of this cash and would leave us with a very healthy Emergency reserve of around \$500,000. I spoke with our insurance advisors about the relevance of \$500,000 in an Emergency Fund and we could not determine a need for more than this amount in terms of risk management. Furthermore, I do not believe a Reserve greater than \$500,000 is necessary for the requirements as prescribed by the CPM. For your information, the Industry benchmark of 3% of Gross Revenue would require only \$340,000 of Emergency Reserve for GVR.

Items that GVR may need this Fund for include the following:

- Insurance deductibles - \$1,000 to \$10,000 depending on the event. Operating cash could easily accommodate this need. Even if we were to decide to increase the deductibles significantly, it would take several large claims to deplete \$500,000 Emergency Reserve.

- Economic Downturns – GVR has proven to have relatively stable income streams from Dues and Capital Fees through the Pandemic period. These two items make up about 85% of the annual revenue. However, with Capital Revenue budget of \$2,500,000 which comprise 23% of GVR’s total revenue, this is the most “at risk” income category. While this revenue category remains stable or growing, GVR could conceivably see a sudden decline in this revenue source. In 2016 when GVR had lower transaction rates and different policies that resulted in lower revenues, the total income was a recent low point of \$2,007,000. The 2022 work plan includes the following task: “As part of annual budget development process with staff, develop contingency plans, such as decreasing expenditures by 10%, 20%, etc.” I believe that a sudden unexpected decline of Capital Revenue greater than \$500,000 to GVR is very unlikely.
- Unforeseen uninsured expenses – after discussing this with two insurance advisors, we have determined that this is a very limited risk. GVR has sufficient insurance. In recent years, the only expenditure of Emergency Funds has been a \$15,000 disbursement at the East Center.
- Major failure of Property, Plant and Equipment – GVR’s Maintenance Repair and Replacement Fund and MRR – B Fund for Pools and Spas sufficiently provide for pools, equipment, parking lots, recreation facilities, and mechanical property. The risk to GVR may be if a building were to require replacement or remediation. This is extremely unlikely due to our proactive maintenance plan. Furthermore, the event may be covered by insurance dependent on the circumstances.
- Theft, Fraud, and Embezzlement – GVR has insurance and control policies in place that makes this a very low risk. With the recent additional data security investments, the risk from ransomware is mitigated as well.

- Other – there are always other unforeseen risks. However, looking at GVR’s Statement of Financial Condition supports the position that GVR is well positioned to sustain unexpected financial setbacks. Evidence of this position includes the fact that as of December 31, 2021, GVR has over \$19 million in Current Assets and all but \$460,000 is in cash or near cash deposits. GVR’s Fixed Assets have a Book Value of \$18 million and a market value of approximately \$40 million and no debt. Current Liabilities are \$5.6 million leaving GVR with a very strong balance of book value Net Assets of almost \$32 million with zero debt. Furthermore, the \$15 million in investments included in Current Assets have appropriate Investment Policy Statements that reflect the risk and time horizon of the funds and are generally conservative. The Balance Sheet strength and reliability of GVR’s revenue streams make GVR a very financially strong organization.

When GVR is examined holistically with the 90-day Operating Cash Policy, GVR Surplus Policy, Funding Policies for the MRR Fund, MRR-B Pool and Spa Fund, and Initiatives Fund, along with the general prudent monthly review of Operating Revenue and Expenses and Budget that is conducted, the need for an Emergency Fund that is greater than \$500,000 is not warranted.

Staff recommends transferring the Emergency Fund balance that is greater than \$500,000 into the Initiatives account. Annually, after the fiscal year has ended and the GVR books are closed, any earnings that cause the Emergency Fund balance to grow in excess of \$500,000 should be transferred into Initiatives.

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

All Amounts Are **Projections**

Initiatives	2022	2023	2024	2025	2026
Beginning Balance	\$ 2,166,737	\$ 2,350,083	\$ 2,554,738	\$ 3,195,127	\$ 3,917,271
Funding From Operations Revenue	\$ 655,268	\$ 534,316	\$ 555,820	\$ 598,927	\$ 620,458
Additional GVR Funding (Surplus)	\$ 12,559				
Additional Funding / Emergency Trans.	\$ 585,658				
Loan Payments					
Net Investment Earnings	\$ (64,139)	\$ 106,339	\$ 95,569	\$ 134,217	\$ 168,870
Projects:					
Clay Studio Expansion					
Canoa Hills Club House & Pk Lot	\$ (200,000)				
Canoa Hill Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
PBC Shade Structure					
Abrego So. Field House & Shuffle					\$ (125,000)
West Center Shuffleboard					
Social Gathering Place	\$ (95,000)				
Desert Hills Fitness Expansion	\$ (425,000)	\$ (175,000)			
EC Art Classroom expansion					\$ (35,000)
Expand Ceramics	\$ (25,000)				
Glass Arts Facility Improvements	\$ (250,000)	\$ (250,000)			
LC Ph2 Classroom parking tennis					
Potential Projects					
GVR Dog Park					
LC - Fitness Room Expansion					
Woodshop Expansion					
Ending Balance	\$ 2,350,083	\$ 2,554,738	\$ 3,195,127	\$ 3,917,271	\$ 4,535,599
<b>Maintenance Repair &amp; Replacement</b>					
Beginning Balance	\$ 8,025,718	\$ 6,410,980	\$ 6,235,823	\$ 6,689,926	\$ 7,641,099
Annual Funding (per Reserve Study)	\$ 1,132,047	\$ 1,222,611	\$ 1,320,420	\$ 1,426,054	\$ 1,540,138
Additional Funding					
Net Investment Earnings (actual IPS rate)	\$ (505,738)	\$ 586,702	\$ 547,152	\$ 558,086	\$ 668,587
Projects:					
Per Reserve Study	\$ (2,241,047)	\$ (1,984,470)	\$ (1,413,469)	\$ (1,032,967)	\$ (1,779,204)
Ending Balance	\$ 6,410,980	\$ 6,235,823	\$ 6,689,926	\$ 7,641,099	\$ 8,070,620
<b>MRR Part B - Pools and Spas</b>					
Beginning Balance	\$ 1,083,705	\$ 390,238	\$ 735,735	\$ 1,109,456	\$ 1,513,252
Funding	\$ 270,472	\$ 304,938	\$ 312,561	\$ 320,375	\$ 328,384
Net Investment Earnings	\$ (2,704)	\$ 40,559	\$ 61,161	\$ 83,421	\$ 107,447
Projects: (EC Pool '22,1st pool CP 1 '33)	\$ (961,235)				
Ending Balance	\$ 390,238	\$ 735,735	\$ 1,109,456	\$ 1,513,252	\$ 1,949,083
<b>Subtotal Capital Projects Reserves</b>	<b>\$ 9,151,301</b>	<b>\$ 9,526,296</b>	<b>\$ 10,994,510</b>	<b>\$ 13,071,622</b>	<b>\$ 14,555,301</b>

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

All Amounts Are **Projections**

	2022	2023	2024	2025	2026
Emergency					
Beginning Balance	\$ 1,170,653	\$ 449,038	\$ 479,397	\$ 511,810	\$ 537,810
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative	\$ (585,658)				
Net Investment Earnings	\$ (135,957)	\$ 30,359	\$ 32,412	\$ 26,000	\$ 27,000
Projects:					
East Center (2019)					
Ending Balance	\$ 449,038	\$ 479,397	\$ 511,810	\$ 537,810	\$ 564,810
<b>Total Board Designated Funds</b>	<b>\$ 9,600,339</b>	<b>\$ 10,005,693</b>	<b>\$ 11,506,319</b>	<b>\$ 13,609,432</b>	<b>\$ 15,120,111</b>

Analysis of GVR Net Increase in Assets after Reserve Funding  
 Purpose: To determine if there is sufficient Operating Cash for  
 additional Reserve Funding

Total Surplus Calculation  
 12/31/2021

	GVR Surplus Formula	
Total Increase in Net Assets	\$ 838,083	
Reserve Accounts Income:		
Net Gain Loss on Investments	\$ 464,843	Explanation
Net Increase in Net Assets	\$ 1,302,925	
Non Cash Contribution:		
Less Non Cash In Kind Rental Income	\$ (1,333)	non cash income not included in surplus
Less Foundation Grant	\$ (30,000)	Non Operating Income
Reserve Income:		
Deduct Net Income of Reserve Accounts and Unrealized Gains on Operating Investments.	Reserve Investment Income \$ (249,791)	Non Operating Income
	Unrealized Investment Income \$ (464,843)	Unrealized Inv Income included in \$1,302,925 Audited Increase in Net Assets
	Investment Expense \$ 70,732	Non Operating Expense
Reserves Funding:		
Maintenance Repair & Replacement Reserve Funding for 2021	\$ (1,048,192)	Operating Cash used to Fund Reserve
MRR-B Funding	\$ (169,553)	Operating Cash used to Fund Reserve
Initiatives Funding per CPM Formula	\$ (634,035)	Operating Cash used to Fund Reserve
Net Increase after Reserve Funding	\$ (1,224,090)	
Cash Adjustment for Capital Purchases:		
Add Back Depreciation	\$ 1,662,021	Non Cash Operating Expense
Deduct Non Reserve Capital Purchases	\$ (126,307)	To determine Cash purchases of Non Reserve Capital Assets, beginning Construction in Process of \$286,126 is deducted and ending CIP of \$56,635 is added (p. 18 of Mar 31 FAC report)
Add Back MRR Expenses paid for out of the MRR Reserve	\$ 200,935	Expenses paid for by MRR Reserve
Surplus after Reserve Funding and Capital Purchase Adjustments	\$ 512,559	
Transfer Issued to Initiatives August 2021	\$ (500,000)	Transfer out of Operating Cash
Surplus Available for Transfer	\$ 12,559	

GVR  
 Non Reserve Capital Projects Expenditures for 2021  
 To determine Operating Cash used in 2021 for Non Reserve Capital Projects

Non Reserve Assets that were finalized and Capitalized in 2021:

Facility accessibility	97,966
Member Services Center	139,694
Non Reserve Desert Hill Heater	5,473

Active Network / Total E Software	95,963
3 Ice Machines WC DH CR	<u>19,701</u>

Total Non Reserve Fixed Assets Capitalized in 2021	358,797	Projects closed out in 2021
--	---------	-----------------------------

Much of the above Asset work was performed prior to 2021:

Beginning Construction in Process Jan. 1, 2021	(289,126)	these costs were included in Surplus calculations prior
--	-----------	---

GVR also had some Non Reserve Projects in process at Dec. 31, 2021:

Ending Construction in Process Dec. 31, 2021	<u>56,635</u>	these costs are included in Surplus calculation for 2021
--	---------------	--

Total Decrease in Construction in Process for 2021	<u>(232,491)</u>
--	------------------

Actual Cash used for Non Reserve Capital Projects in 2021	<u>126,306</u>	amount deducted according to Surplus Formula
---	----------------	--

Approved operational surplus calculation (from CPM dated 9/22/2021 P27, 28)

### 1. Calculation of Operating Surplus or Deficit

At the end of the fiscal year, the Board of Directors shall determine the amount, if any, to contribute from operational surpluses. Operating surplus or deficit is calculated as follows:

- a. Begin with the Change in Net Assets from the Audited Financial Statements.
- b. Deduct gain/losses on operating accounts
- c. Deduct net investment income on reserve accounts/investments
- d. Add depreciation expense
- e. Deduct current year purchases of Capital Assets (cost basis, before accumulated depreciation)
- f. Add reserve cash amounts that were used to purchase Capital Assets
- g. Add expenses that were paid using reserve cash (i.e. repairs and maintenance expenses paid for using MMR funds)
- h. Deduct funding cash transfers to reserve funds during the year (i.e. required MRR funding)
- i. Add or deduct any other non-cash items (i.e. in-kind capital donations)

The intent of the calculation is to determine if there is a surplus of operating revenue over operating expenses each year that can be transferred to a reserve fund. The calculation is to remove non-cash items such as depreciation and unrealized gains/losses. Additionally, adjustments are to be made to take into consideration operating cash used for Capital Asset purchases. Reserve fund cash used to pay for Capital Asset purchases and operating expenses should not be included in the operating cash surplus.

I attempted to follow this formula to calculate 2021 Surplus. This was my first attempt:



## Analysis of 2021 Operating Surplus or Deficit

### Vos Surplus Calculation (numbers in \$K)

Start with change in net assets	\$ 1,303	From audit and YE statements 34K in income, 34K loss in unrealized gains
Deduct loss/gain from ops	\$ -	250 income less 71 inv expense
Deduct net investment inc	\$ 129	
Add depreciation	\$ 1,662	From YE statement, subtracted 15K write off
Deduct cap purchases (cash)	\$ 1,593	
Add reserve cap payments	\$ 1,234	
Add MR&R exp payments	\$ 201	
Deduct required res funding	\$ 1,852	1048 MR&R A, 170 B, 634 initiatives
Add or deduct non-cash items	\$ 30	?? I deducted 30K contribution
Total surplus	\$ 796	

I agree with David that reserve unrealized gain or loss should be deducted even though the Vos formula doesn't specifically say so. David added the unrealized operations loss of \$35K to the reserve gain of \$500K to come up with his \$465K deduction. I added the \$35K operational loss to the \$35K operational income gain to deduct \$0K from operations.

I agree with David that taking the actual \$s spent on non-reserve capital and club projects (which are funded from operation) is much more straight forward than looking at all capital expenditures (since all other capital is paid for out of reserves).

I'm not sure if the non-cash in kind rental income of \$1.3K should enter into the calculation.

### Comparison of updated Carol's numbers and David's numbers

CPM Formula	David's calculation	Updated calculation	
Start with change in net assets	1303	1303	From audit and YE statements 34K in income, 34K loss in unrealized gains/losses
Deduct loss/gain from ops	-34	0	Agree that unrealized gains/losses should be added
Deduct net investment inc on reserves	679	679	
Add depreciation	1662	1662	From YE statement, subtracted 15K write off
Deduct cap purchases (cash)			Use David's operations cap (CIP calculation)
Add reserve cash used for capital			
** Instead use operations cap (CIP)	126	126	
Add Reserve expenses paid	201	201	

CAROL CROTHERS

## Analysis of 2021 Operating Surplus or Deficit

Deduct required reserve funding	1852	1852	1048 MR&R A, 170 B, 634 initiatives
Add or deduct non-cash items	31	30	I deducted 30K contribution but not the in-kind of 1.3K
Total surplus	512	479	

The difference is the \$34K operations income and the \$1.3K in-kind rental.

Another way to look at this is to subtract operational expenses (including capital spent out of operations, but not depreciation) from revenue after removing the reserve revenue and expenses as reported on the statement of activities.

Total Revenue	11472		
less Investment income	250	from reserves	
less contributions	30		
less MR&R A/B	1218	1048K A + 170K B	
less Init from Cap	634		
Net Revenue	9340		
Expenses	10634		
less depreciation	1662		
less MR&R exp	201		
less inv fees	71		
add NR capital Operation expenses	126	Use actual \$'s spent on NRC & Club	
	8826		
Net	514		

This result is very close to David's. However, this approach leaves operational investment income in operations and does not subtract out unrealized operations losses (or gains). Also, I don't think the \$1.3K in-kind lease should be considered. Could this be a better, easier to understand and interpret surplus/deficit formula than the so-called Vos formula?

Our objective should be simplicity, clarity and a repeatable way to determine annual operational surplus/deficit. The Vos formula in the CPM is not very clear. Neither David nor I followed it directly. If we used the above formula, an added advantage is that we could report on our progress towards a surplus or deficit monthly or quarterly throughout the year.

2021 Transfers			
Annual MR&R A	1048	in January/Feb after dues collected	
Annual MR&R B	170	in Dec for EC pool	
Init funding from cap	634	monthly based on collections	
Init from 2020 surplus	126	Approved by FAC in Aug	
Init from excess ops	500	Approved by FAC in Aug - part of 2019 surplus?	
Init from excess ops	998	Approved by FAC in Dec based on Nov cash - additional 2019 surplus and 2021 surplus?	
Init to MR&R B	1013	Approved by BoD in Dec to pay for EC pool	
MR&R A to B	118	Money already allocated for EC pool	



Numbers are from the YE Statement of Activity reports. Costs increased 57.6% or almost \$2M in 7 years. That averages over 8%/year. Inflation (measured by 3Q CPI-w which drives the next year's Social Security COLA) was very low between 2014 and 2020 averaging about 1.4%/yr. Even with the large 5.9% jump in 2021, the average is under 2%. Personnel costs have grown over 4X inflation.

Social Security COLA numbers (based on 3Q CPI-w). SS increase is for the following year. For example, the 3qtr 2021 CPI-w was 5.9% generating a SS Cola increase of 5.9% for 2022.

2010	0
2011	3.6
2012	1.7
2013	1.5
2014	1.7
2015	0
2016	0.3
2017	2
2018	2.8
2019	1.6
2020	1.3
2021	5.9

CAROL CROTHERS



GROSS REVENUE AND TOTAL EMPLOYEE RELATED EXPENSES FROM AUDITED STATEMENTS

	2014	2015*	2016*	2017	2018	2019	2020*	2021*
Gross Revenue	\$8,519,582	<b>\$9,121,825</b>	<b>\$10,085,938</b>	\$11,015,589	\$11,042,541	\$12,543,079	<b>\$11,418,381</b>	<b>\$11,861,667</b>
Employee Related Expenses	\$3,487,861	\$3,813,465	<b>\$4,258,859</b>	\$4,510,407	\$4,659,396	\$4,731,747	\$5,113,735	\$5,453,480
		2014 – 21 Total Growth 7 Years	2014 – 21 Average Growth 7 Years	2016 – 21 Total Growth 5 Years	2016 – 21 Average Growth 5 Years	2018 – 21 Total Growth 3 Years	2018 – 21 Avg. Growth 3 Years	
Gross Revenue		39.2%	<b>5.6%</b>	17.6%	3.5%	7.4%	2.5%	
Wage/Tax/Benefits		56.4%	<b>8.1%</b>	28.1%	5.6%	17.0%	5.7%	

\*Numbers that are bold have been corrected from original submittal

GVR  
January 1, 2021 - December 31, 2021  
2021 Personnel Repeated Expenses Reconciliation GVR Mapped to Audit

	FY 2021	Reported on GVR Year End Financial Statements			Audited Financial Statement	
		GVR Wages	GVR Taxes	GVR Benefits	Wages	Benefits
Wages	3,537,715	3,537,715			3,537,715	
Overtime Wages	16,147	16,147			16,147	
Holiday Hours Worked	40,143	40,143			40,143	
Jury/Bereavement	4,046	4,046			4,046	
Holiday - Recreation	129,474	129,474			129,474	
PTO	350,448	350,448			350,448	
CLB/PST	641	641				641
Total Salaries & Wages	4,078,614	4,078,614			4,077,973	
Payroll Taxes	320,485		320,485			320,485
	320,485					
Benefits - Other	19,158		19,158			19,158
Workers Compensation	29,159		29,159			29,159
401k Plan Contributions	116,788		116,788			116,788
Insurance - Medical/Dental	745,976		745,976			745,976
Insurance - Ltd & Life	45,875		45,875			45,875
ER COBRA Subsidy - ARPA Mar	1,000		1,000			1,000
	957,957		957,957			
	5,357,056	4,078,614	320,485	957,957		
Difference between GVR stmt. and audit explained:						
HR Procurement & Fees	94,103					94,103
Employee Recognition	2,321					2,321
						1,375,507
Employee Related Expenses per Audit						5,453,480

Total GVR Wages	4,078,614	
Total GVR Taxes	320,485	
Total GVR Benefits	957,957	
Subtotal	5,357,056	agrees with year end GVR financial statement
Less Expenses for Wages Taxes & Benefits to former CEO in 2021	(202,925)	

2021 Wages/Taxes/Benefits for Personnel Costs Analysis 5,154,131 Total Employee Personnel Wages Taxes & Benefits for 2021

KEY:

     = Amount Agrees with 2021 GVR Final year end financial report  
     = Amount Agrees with 2021 Audited Financial Report



# Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 12 month period ending December 31, 2021

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

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

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

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

*Audit matches GVR  
 Financial statement  
 Expenses*

*Audit 10,631,999.00 ✓  
 other Inv Exp 1,911.00  
 002  
 GVR 10,633,910.00 ✓*

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



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

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

*Audit matches GVR  
year end financial  
statement Revenue*

*Audit 11,861,667.++ ✓  
unrealized 464,843.--  
Inv Exp 73,257.++  
oth. Inv Exp 1,911.++  
002  
GVR 11,471,992.++ ✓*

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