



AGENDA

Fiscal Affairs Committee Meeting

Tuesday, October 17, 2023

1:30 PM – West Center, Room 2 and Zoom

GVR's Mission Statement: *“To provide excellent facilities and services that create opportunities for recreational, social activities, and leisure education to enhance the quality of our members’ lives.”*

Finance Committee Members: Jim Carden, Treasurer and Chair, Carl Charette, Nellie Johnson, Joe Magiola, Pat Reynolds, Steve Reynolds, Lanny Smith, Eric Sullwold, Dick Sutherland

Attendees: David Webster, CFO, Marge Garneau, President and Member ex officio, Scott Somers, CEO

1. Call to Order/ Roll Call/ Quorum
2. Review/accept minutes from budget meeting of September 19 and 27, 2023.
3. Chair comments
4. Financial Report for September 2023
5. 2024 Budget – FIRST DRAFT
6. New Business
7. Member comments
8. Adjourn

Next Meeting: November 21, 2023



MINUTES

Fiscal Affairs Committee

Tuesday, September 19, 2023

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

Committee: Jim Carden (Chair), Carl Charette, Nellie Johnson, Pat Reynolds, Steve Reynolds, Lanny Smith, Eric Sullwold, Dick Sutherland, Marge Garneau (President), Scott Somers (CEO), David Webster (CFO/Liaison)

Board Members present: Carol Crothers, Kathi Bachelor

1. **Call to Order / Roll Call - Establish Quorum**
2. **Review/accept Minutes from meeting August 22, 2023:**
MOTION: Carden moved/ Sullwold seconded to Approve August 22,2023 Meeting Minutes as presented.
Passed: Unanimous
3. **Chair Comments:**
 - The committee has already given input on the limits of the Board Authority and will be discussed and acted on during board meeting 9-27-23.
4. **Staff Reports**
 - a. Discussion how revenue from MCF came in under budget. Also, that the funds incurred unrealized losses resulting in a decrease in total net assets.
 - b. GVRs current cash position is good. Optimistic that will not have to use JPM cash accounts to stay above 90-day cash requirement during the slow cash flow season.
 - c. Personnel expenses are underbudget while Facility maintenance is over budget.
 - d. Incurred non-reoccurring professional fees. For example, HR contractor from January thru August.
5. **Business**
 - a. **Accept Financials for August**
MOTION: Carden moved/Sullwold seconded to accept financials.
Passed Unanimous
 - b. **Payment Plan Option for MCF**

MOTION: Johnson moved/Sullwold seconded to consider payment plan option for MCF and for staff to consult with lawyer about the legality of it.

Passed unanimous

c. CPM FAC Responsibilities

MOTION: Sutherland moved/Sullwold seconded to accept FAC Responsibilities revisions with addition of the words "such as" in 3.3.2.C in the CPM.

Passed Unanimous.

6. **Member Comments:** none

7. **Adjournment**

No objections to adjourn.

Next Meeting: Wednesday, September 27, 2023, 10:00a.m.-12:00 p.m., WC-Rm 2/Zoom

DRAFT



MINUTES

Fiscal Affairs Committee
Wednesday, September 27, 2023
10:00 a.m. pm – 12:00 p.m. MST
West Center Room 2 / Zoom

Committee: Jim Carden (Chair), Carl Charette, Nellie Johnson, Pat Reynolds, Steve Reynolds, Lanny Smith, Eric Sullwold, Dick Sutherland, Marge Garneau (President), Scott Somers (CEO), David Webster (CFO/Liaison)

Board Members present: Carol Crothers

1. **Call to Order / Roll Call - Establish Quorum**
2. **Staff Reports**
 - a) **Staff presents first draft of 2024 budget**
3. **Business**
 - a) **No motions or business was discussed.**
 - b) **Chair asked if tenant, guest and additional card fees should be increased**
 - c) **The committee wants to know the current usage of Del Sol Clubhouse**
 - d) **The committee wants to know the uptick at Desert Hills fitness center since the upgrade**
 - e) **The committee discussed whether GVR should explore a marketing campaign targeted out of state to attract new members to Green Valley**
4. **Member Comments:** 1 member had comments
5. **Adjournment**
No objections to adjourn.

Next Meeting: Tuesday, October 17, 2023, 1:30 p.m.-3:00 p.m., WC-Rm 2/Zoom



P.O. Box 586 Green Valley AZ 85622

520.625.3440

Fiscal Affairs
Financial Report
As of September 30, 2023

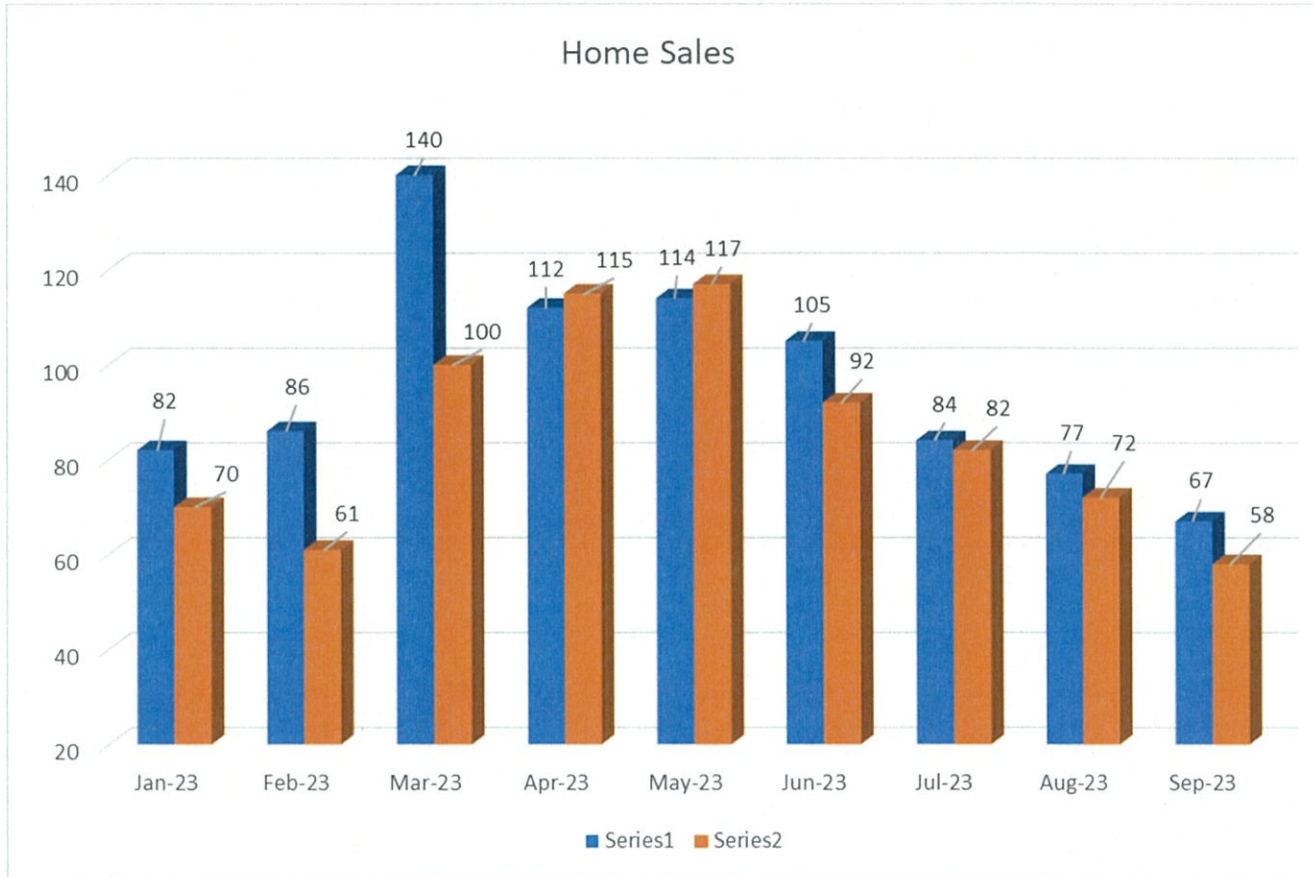
The enclosed Financial Statements and supplemental schedules provide relevant information Year to Date through September, 2023 and include the financial statements as of September 30, 2023. These statements include the Statement of Financial Position, Statement of Activities, Statement of Change in Net Assets, and Investment Portfolio.

- The following table summarizes the September 30, 2023 total year to date Increase in Net Assets based on GVR's 2023 Financial Statements:

Month	Operating Increase Net Assets	Unrealized Gains on Investments	GVR 2023 Total Increase in Net Assets	Homes Sold	Budget Variance	
					Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-23	\$44,961	\$308,945	\$353,906	70	(\$139,259)	\$82,283
Feb-23	(\$47,455)	(\$248,016)	(\$295,471)	61	(\$157,462)	(\$82,805)
Mar-23	\$167,720	\$135,998	\$303,718	100	(\$130,515)	\$69,035
Apr-23	\$205,048	\$65,186	\$270,234	115	\$11,866	\$116,499
May-23	\$136,859	(\$119,355)	\$17,504	117	\$3,726	\$61,169
Jun-23	\$86,015	\$201,855	\$287,870	92	(\$43,680)	\$29,529
Jul-23	\$71,216	\$141,588	\$212,804	82	\$24,378	\$44,841
Aug-23	\$16,218	(\$79,480)	(\$63,262)	72	(\$39,816)	\$94,705
Sep-23	(\$29,940)	(\$266,471)	(\$296,411)	58	(\$17,045)	(\$45,265)
Oct-23			\$0			
Nov-23			\$0			
Dec-23			\$0			
Total YTD '23	\$650,642	\$140,250	\$790,892	767	(\$487,807)	\$369,991

- While the preceding table illustrates the performance for the year 2023 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 2023 budget.

- There were 58 Home Resales during the month of September. This number of sales is 9 (14%) less than budgeted for September and 5 (8%) less than the prior year. GVR offsets these sales with an allowance for Membership Change Fee Refunds for Members who transition from a primary residence. The Property Report is on page 8 and the current allowance is \$205,900 (page 2). **GVR remains 12% under budget year to date for home sales.** The following graph illustrates the actual compared to the monthly budgeted number of home sales through September, 2023.



- The September 2023 Statement of Financial Position (page 2) reports the Total Net Assets to be \$32,071,494 which is a \$790,892 increase for the year (page 2 and 3) and includes \$140,892 of Unrealized Gains on Investments for September 2023 year to date.
- The September 30 Operational cash on hand is \$380,860 (page 2). When combined with Operational Cash Investments in both JP Morgan accounts, total Operational Cash equals \$2,907,148 which is a \$548,263 decrease during the month of September. The cash projections for 2023 are on pages 6 and 7.

- The Net Fixed Assets are \$21,071,302 as of September 30, 2023 (page 2). Total net Capital Purchases for the year to date are \$2,202,897. The detail report of the Capital Purchases has not been included. They will be added to the October report.
- Total Current Liabilities are \$2,800,122 (page 2). This includes 3 months of Deferred Dues revenue for 2023.
- Designated Net Assets equal \$10,353,456 (detailed on pages 4 – 5) which reflects a net decrease of \$419,141 for the month of September, 2023. The year to date net unrealized investment gain on investments are \$140,250 and are included in these balances.
- The Statement of Activities (page 3) indicates that Total Year to Date Revenue is \$8,712,281 which is 5% under budget and 4% less than the prior year. The primary driver of this negative variance is the Capital Revenue being under budget due to the lower than predicted sale of homes year during the first quarter 2023.
- The Cash Requirements Report for 2023 is included on pages 6 through 7. GVR's cash collections and Operating Cash balances are reasonable as projected. However, the cash balance projected in the 4th quarter is predicted to drop below the GVR 90-day minimum working capital cash requirement.
- The total expenses for the year are \$8,061,639 which is \$369,991 (4%) under budget and 2% more than the prior year (page 3). The following is a high-level summary of the amounts and percentage variance to budget for the year to date September 30, 2023:



EXPENSES YTD SEPTEMBER 2023				
<u>Expense Category</u>	<u>Total Expenses</u>	<u>Variance Pos. (Neg.)</u>	<u>%</u>	<u>Summary</u>
Facilities & Equipment	2,645,478	(6,158)	0%	Facility Maintenance over budget due to custodial contract, \$52K
Program Expenses	351,548	38,401	10%	Recreation contracts \$36K under. Offset with Program Income under by \$75K.
Communi-cations	174,443	15,156	8%	Printing under budget \$23k
Operational Expenses	483,690	(48,138)	-11%	Supplies \$75K overbudget. Custodial, pool, and landscaping supplies costs higher than expected.
Corporate Expenses	673,447	(140,019)	-26%	Professional Fees \$117K over budget due to outsourcing of HR doe a brief period
Personnel & Benefits	<u>3,733,033</u>	<u>510,749</u>	12%	Wages 11% under budget. Benefits 17% under budget.
TOTAL EXPENSES	<u>8,061,639</u>	<u>369,991</u>	<u>4.4%</u>	

The 2nd Draft of the 2024 Budget is being issued to the FAC as a separate 20 page report.





Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for September 30, 2023. 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.

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: September 30, 2023 and Dec 31, 2022

	September 30, 2023		Dec 31, 2022		
	Total		Total		
ASSETS					
Current Assets					
Cash/Cash Equivalents		380,860		1,732,899	
Accounts Receivable		215,727		197,896	
Prepaid Expenses		335,566		207,263	
Maintenance Inventory		11,522		23,044	
Designated Investments (Charles S./SBH)					
Emergency - Fund	513,274	(1)	490,701	(18)	
MRR - Fund	7,288,885	(2)	7,043,208	(19)	
Initiatives - Fund	1,773,157	(3)	2,531,557	(20)	
Pools & Spas - Fund	778,141	(4)	576,963	(21)	
Total Designated Investments (CS/SBH)	10,353,456	(5)	10,642,430	(22)	
Undesignated Invest. (JP Morgan Long Term)	1,565,187	(6)	1,565,673	(23)	
Undesignated Invest. (JP Morgan)	961,101	(7)	3,361,830	(24)	
Investments		12,879,744	(8)	15,569,933	(25)
Total Current Assets		13,823,419		17,731,035	
Fixed Assets					
Contributed Fixed Assets		18,316,183		18,017,085	
Purchased fixed Assets		29,906,272		27,908,195	
Sub-Total		48,222,455		45,925,280	
Less - Accumulated Depreciation		(27,151,153)		(26,748,166)	
Net Fixed Assets		21,071,302	(9)	19,177,114	(26)
Operating Lease ROU, Net of Accum. Amortization		467		467	
Finance Lease ROU, Net of Accum. Amortization		111,355		111,355	
Total Assets		35,006,544		37,019,971	
LIABILITIES					
Current Liabilities					
Accounts Payable		565,274		514,060	
Deferred Dues Fees & Programs		1,921,780		4,684,821	
Accrued Payroll		66,410		153,683	
Compensation Liability		-		-	
MCF Refund Liability		205,900		197,120	
In-Kind Lease Liability -Current		1,000		4,000	
Operating ROU Liability - Current		439		439	
Financing ROU Liability - Current		39,319		39,319	
Total Current Liabilities		2,800,122		5,593,441	
In-Kind Lease Liability - LT		50,667		50,667	
Notes Payable		-		11,000	
Financing ROU Liability - LT		84,261		84,261	
Total Long Term Liabilities		134,928		145,928	
TOTAL NET ASSETS		32,071,494	(10)	31,280,602	(27)
NET ASSETS					
Temporarily Designated:					
Board Designated:					
Emergency	527,867	(11)	490,701	(28)	
Maint - Repair - Replacement	7,829,954	(12)	7,043,208	(29)	
Initiatives	2,280,946	(13)	2,531,557	(30)	
Pools & Spas	786,409	(14)	576,963	(31)	
Sub-Total	11,425,176	(15)	10,642,430		
Unrestricted Net Assets		19,855,426		20,638,172	
Net change Year-to-Date		790,892	(16)	-	
Unrestricted Net Assets		20,646,317	(17)	20,638,172	
TOTAL NET ASSETS		32,071,494		31,280,602	



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 9 month period ending September 30, 2023

FY Budget Period: Jan 1, 2023 - Dec 31, 2023

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2022 YTD Actual	2023 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	5,229,715	5,293,416	63,701	1%	5,293,416	5,291,888	1,528	0.0%	7,055,850	1,762,434
LC, Trans., Crd Fees.	620,626	557,750	(62,876)	(10%)	557,750	590,819	(33,069)	(6%)	757,137	199,387
Capital Revenue	2,495,271	2,109,344	(385,927)	(15%)	2,109,344	2,592,462	(483,118)	(19%)	3,328,040	1,218,696
Programs	71,228	89,319	18,092	25%	89,319	164,754	(75,435)	(46%)	225,310	135,991
Instructional	220,793	261,015	40,221	18%	261,015	242,559	18,456	8%	333,997	72,982
Recreational Revenue	292,021	350,334	58,313	20%	350,334	407,313	(56,979)	(14%)	559,307	208,973
Investment Income	280,797	286,867	6,070	2%	286,867	213,489	73,379	34%	286,884	16
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	31,944	35,489	3,545	11%	35,489	25,707	9,782	38%	34,195	(1,294)
Comm. Revenue	31,944	35,489	3,545	11%	35,489	25,707	9,782	38%	34,195	(1,294)
Other Income	73,869	63,452	(10,417)	(14%)	63,452	71,028	(7,577)	(11%)	80,281	16,829
Facility Rent	12,060	12,629	569	5%	12,629	4,383	8,246	188%	6,000	(6,629)
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	3,000	3,000	-	0%	3,000	-	3,000	0%	-	(3,000)
Contributed Income	-	-	-	0%	-	2,999	(2,999)	(100%)	3,698	3,698
Other Revenue	88,929	79,081	(9,848)	(11%)	79,081	78,411	670	1%	89,979	10,898
Total Revenue	9,039,302	8,712,281	(327,021)	(4%)	8,712,281	9,200,088	(487,807)	(5.3%)	12,111,392	3,399,112
Expenses										
Major Proj.-Rep. & Maint.	191,715	314,638	(122,923)	(64%)	314,638	353,904	39,267	11%	478,281	163,643
Facility Maintenance	189,351	240,486	(51,135)	(27%)	240,486	188,114	(52,371)	(28%)	228,478	(12,008)
Fees & Assessments	12,272	12,725	(453)	(4%)	12,725	26,718	13,993	52%	30,725	18,000
Utilities	663,767	735,201	(71,434)	(11%)	735,201	743,228	8,027	1%	938,066	202,865
Depreciation	1,190,057	1,010,549	179,509	15%	1,010,549	1,057,119	46,570	4%	1,409,492	398,943
Furniture & Equipment	227,427	248,586	(21,159)	(9%)	248,586	198,597	(49,989)	(25%)	268,444	19,858
Vehicles	69,160	83,293	(14,134)	(20%)	83,293	71,639	(11,654)	(16%)	101,012	17,718
Facilities & Equipment	2,543,748	2,645,478	(101,730)	(4%)	2,645,478	2,639,320	(6,158)	(0%)	3,454,498	809,020
Wages	2,914,484	2,852,741	61,743	2%	2,852,741	3,196,449	343,708	11%	4,336,945	1,484,204
Payroll Taxes	226,474	220,811	5,663	3%	220,811	256,906	36,096	14%	347,276	126,466
Benefits	735,333	659,481	75,851	10%	659,481	790,427	130,946	17%	1,039,758	380,277
Personnel	3,876,290	3,733,033	143,257	4%	3,733,033	4,243,782	510,749	12%	5,723,980	1,990,947
Food & Catering	19,929	20,063	(134)	(1%)	20,063	24,417	4,354	18%	32,211	12,148
Recreation Contracts	268,619	263,053	5,566	2%	263,053	299,352	36,298	12%	413,188	150,134
Bank & Credit Card Fees	56,335	68,431	(12,096)	(21%)	68,431	66,180	(2,251)	(3%)	71,896	3,465
Program	344,883	351,548	(6,665)	(2%)	351,548	389,949	38,401	10%	517,295	165,747
Communications	81,844	81,821	23	0%	81,821	84,486	2,666	3%	107,974	26,153
Printing	81,330	67,492	13,837	17%	67,492	90,088	22,596	25%	104,407	36,915
Advertising	13,869	25,130	(11,261)	(81%)	25,130	15,024	(10,106)	(67%)	22,524	(2,606)
Communications	177,043	174,443	2,600	1%	174,443	189,598	15,156	8%	234,905	60,462
Supplies	317,864	401,179	(83,315)	(26%)	401,179	326,221	(74,958)	(23%)	424,090	22,911
Postage	8,691	7,686	1,005	12%	7,686	9,770	2,084	21%	20,909	13,223
Dues & Subscriptions	9,373	10,269	(896)	(10%)	10,269	12,028	1,759	15%	16,710	6,441
Travel & Entertainment	1,071	1,245	(174)	(16%)	1,245	10,416	9,171	88%	10,700	9,455
Other Operating Expense	58,555	63,311	(4,757)	(8%)	63,311	77,118	13,806	18%	128,622	65,311
Operations	395,553	483,690	(88,138)	(22%)	483,690	435,552	(48,138)	(11%)	601,031	117,341
Information Technology	59,287	96,242	(36,955)	(62%)	96,242	86,354	(9,888)	(11%)	115,638	19,396
Professional Fees	186,326	255,007	(68,680)	(37%)	255,007	137,685	(117,322)	(85%)	148,393	(106,614)
Commercial Insurance	231,497	223,502	7,995	3%	223,502	239,493	15,991	7%	321,601	98,099
Taxes	28,630	77,862	(49,232)	(172%)	77,862	15,936	(61,926)	(389%)	30,026	(47,836)
Conferences & Training	22,541	14,220	8,321	37%	14,220	35,693	21,473	60%	39,515	25,295
Employee Recognition	4,090	2,376	1,714	42%	2,376	18,267	15,891	87%	20,731	18,355
Provision for Bad Debt	-	4,239	(4,239)	0%	4,239	-	(4,239)	0%	-	(4,239)
Corporate Expenses	532,371	673,447	(141,077)	(26%)	673,447	533,428	(140,019)	(26%)	675,904	2,456
Expenses	7,869,887	8,061,639	(191,752)	(2%)	8,061,639	8,431,630	369,991	4.4%	11,207,612	3,145,973
Gross Surplus(Rev-Exp)	1,169,415	650,642	(518,773)	(44%)	650,642	768,458	(117,816)	(15%)	903,781	253,139
Net Gain/Loss on Invest.	(2,168,930)	140,250	2,309,180		140,250	-	140,250		-	(140,250)
Net from Operations	(999,515)	790,892	1,790,407	(179%)	790,892	768,458	22,434		903,781	112,889



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
As of Date: September 30, 2023 and Dec 31, 2022

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
		Unrestricted	Fixed Assets				
Net change in net assets-GVR	760,719 (16)	760,719	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,892,934)	-	-	1,179,941	423,588	289,405
Transfers Prev. Yr. Surplus	-	(428,596)	-	-	-	428,596	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	402,986	(402,986)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	288,334	736,453	2,297,175	-	(1,067,681)	(1,575,836)	(101,777)
Purchases Withdrawals Outstanding	(0)	196,242	-	-	(92,598)	(97,633)	(6,010)
Allocations of Net Change components:							
Investment income	-	(215,141)	-	5,336	148,570	48,848	12,387
Investment Expenses	-	61,104	-	(2,546)	(41,364)	(13,332)	(3,861)
Net Gains (Losses) in Investments	-	(177,587)	-	19,783	119,776	26,994	11,034
Net Change to September 30, 2023	1,049,053 (16)	(556,753)	1,894,189	22,572	246,643	(758,776)	201,178
Net Assets at, Dec 31, 2022	31,280,602 (27)	1,461,058	19,177,114 (26)	490,701 (28)	7,043,208 (29)	2,531,557 (30)	576,963 (31)
Net Assets as at, September 30, 2023	32,329,655 (10)	904,305	21,071,302 (9)	513,274 (11)	7,289,851 (12)	1,772,782 (13)	778,141 (14)
Footnotes refer to Statement of Financial Position and Statement of Activities		21,975,607 (17)			10,354,048 (15)		



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
Balance Dec 31, 2022 (at Market)	15,569,933 ⁽²⁵⁾	4,927,503 ⁽²⁴⁾	490,701 ⁽¹⁸⁾	7,043,208 ⁽¹⁹⁾	2,531,557 ⁽²⁰⁾	576,963 ⁽²¹⁾
Changes since Jan 1, 2022:						
Principal Transfers	3,071,530	750,000	-	1,179,941	852,184	289,405
Investment income	350,293	135,152	5,336	148,570	48,848	12,387
Withdrawals	(6,191,536)	(3,250,000)	-	(1,160,280)	(1,673,469)	(107,787)
Investment Expenses	(61,104)	-	(2,546)	(41,364)	(13,332)	(3,861)
Net Change for 9 Months	(2,830,816)	(2,364,848)	2,790	126,867	(785,770)	190,144
Balance before Market Change at September 30, 2023	12,739,117	2,562,656	493,491	7,170,075	1,745,788	767,107
9 Months Net Change in Investments Gain/(Loss)	141,219	(36,368)	19,783	119,776	26,994	11,034
Balance at September 30, 2023 (at Market)	\$ 12,880,335 ⁽⁸⁾	2,526,288 ⁽⁷⁾	513,273.69 ⁽¹⁾	7,289,851 ⁽²⁾	1,772,782 ⁽³⁾	778,141 ⁽⁴⁾

10,354,048 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

GVR Cash Requirements Report
FY 2023

ACTUAL / PROJECTED	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Projected	Projected
	<u>Jan-23</u>	<u>Feb-23</u>	<u>Mar-23</u>	<u>Apr-23</u>	<u>May-23</u>	<u>Jun-23</u>	<u>Jul-23</u>	<u>Aug-23</u>	<u>Sep-23</u>	<u>Oct-23</u>	<u>Nov-23</u>	<u>Dec-23</u>	
Operating Cash at CHASE													
Beginning of Month Balance	1,732,899	1,018,815	648,376	777,034	1,023,657	371,046	443,671	385,170	378,103	380,860	670,512	1,005,805	
Transfer In	-	-	500,000	500,000	-	500,000	750,000	500,000	500,000	500,000	250,000	-	
Transfer Out	(750,000)	-	-	-	(428,596)	-	-	-	-	-	-	(3,000,000)	
Cash Receipts	2,286,308	530,427	577,300	505,058	486,974	430,912	334,863	320,524	333,242	556,948	841,338	3,948,093	
Cash Disbursements	(2,250,392)	(900,866)	(948,641)	(758,435)	(710,989)	(858,286)	(1,143,365)	(827,590)	(830,485)	(767,296)	(756,046)	(787,795)	
Net Operating Cash Flow	35,916	(370,439)	(371,341)	(253,377)	(224,015)	(427,374)	(808,502)	(507,066)	(497,243)	(210,348)	85,292	3,160,299	
Ending of Month Balance	1,018,815	648,376	777,034	1,023,657	371,046	443,671	385,170	378,103	380,860	670,512	1,005,805	1,166,103	
Operating Investment Accounts (A&B)													
Beginning of Month Balance	4,927,503	5,724,202	5,695,146	5,216,974	4,740,774	4,711,374	4,286,021	3,590,510	3,077,307	2,526,288	1,962,383	1,634,361	
Transfer In	750,000	-	-	-	-	-	-	-	-	-	-	3,000,000	
Transfer Out	-	-	(500,000)	(500,000)	-	(500,000)	(750,000)	(500,000)	(500,000)	(567,063)	(330,475)	(65,600)	
Earned Income on Investmer	46,700	(29,057)	21,828	23,801	(29,400)	74,647	54,488	(13,203)	(51,019)	3,158	2,453	2,043	
Ending of Month Balance	5,724,202	5,695,146	5,216,974	4,740,774	4,711,374	4,286,021	3,590,510	3,077,307	2,526,288	1,962,383	1,634,361	4,570,804	
MRR Reserve													
Beginning of Month Balance	7,043,208	8,385,340	8,231,946	8,355,614	8,327,496	8,105,414	7,830,922	7,740,025	7,656,769	7,289,851	7,068,263	6,939,809	
Transfer In MRR Funding	1,179,941	-	-	-	-	-	-	-	-	-	-	-	
Transfer Out	(31,472)	(15,862)	(748)	(75,342)	(191,235)	(397,011)	(153,631)	(54,596)	(240,380)	(263,163)	(169,273)	(39,957)	
Net Earned Income on Invest	193,663	(137,532)	124,416	47,224	(30,848)	122,520	62,734	(28,660)	(126,538)	41,575	40,819	40,824	
Ending of Month Balance	8,385,340	8,231,946	8,355,614	8,327,496	8,105,414	7,830,922	7,740,025	7,656,769	7,289,851	7,068,263	6,939,809	6,940,676	
MRR - B Pool and Spa Replacement Reserve													
Beginning of Month Balance	576,962	874,533	764,121	770,016	771,949	772,172	786,409	793,030	789,376	778,141	783,199	788,290	
Transfer In MRR B Pool & Spa Funding	289,405	-	-	-	-	-	-	-	-	-	-	-	
Transfer Out	-	(107,787)	-	-	-	-	-	-	-	-	-	-	
Net Earned Income on Invest	8,166	(2,625)	5,895	1,933	223	14,237	6,621	(3,654)	(11,235)	5,058	5,091	8,653.89	
Ending of Month Balance	874,533	764,121	770,016	771,949	772,172	786,409	793,030	789,376	778,141	783,199	788,290	796,944	
Initiatives Reserve													
Beginning of Month Balance	2,531,557	2,608,205	2,541,688	2,402,584	2,190,874	2,637,756	2,280,946	1,794,577	1,795,126	1,772,782	1,436,492	1,113,427	
Transfer In	35,211	31,173	29,034	56,951	65,557	65,122	50,528	44,805	45,207	67,063	80,475	65,600	
Other Funding	-	-	-	-	428,596	-	-	-	-	-	-	-	
Other Payments	-	-	-	-	-	-	-	-	-	-	-	-	
Net Earned Income on Invest	42,650	(36,317)	42,749	14,608	(4,985)	15,113	10,396	(2,867)	(18,647)	13,753	5,356	3,712	
Transfer Out	(1,213)	(61,373)	(210,887)	(283,269)	(42,285)	(437,046)	(547,293)	(41,389)	(48,904)	(417,105)	(408,896)	(411,003)	
Ending of Month Balance	2,608,205	2,541,688	2,402,584	2,190,874	2,637,756	2,280,946	1,794,577	1,795,126	1,772,782	1,436,492	1,113,427	771,736	
Emergency Reserve													
Beginning of Month Balance	490,701	511,059	498,837	504,049	508,409	506,456	527,867	538,247	532,104	513,273	516,182	519,107	
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	
Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	
Net Earned Income on Invest	20,358	(12,221)	5,212	4,359	(1,953)	21,411	10,380	(6,143)	(18,831)	2,909	2,925	2,942	
Ending of Month Balance	511,059	498,837	504,049	508,409	506,456	527,867	538,247	532,104	513,273	516,182	519,107	522,048	
Total Reserve Accounts													
Total Operating Cash	6,743,017	6,343,521	5,994,008	5,764,431	5,082,420	4,729,693	3,975,679	3,455,410	2,907,148	2,632,895	2,640,166	5,736,907	
Grand Total Cash & Investments	19,122,154	18,380,114	18,026,272	17,563,160	17,104,218	16,155,837	14,841,559	14,228,785	13,261,195	12,437,032	12,000,798	14,768,311	

**GVR Cash Requirements Report
FY 2023**

ACTUAL / PROJECTED

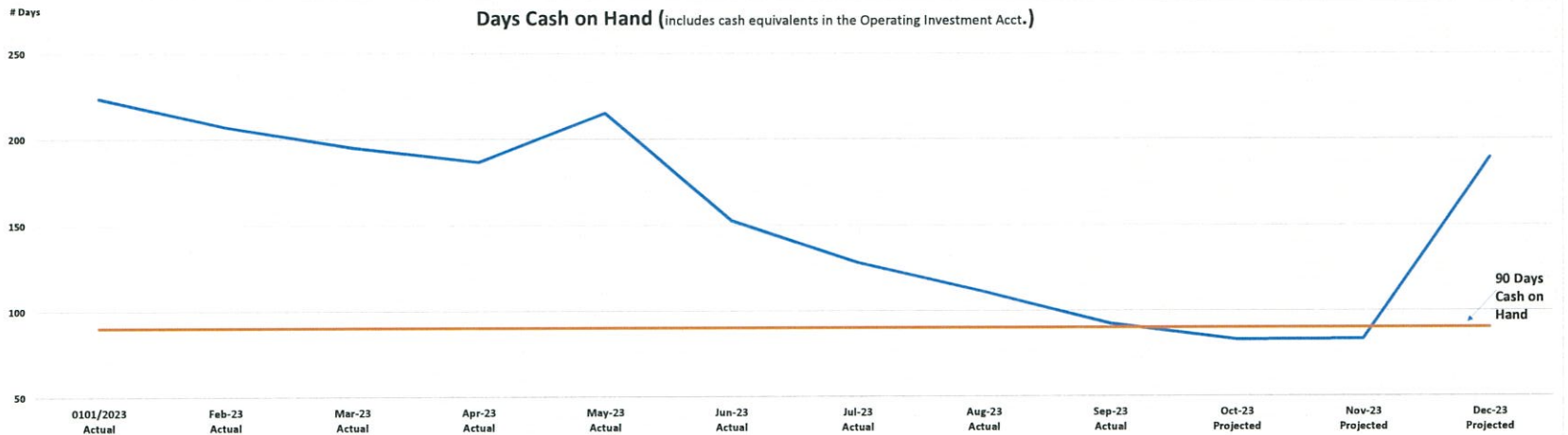
	Actual Jan-23	Actual Feb-23	Actual Mar-23	Actual Apr-23	Actual May-23	Actual Jun-23	Actual Jul-23	Actual Aug-23	Actual Sep-23	Projected Oct-23	Projected Nov-23	Projected Dec-23
Actual Days Oper. Cash on Hand (net of MCF Allowance)	223	207	195	187	215	153	128	111	92	83	83	189

January 1, 2023 Beg. Balance:	
Total Reserve Accounts	10,065,466
Total Operating Cash	6,660,402
Grand Total Cash & Investments	16,725,868

Projected Ending Balance 2023	
Total Reserve Accounts	8,234,461
Total Operating Cash	5,736,907
Grand Total Cash & Investments	13,971,367

Operating Cash (CHASE)	6,743,017	6,343,521	5,994,008	5,764,431	5,082,420	4,729,693	3,975,679	3,455,410	2,907,148	2,632,895	2,640,166	5,736,907
Invested Total (SBH & JP MORGAN)	18,103,339	17,731,738	17,249,237	16,539,503	16,733,173	15,712,165	14,456,389	13,850,682	12,880,335	11,766,519	10,994,994	13,602,208

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

2023	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	YTD
NEW MEMBERS	2	4	3	1	1	1	1	4	1	-	-	-	18
Total Members (2023)	13,825	13,829	13,832	13,833	13,834	13,835	13,836	13,840	13,841	13,841	13,841	13,841	13,841
Members Last Year (2022)	13,781	13,789	13,792	13,799	13,802	13,805	13,809	13,812	13,813	13,818	13,823	13,823	13,823
Members Before Last Year (2021)	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
Membershi Change Fee	75	63	103	118	121	94	83	80	58	-	-	-	795
Initial Fee	1	3	2	-	1	1	1	1	1	-	-	-	11
Transfer Fee (new build no Initial fee)	1	1	1	1	-	-	-	3	-	-	-	-	7
Transfer Fee (new build w/Initial fee)	1	2	1	-	-	-	1	-	-	-	-	-	5
Transfer Fee (estate planning)	-	-	2	-	-	-	2	-	-	-	-	-	4
Transfer Fee (resale)	70	61	100	115	117	92	82	72	58	-	-	-	767
Transfer Fee Non-Resale	9	5	6	3	8	4	4	12	2	-	-	-	53
Budget Monthly Resales (2023)	82	86	140	112	114	105	84	77	67	82	76	88	1,113
Monthly Resales (2023)	70	61	100	115	117	92	82	72	58	-	-	-	767
Monthly Delta Actual vs Budget (2022)	↓ (12)	↓ (25)	↓ (40)	↑ 3	↑ 3	↓ (13)	↓ (2)	↓ (5)	↓ (9)	-	-	-	↓ (100)
Monthly Resales Last Year (2022)	105	88	150	147	126	93	73	56	63	72	67	55	1,095
Monthly Resales 2 years prior (2021)	74	88	148	138	138	136	114	76	74	73	98	110	1,267
YTD Budget (2023)	82	168	308	420	534	639	723	800	867	-	-	-	867
YTD Resales (2023)	70	131	231	346	463	555	637	709	767	-	-	-	767
YTD Over/(Under) Budget	↓ (12)	↓ (37)	↓ (77)	↓ (74)	↓ (71)	↓ (84)	↓ (86)	↓ (91)	↓ (100)	-	-	-	↓ (100)
YTD Over/(Under) Budget	(15%)	(22%)	(25%)	(18%)	(13%)	(13%)	(12%)	(11%)	(12%)	-	-	-	(12%)
YTD Resales Last Year (2022)	105	193	343	490	616	709	782	838	901	973	1,040	1,095	1,095
YTD Resales Before 2 years prior (2021)	74	162	310	448	586	722	836	912	986	1,059	1,157	1,267	1,267
Total Sales (new and resale) (2023)	72	65	103	116	118	93	83	76	59	-	-	-	785
Total Sales (new and resale) Last Year (2022)	110	92	158	150	133	96	76	60	66	73	72	60	1,146
Total Sales (new and resale) Before 2 years prior (2021)	77	93	152	141	143	139	119	81	80	78	103	115	1,321
PACF Refund	9	6	9	10	7	7	7	3	6	-	-	-	61
	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Refunds	Total
\$2,900	4	3	7	7	7	6	7	-	5	-	-	-	46
\$2,816	5	3	2	3	-	1	-	-	1	-	-	-	15
\$2,716	-	-	-	-	-	-	-	-	-	-	-	-	-
\$2,616	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	9	6	9	10	7	7	7	-	6	-	-	-	61
	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Invoiced	Total
\$2,900	54	62	105	118	119	92	82	-	-	-	-	-	-
\$2,816	15	2	4	2	1	-	-	-	-	-	-	-	-
\$2,716	1	-	-	-	-	1	-	-	-	-	-	-	-
\$2,616	-	-	-	-	-	1	-	-	-	-	-	-	-
\$2,474	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	70	64	109	120	120	94	82	-	-	-	-	-	-



BUDGET MESSAGE

Fiscal 2024

October 18, 2023

Board of Directors and Members of Green Valley Recreation:

In accordance with the Bylaws and Corporate Policy Manual (CPM) of Green Valley Recreation, Inc. (GVR), we are pleased to submit the GVR Fiscal Year 2024 (FY2024) Proposed Budget. Included in this Total Budget are GVR's Operating Budget, Capital Improvement Budget and the Five-Year Capital Improvement Plan for Fiscal Years 2024-2028.

We believe this budget meets GVR's mission by providing excellent facilities and services that create opportunities for recreation, social activities, and leisure education to enhance the quality of our members' lives, while cultivating and maintaining a sound financial base that generates good value for our members. The department directors work diligently to manage the services within budget constraints and provide a wide array of vital services to our members. This budget provides for a high level of services, planned maintenance, and necessary improvements to GVR's infrastructure, while staying within the constraints of limited resources.

With a focus on providing excellent member service, GVR continues to look for opportunities to update processes, implement efficiencies, seek alternative sources of revenue, and improve service delivery and the quality of life to and for our members.

THE BUDGET PROCESS

GVR operates on a fiscal year, running from January 1 to December 31. The budget process begins in August with guidelines issued to department directors by the Chief Executive Officer (CEO). Departmental requests are prepared and submitted in August. The CEO and Chief Financial Officer (CFO) meet with each department director to discuss their requests. Changes and revisions to the requests and revenue projections are incorporated into the Proposed Budget which is submitted to the Board of Directors in October for consideration.

The CEO and CFO hold meetings with the Planning and Evaluation Committee, Fiscal Affairs Committee and Board of Directors in September and October to assist with budget preparation. In accordance with GVR's Corporate Policy Manual (CPM), the Budget must be available to the Board for approval no later than November 15.

The basis of budgeting conforms to generally accepted accounting principles (GAAP). The 2023 projected income and expenses are included for comparison purposes and are GVR's best estimates at this time. Included with the 2024 Budget is a 3-year projection for the years 2025 through 2027 that is for analytical purposes only.

The 2024 Proposed Budget that is presented includes the following services:

GVR Administrative Services: Information Technology, Finance, Membership, Board of Directors, Nominations and Elections, Administration, Human Resources, Communications.

GVR Recreation Services: Recreation, Concerts, Special Events, Movies, Tours, Classes, Volunteers, Sound and Lighting.

GVR Facilities Services: Maintenance, Aquatics, Landscaping, Custodial.

INTRODUCTION

GVR has been seeing its Members' reengaging since the effects of the pandemic are diminishing. GVR was able to keep many of its facilities open and provide limited services for its members despite the difficult pandemic climate of the prior three years. GVR remains financially sound, and with continued prudent fiscal management, we are confident GVR is in a position to proactively, effectively, and responsibly plan and prepare for the future, and will continue providing the services its members expect and depend upon, and at a good value. During the past 3 years, GVR has been able to complete approximately 3.7 Million Dollars'-worth of projects including Maintenance Repair and Replacement planned projects, Non-Reserve Capital projects, and Initiatives projects. The Proposed Five-Year Capital Improvement Plan (CIP) includes additional important recommended projects such as the West Center Lapidary, Woodworking, and Artisans expansion and the Desert Hills Locker room and Sauna projects.

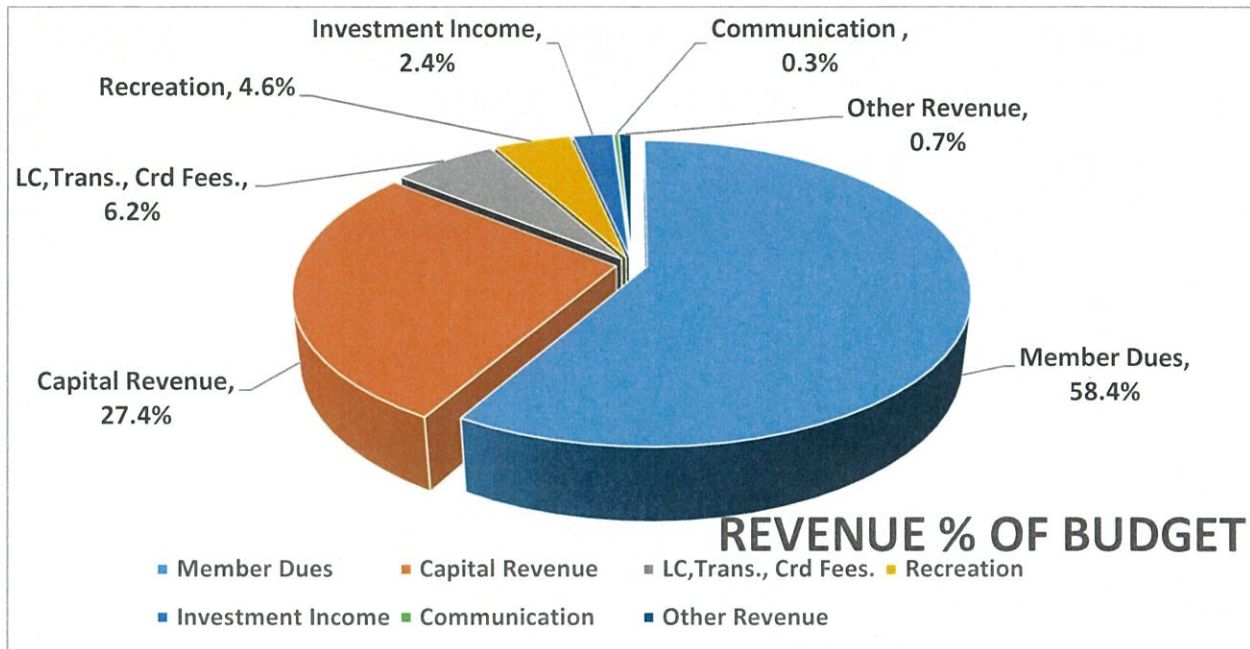
THE PROPOSED OPERATING BUDGET FY 2024 BUDGET

REVENUE

In consideration of the economic climate and the lingering effects and uncertainty of the COVID pandemic and the real estate market, we believe GVR's anticipated revenue assumptions for FY2024 are realistic. When viewed in light of the solid revenue performance over recent years, this approach is illustrated below:

GVR Revenue

	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
Member Dues	6,748,910	6,943,727	6,947,340	7,055,850	7,057,350	7,132,750
Member Fees	611,398	700,464	785,602	757,041	692,970	714,365
Capital Revenue	2,533,963	3,147,953	3,099,400	3,328,040	2,963,696	3,096,000
Recreation Rev.	378,574	212,685	401,553	559,307	432,351	485,403
Investment Income	288,038	291,923	372,078	286,884	531,822	425,458
Communication	163,952	64,159	43,105	34,195	47,094	47,094
Other Income	141,487	111,081	112,273	89,979	112,115	111,072
Total Revenue	10,866,321	11,471,993	11,761,351	12,111,296	11,837,398	12,012,141



The CEO, CFO, and GVR staff worked with the Fiscal Affairs Committee (FAC) at balancing the FY 2024 Budget. We believe the fees calculated and revenue on page 15 are reasonable and sustainable.

FY 2024 REVENUE BUDGET HIGHLIGHTS

1. A summary of the PROPOSED fee rate changes are as follows:
 - A. Member Dues, 2023 rate of \$510 increased \$5 to \$515 for 2024 (1.0%).
 - B. Initial Fee, 2023 rate of \$2,900 increased \$100 to \$3,000 for 2024 (3.4%).
 - C. Membership Change Fee (MCF) 2023 rate of \$2,900 increased \$100 to \$3,000 for 2024 (3.4%).

2. The proposed changes in fee rates to member dues are reflected in the Dues and Fees Income Section in the Membership Revenue Section of the Revenue Section. The rates are identified in the Fees Schedule found on page 21. The calculation of revenue is as follows:
 - A. Member Dues is based on dues for 13,850 properties at the rate of \$515 / per member household. GVR currently has 13,840 properties and the proposed 2024 Budget conservatively adds only 10 new properties. This

dues rate does reflect the PROPOSED \$5 increase in the annual dues rate effective January 1, 2024.

B. New Member Capital Fees:

- The proposed Membership Change Fee (MCF) is an increase from the current rate of \$2,900 to \$3,000.

The 2024 MCF assumption is based on an estimated 1,012 total property transactions with no change in current policy. Staff is projecting 1,027 home sales in 2023. While the real estate market in our area had remained resilient during the pandemic, it has trended downward recently. Staff assumes 15 fewer property sales than projected 2023 in the 2024 Budget. The following is a summary of home sales for the past 5 years:

Home Sales						
2018	2019	2020	2021	2022	2023	2024
Actual	Actual	Actual	Actual	Actual	Proj.	Budget
1,204	1,126	1,109	1,267	1,095	1,027	1,012

- The preceding 4-year average for home sales is 1,125 homes. Staff reduced this number by 10% to determine the 1,012-home budget for 2024.

C. There is a rate change proposed for Initial Fees to increase the Initial Fee rate by \$100 matching the MCF. This rate will be increased from \$2,900 to \$3,000 and the budget is based on a conservative 20 anticipated net property transactions in 2024.

D. Guest Card and Tenant Fees remain unchanged in this proposed budget. However, we believe the number of guest and tenant card transactions are somewhat conservative.

3. There is no rate change proposed in Transfer Fees.

- A. The budget includes a projected 1,012 properties at the current rate of \$450 per transfer for a grand total of \$455,400.

4. Recreational Revenue is assumed to increase \$53,052 more than projected in 2023 and \$73,904 less than was originally budgeted in 2023. While the 2024 Budget does not assume GVR Members will begin 2024 participating in programs at the level experienced in the pre COVID years of 2018 or 2019, we do expect to see increased participation throughout the year and based the 2024

Budget on higher utilization by members in 2024. The Program Revenue budget in 2024 is offset by Recreation expense contracts that equal 70% of the Recreation Revenue.

The total anticipated Revenue for 2024 is \$12,012,141, which is a decrease of \$99,155 (0.8%) from the 2023 Budget.

EXPENSES

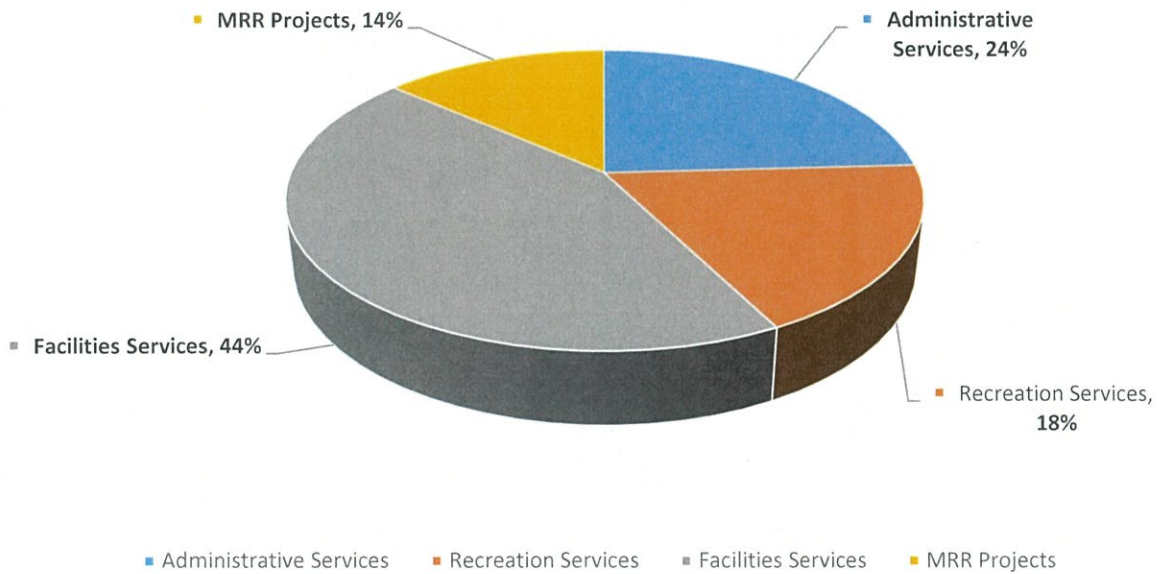
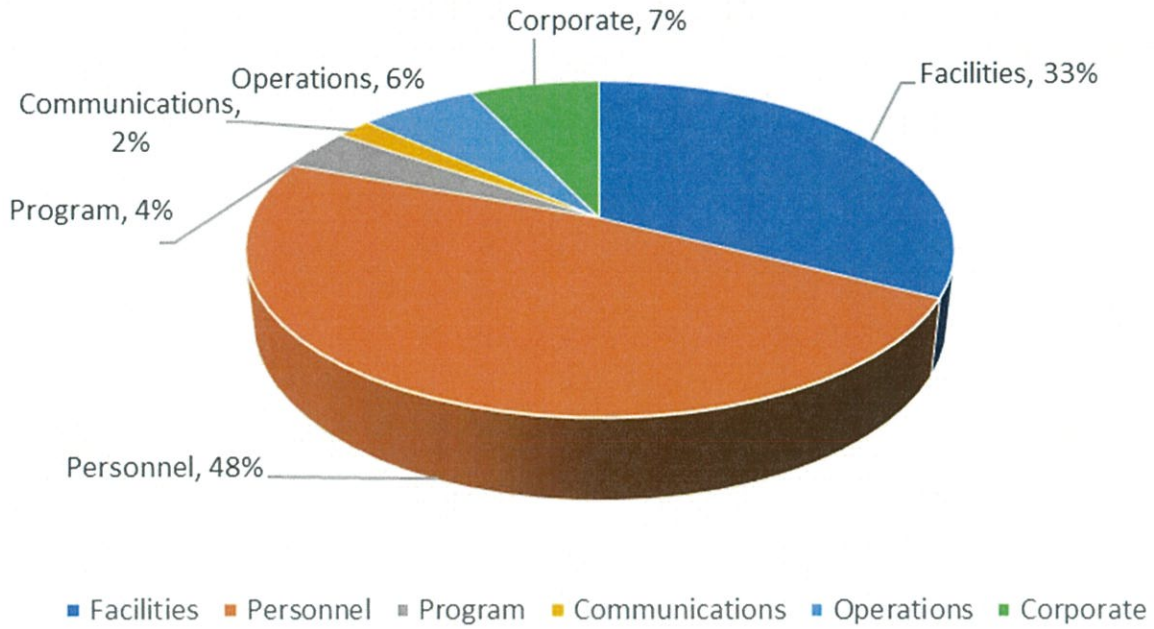
GVR Expenses

Expense Classification	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Projected	FY 2023 Budget	FY 2024 Budget
Facilities	3,339,819	3,582,774	3,424,757	3,335,276	3,443,761	3,629,332
Personnel	5,060,293	5,376,214	5,143,126	5,077,952	5,723,890	5,369,703
Program	450,120	327,080	463,890	414,616	517,295	447,071
Communications	177,731	178,432	209,141	238,850	234,905	212,126
Operations	544,771	475,835	592,522	694,915	601,031	709,064
Corporate	693,242	716,659	759,851	929,168	675,904	794,055
Total Expenses	10,265,976	10,656,995	10,593,287	10,690,777	11,196,785	11,161,351

The FY 2024 budget provides for all salaries and wages, employee benefits, operating expenditures, and non-reserve capital outlays. It also provides for significant funding to Board-designated reserves.

The graphs on the following page 7 illustrate GVR's expenditures by categories and Service Sectors.

Expenditures % of 2024 Budget



The personnel costs include a 5.5% aggregate increases in wage rates, offset with a total decrease of 9 full time equivalents of staff. The Personnel budget for 2024 reflects a \$354,187 (6.6%) decrease and includes wage increases in accordance with the compensation plan. Much of this savings is due to custodial outsourcing and the custodial contract expenses are included in the Facility Maintenance line item. Overall, the total operating expenses are budgeted to decline marginally in 2024 yet members will be able to fully utilize all the facilities and programs during 2024.

1. The total budgeted Personnel cost decreases equal \$354,187 (6.6%) in the Total Wages Taxes & Benefits line item compared to 2023 budgeted costs. GVR does anticipate a 10% increase in benefits cost rates for 2024. The 2024 Budget includes a total of 87 Full Time Equivalent staff. The total change from 2023 budgeted costs are as follows:
 - A. 6.5% - Net decreased wages due to fewer staff.
 - B. 6.6% - Payroll Taxes decrease.
 - C. 7.2% - Benefits decrease due to fewer staff includes 10% mid-year increase (Medical, Dental, Life, Disability, 401k, Workers Comp)

GVR Personnel Summary

Rooted in the CPM (Section 2. Subsection 4.2.2.A.2,5), THE GVR Board of Directors adopted a Compensation Philosophy in 2023. This philosophy is underpinned by a commitment to attracting and retaining talent while remaining firmly aligned with its strategic objectives and community service mission. The organization's compensation philosophy ensures competitive, equitable pay and a focus on performance.

In alignment with this philosophy, the administration worked with a compensation consultant (LHRC) who found that GVR pays below market across all positions and has discrepancies in pay among employees performing similar roles. The administration worked with LHRC to develop a multi-year, phased compensation strategy, as a one-year fix was unsustainable. GVR's strategy in the long term is to meet the labor market, adapt to its shifts, and incorporate performance-based considerations. Consequently, GVR ensures its compensation plan is refreshed annually to align with the local market.

Please also note that per the CPM Section 2. Subsection 4.2.2 Human Resources, the CEO directs the Human Resources of the organization. Specifically, the CEO shall: "Develop compensation packages that are competitive within Pima County and Southern Arizona" and "Maintain a climate that attracts, retains, and motivates top quality people – both paid and staff volunteers."

In 2023, the budget included \$120,000 for the first phase of pay plan implementation. This phase increased the GVR minimum wage by 25 cents to 40 cents above the state minimum wage. It also addressed a portion of the gaps in pay equity (similar pay for similar work), with minor longevity and merit increases issued. To work within the 2023 personnel budget constraints, ceilings were placed on all factors, positions, and pay. GVR's current entry rate for our line employees is \$14.25, 40 cents above Arizona's state minimum wage. The state minimum is set to increase to \$14.35 on January 1, 2024, with further increments anticipated annually.

LHRC has guided phase two of the compensation plan implementation. The 2024 personnel budget has been designed to continue this work to meet the market by keeping the competitive margin over state minimum wage, moving closer toward market rates, and stabilizing our compensation position to retain and compete for talent. As a result, it reduces gaps where GVR lags in the market. Full implementation of the pay plan would cost \$414,000 in 2024. However, using a phased approach, phase two implementation is budgeted at \$220,000; the 2024 personnel budget includes this as an aggregate 5.5% increase.

Employee turnover has been attributed to pay rates, particularly among line employees. In 2023, the administration reduced FTE from 97 to 93.4. For the 2024 budget cycle, the administration has worked to develop a staffing model that intends to maintain service levels with an additional reduction of FTE to 87, which includes the potential for 3 FTEs dedicated to the Del Sol Clubhouse. This adjustment will help to mitigate further inflation of costs to implement future phases of the compensation strategy.

A summary of GVR historical Full Time Equivalents is as follows:

A

GVR												
Budgeted FTEs (Full Time Equivalents)												
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FT	FTE	FTE	
Information Technology	3	3	3	3	3	4	4	4	4	4	4	
Administration	11	11	11	11	11	12	13	12	14	11	10	
Membership Services										9	7	
Administrative Services	14	14	14	14	14	16	17	16	18	24	21	
Recreation Services	22	22	23	23	23	23	23	23	23	34.4	34	
Maintenance	13	13	13	13	13	14	13	13	13	12	15	
Aquatics	6	6	6	6	6	6	6	7	5	5	6	
Landscaping	5	5	5	5	5	6	6	6	7	8	6	
Custodial	27	30	31	31	31	31	30	30	31	10	2	
Facility Services	51	54	55	55	55	57	55	56	56	35	29	
Total GVR	87	90	92	92	92	96	95	95	97	93.4	84	
FTE = Full Time Equivalent									Del Sol Clubhouse		3	
										Grand Total		87

2. The Facilities & Equipment budget for 2024 reflects a \$185,571 (5.1%) increase from the 2023 budget and a \$294,056 increase (8.1%) from the 2023 projections.

A. To best analyze the Facility Operating Expenses, the MRR funded expenses must be adjusted out of the total:

	2021 Actual	2022 Actual	2023 Projected	2024 Budget
Major Projects	\$ 543,722	\$ 252,621	\$ 312,689	\$ 489,202
Facility Maint.	\$ 217,211	\$ 235,823	\$ 287,111	\$ 405,377
Total Expenses	\$ 760,933	\$ 488,444	\$ 599,800	\$894,579
MRR Funded	\$(188,744)	\$(61,951)	(\$77,944)	(\$371,138)
Net Facility Expenses	\$ 572,189	\$ 426,493	\$ 521,856	\$523,441
% Incr. (Dec.)		-25%	+22%	+0.3%

This category fluctuates significantly dependent on the types of projects that are incurred in a given year. The 2024 increase is significant due to the outsourcing of custodial services and significant increase in MRR activities. We therefore believe the budgeted amounts for Facilities Expenses are reasonable.

3. Corporate Expenses:

- A. The Corporate Expenses budget reflects an increase of \$118,151 when compared to budgeted costs for 2023 and is described below:
- B. Conference and Training reflects \$5,368 (15.7%) decrease from budgeted 2023 expenses. GVR remains committed to staff professional training.
- C. Commercial Insurance includes a \$33,210 mid-year increase due to additional facilities and rising insurance costs.
- D. GVR is not budgeting any additional allowance for bad debt. The current allowance is about \$155,000 which is an \$9,000 decrease during the 2023 fiscal year.

4. Program Expenses for the 2024 budget are \$70,244 (15.7%) less than the budgeted 2023 costs . This is offset with a \$73,904 decrease in Recreation Revenue.

5. The Operations Expenses includes a decrease of \$108,033 (15.2%) from budgeted 2023.

- A. GVR is experiencing significant inflationary increases in janitorial and pool related supplies.
- B. Investment Expenses account for \$82,500 of the Operations Expenses. These expenses are paid directly from the Reserve Accounts.

6. Capital Budget - page 16

- A. Maintenance, Repair, and Replacement (MRR) Capital Budget is \$1,369,273 and is detailed on page 19. The prior 2023 MRR Capital budget was \$1,367,399.
- B. A list of Non-Reserve Capital (NRC) activities listed on page 18 are included in the FY2024 Budget for a total of \$227,000 in Capital Improvement Projects. The prior 2023 NRC Budget was \$308,000. This budget includes the \$100,000 allocated for non-budgeted, unplanned items, per the Capital Improvement Policy and Process.

C. The Initiatives Capital Projects on page 17 includes the following Projects, ranked in order of priority by the P&E Committee:

	Funds Budgeted in 22-23
1. Del Sol Clubhouse	
2. West Center Lapidary, Woodworking, and Artisan expansion	\$1,000,000
3. Desert Hills kiln room	\$ 90,000
4. Canoa Hills gym conversion	\$ 180,000
4. West Center lobby improvements	\$ 150,000
5. Security cameras	\$ 125,000
6. West Center lazy river	
7. Metal Shop Club home	
8. Las Campanas fitness expansion	
8. East Center outdoor pavilion	
9. Desert Hills yoga studio	\$ 30,000
9. Desert Hills locker and steam room	\$ 445,000
9. Santa Rita Spring fitness expansion	
Canoa Hills infrared sauna	<u>\$ 7,500</u>
Total Initiatives Projects for 2024	<u>\$2,027,500</u>

Currently, based on revenue projections, the Initiatives Reserve Fund is anticipated to have enough cash to fund all these projects. This is illustrated in the Five-Year Capital Improvement Plan that is reported on page 17. While the P & E Committee didn't rank the Desert Hills Locker/Steam/Sauna Remodel as a high priority, staff still recommends moving forward with this project in 2024. Quantitatively, comparing the following September statistics:

September 2019 (to get a pre-pandemic baseline)

DH: 1,056
 CH: 2,308
 Combined: 3,364
 All centers combined: 14,455

September 2022

DH: 943
 CH: 1,815
 Combined: 2,758
 All centers combined: 11,047

September 2023

DH: 5,109
 CH: Closed
 Combined: 5,109
 All centers combined: 14,526

In September 2023, 35% of all GVR gym users used the Desert Hills Fitness Center.

7. Maintenance Repair & Replacement Reserve (MRR) funding is budgeted at \$1,220,295 as presented by the Browning Reserve Group, and is \$48,354 more than 2022.
 - A. The 2022 Reserve Study report has calculated the MRR Reserve funding level to be 74.0%. The prior year funding level was 73.0%.
 - B. The MRR Funding increased \$5.55 to approximately \$88.73 per member property.
 - C. The MRR-B Replacement of Pools and Spas are budgeted at \$299,400 .

Total Expenditures Budgeted for 2024 are \$11,196,785 and are a \$85,675 (0.8%) decrease from the 2023 Budget.

The 2024 Draft Budget is based on a Net Zero Surplus Approach. Adjustments to the Net Consolidated Accrual Basis Surplus are as follows:

Total Budgeted Income	\$12,012,141
Total Budgeted Expenses	<u>(\$11,161,351)</u>
Gross Surplus	\$ 850,790
Less Non-Reserve Capital Projects	(\$ 227,000)
Less Income from Reserves	(\$ 259,068)
Initiatives Reserve Funding	(\$ 622,200)
Del Sol Clubhouse Funding	(\$ 50,000)
MRR-B Pools & Spas Reserve Funding	(\$ 299,400)
MRR Reserve Funding	(\$ 1,220,295)
MRR Operating Expenses paid by MRR Fund	\$ 371,138
Depreciation	\$ 1,373,535
Management expenses of Reserve Funds	<u>\$ 82,500</u>
Net Surplus (Deficit)	\$ 0

The amounts to determine the Zero Balance budget are listed at the bottom of page 15.

Please note that this is the 2nd draft of the 2024 Budget. Significant changes from the first draft are as follows:

Category	Amount Increase (Decrease)	Description
Facilities & Equipment	(159,925)	Expenses reduction relating to MRR study
Personnel Expenses	(117,722)	Adjustment to tie out to Comp and Class Study
Program Expenses	(7,600)	Food & Catering and Recreation contracts
Communications Expenses	(1,703)	Phone expenses reductions
Operational Expenses	1,418	Minor increase to supplies expenses
Corporate Expenses	(17,207)	Professional fees reduction
Non-Reserve Projects	100,000	Added capital budget
MRR Operating Expenses	(85,899)	Expenses reduction relating to MRR study
Reserve Funds Exp add back	288,638	Expenses reduction relating to MRR study
Total of Adjustments	0	\$0 Surplus

CLOSING

GVR provides important services to a unique population of approximately 23,776 Members in Green Valley Arizona. Our lean ratio of 1 staff position to every 273 Members demonstrates how we strive to make every dollar count. GVR continues to look for opportunities to minimize costs and improve service delivery, while at the same time focusing on providing excellent customer service. The past year has been challenging to balance and prioritize the needs our community with the limited amount of resources available. In developing the FY 2024 Budget, we have made every attempt to find savings while keeping our 2024-28 Five-Year Strategic Plan as our guide. As we enter the next fiscal year, we will again need to closely monitor revenues and expenditures to ensure that revenues are coming in as budgeted and make any necessary expenditure adjustments throughout the year. We are confident that GVR's staff will continue to meet this challenge. The budget process is a team effort and reflects many hours of hard work on the part of staff, Fiscal Affairs Committee members, and the Board. We extend special thanks for the hard work of staff and the GVR management team, particularly David Webster, CFO, in developing the FY 2024

budget. In summary, this 2024 Budget accomplishes the Bylaws requirement that GVR “shall be guided by the actual expense of operating the recreational facilities of The Corporation, including a reasonable reserve for Capital Replacements with the objective of operating the facilities on a self-sustaining basis”. This budget is a solid foundation to keep GVR fiscally strong and responsive to its Members.

Scott Somers, CEO

GVR Budget Worksheet BOD GVR Summary Ver 1.0

2023 Total Budget Version 2		2022	2023	2023	2024	2024 Bud.		2024 Bud.		
		1..12	1..12	1..12	Budget	vs	vs	2023 Proj.	2023 Bud.	
		Actuals	Projection	Budget	Budget					
	Full Time Equivalents	83	95	99	87					
	Head Count	103	113	117	106					
Revenue	Member Dues	6,947,340	7,057,350	7,055,850	7,132,750	75,400	1.1%	76,900	1.1%	
	LC,Trans., Crd Fees.	785,602	692,970	757,041	714,365	21,395	3.0%	(42,676)	(6.0%)	
	Capital Revenue	3,099,400	2,963,696	3,328,040	3,096,000	132,304	4.3%	(232,040)	(7.5%)	
	Membership Revenue	10,832,342	10,714,016	11,140,931	10,943,115	229,099	2.1%	(197,816)	(1.8%)	
	Programs	90,824	97,339	225,310	92,403	(4,937)	(5.3%)	(132,907)	(143.8%)	
	Instructional	310,729	335,012	333,997	393,000	57,988	14.8%	59,003	15.0%	
	Recreational Revenue	401,553	432,351	559,307	485,403	53,052	12.3%	(73,904)	(13.2%)	
	Investment Income	372,078	531,822	286,884	425,458	138,574	48.3%	138,574	48.3%	
	Advertising Income	-	-	-	-	-	-	-	-	-
	Cell Tower Lease Inc.	43,105	47,094	34,195	47,094	0	0.0%	12,898	27.4%	
	Comm. Revenue	43,105	47,094	34,195	47,094	0	0.0%	12,898	37.7%	
	Other Income	91,111	96,698	83,979	91,072	(5,626)	(6.2%)	7,093	7.8%	
	Facility Rent/Leases	21,163	15,417	6,000	20,000	4,583	22.9%	14,000	70.0%	
	Marketing Events	-	-	-	-	0	0.0%	0	0.0%	
	Contributed Income	-	-	-	-	0	0.0%	0	0.0%	
	Other Revenue	112,273	112,115	89,979	111,072	(1,043)	(0.9%)	21,093	23.4%	
Total Operating Revenue		11,761,351	11,837,398	12,111,296	12,012,141	174,743	1.5%	(99,155)	(0.8%)	
Expenses	Major Proj.-Rep. & Maint.	252,621	312,689	478,280	489,202	(176,514)	(36.1%)	(10,923)	(2.2%)	
	Facility Maintenance	235,823	287,111	228,478	405,252	(118,141)	(29.2%)	(176,774)	(43.6%)	
	Fees & Assessments	15,423	14,239	30,725	5,000	9,239	184.8%	25,725	514.5%	
	Utilities	951,134	965,258	927,331	989,399	(24,141)	(2.4%)	(62,068)	(6.3%)	
	Depreciation	1,595,311	1,373,535	1,409,492	1,373,535	(0)	(0.0%)	35,957	2.6%	
	Furniture & Equipment	286,191	285,555	268,444	268,944	16,611	6.2%	(500)	(0.2%)	
	Vehicle Expenses	88,254	96,890	101,012	98,000	(1,110)	(1.1%)	3,012	3.1%	
	Facilities & Equipment	3,424,757	3,335,276	3,443,761	3,629,332	(294,056)	(8.1%)	(185,571)	(5.1%)	
	Wages	3,924,322	3,876,610	4,336,945	4,073,813	(197,203)	(4.8%)	263,132	6.5%	
	Payroll Taxes	296,565	301,426	347,276	325,634	(24,208)	(7.4%)	21,642	6.6%	
	Benefits	922,239	899,916	1,039,668	970,255	(70,340)	(7.2%)	69,413	7.2%	
	Personnel	5,143,126	5,077,952	5,723,890	5,369,703	(291,752)	(5.4%)	354,187	6.6%	
	Food & Catering	26,193	18,471	32,211	21,386	(2,915)	(13.6%)	10,825	50.6%	
	Recreation Contracts	375,954	319,042	413,188	348,685	(29,643)	(8.5%)	64,503	18.5%	
	Bank & Credit Card Fees	61,743	77,103	71,896	77,000	103	0.1%	(5,104)	(6.6%)	
	Program	463,890	414,616	517,295	447,071	(32,454)	(7.3%)	70,224	15.7%	
	Communications	107,705	98,936	107,974	96,023	2,913	3.0%	11,951	12.4%	
	Printing	82,151	111,204	104,407	103,183	8,022	7.8%	1,224	1.2%	
	Advertising	19,285	28,710	22,524	12,920	15,790	122.2%	9,604	74.3%	
	Communications	209,141	238,850	234,905	212,126	26,725	12.6%	22,779	10.7%	
	Supplies	418,998	551,105	424,090	557,458	(6,353)	(1.1%)	(133,368)	(23.9%)	
	Postage	18,212	19,200	20,909	17,921	1,279	7.1%	2,988	16.7%	
	Dues & Subscriptions	15,623	17,009	16,710	17,091	(82)	(0.5%)	(381)	(2.2%)	
	Travel	9,163	9,157	24,258	10,945	(1,788)	(16.3%)	13,313	121.6%	
	Other Operating Expense	130,526	98,443	115,064	105,649	(7,206)	(6.8%)	9,415	8.9%	
	Operations	592,522	694,915	601,031	709,064	(14,149)	(2.0%)	(108,033)	(15.2%)	
Information Technology	88,338	125,800	115,638	136,781	(10,981)	(8.0%)	(21,143)	(15.5%)		
Professional Fees	239,207	395,397	148,393	213,816	181,582	84.9%	(65,423)	(30.6%)		
Commercial Insurance	338,380	335,138	321,601	354,812	(19,674)	(5.5%)	(33,210)	(9.4%)		
Taxes	53,308	22,282	30,026	33,000	(10,718)	(32.5%)	(2,974)	(9.0%)		
Conferences & Training	26,507	26,267	39,515	34,146	(7,879)	(23.1%)	5,368	15.7%		
Employee Recognition	14,111	24,284	20,731	21,500	2,784	12.9%	(769)	(3.6%)		
Provision for Bad Debt	-	-	-	-	0	0.0%	0	0.0%		
Corporate Expenses	759,851	929,168	675,904	794,055	135,113	17.0%	(118,151)	(14.9%)		
Total Operating Expenses		10,593,287	10,690,777	11,196,785	11,161,351	(470,573)	(4.2%)	35,435	0.3%	
Net	Gross surplus(Rev-Exp)/ Net Cash F	1,168,064	1,146,621	914,511	850,790					
	Unrea. Gain/Loss on Invest.	-	-	-	-					
	Accrual Basis Net from Operations	1,168,064	1,146,621	914,511	850,790					
Adj. to Cash Basis	Subtract:									
	Non-Reserve Capital Projcs		(145,515)	(308,000)	(227,000)					
	Income From Reserve Funds		(327,836)	(247,772)	(259,068)					
	Reserved Funding/Initiatives		(605,060)	(670,625)	(622,200)					
	MRR B (Pools & Spas)		(289,405)	(289,405)	(299,400)					
	Del Sol Clubhouse				(50,000)					
	Reserved Funding/MRR		(1,179,941)	(1,179,941)	(1,220,295)					
	Cash Basis Change in Net Assets Net of Reserves		(1,401,136)	(1,781,232)	(1,827,173)					
	Add Back:									
	MRR Operating Expenses.		113,402	285,239	371,138					
Depreciation		1,373,535	1,409,492	1,373,535						
Expenses from Reserve Funds		77,944	86,501	82,500						
Cash Basis Net Surplus (Deficit)		163,745	-	-						

GVR
Capital Budget
FY 2024

Initiatives Capital Improvement Plan	\$ 2,027,500
Non Reserve Capital Projects	\$ 227,000
Maintenance Repair & Replacement Capital Projects	<u>\$ 1,369,273</u>
Grand Total Capital Projects Budgeted for 2024	<u>\$ 3,623,773</u>

GVR
10/10/2023
Cash Funding Projections

	Items Are Projections REVISIONS FROM P & E COMMITTEE				
	2024	2025	2026	2027	2028
Initiatives					
Beginning Balance	\$ 2,035,222	\$ 791,551	\$ 731,273	\$ 1,647,264	\$ 897,550
Funding From Operations Revenue	\$ 626,088	\$ 635,987	\$ 664,930	\$ 646,325	\$ 643,383
Additional GVR Funding (Surplus)	\$ 50,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Transfer to Operations					
Loan Payments					
Net Investment Earnings	\$ 118,741	\$ 64,734	\$ 62,062	\$ 114,961	\$ 71,134
Projects:					
2nd Pmt DH Fitness Equipment					
Del Sol Clubhouse Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Del Sol Club House (\$1.2M)					
WC Lapidary, Wood, Artisan Expansion	\$ (1,000,000)	\$ (1,000,000)			
DH Ceramics Kiln Room Code	\$ (90,000)				
CH Gym conversion	\$ (180,000)				
WC Lobby improvements	\$ (150,000)				
Security Cameras	\$ (125,000)				
WC Lazy River			\$ (50,000)	\$ (1,500,000)	\$ (1,500,000)
Metal Shop Home					
LC Fitness Expansion				\$ (250,000)	\$ (250,000)
EC Outdoor Pavilion					
DH Yoga Studio	\$ (30,000)				
DH Locker room Steam room	\$ (445,000)				
SRS Fitness Expansion					
CH Infra Red Sauna	\$ (7,500)				
SRS Glass Arts (\$820,813 FY 23)					
SRS Photography Club wall (\$36,000)					
Total for the Year	\$ (2,027,500)	\$ (1,000,000)	\$ (50,000)	\$ (1,750,000)	\$ (1,750,000)
Ending Balance	\$ 791,551	\$ 731,273	\$ 1,647,264	\$ 897,550	\$ 101,067
Maintenance Repair & Replacement					
Beginning Balance	\$ 7,354,990	\$ 6,886,583	\$ 7,384,693	\$ 7,686,240	\$ 8,538,959
Annual Funding (per Reserve Study)	\$ 1,220,295	\$ 1,426,054	\$ 1,540,138	\$ 1,540,138	\$ 1,540,138
Additional Funding					
Net Investment Earnings (actual IPS rate)	\$ 666,777	\$ 600,293	\$ 660,244	\$ 348,432	\$ 562,058
Projects:					
Per Reserve Study	\$ (2,355,479)	\$ (1,528,237)	\$ (1,898,835)	\$ (1,035,850)	\$ (1,035,850)
Ending Balance	\$ 6,886,583	\$ 7,384,693	\$ 7,686,240	\$ 8,538,959	\$ 9,605,305
MRR Part B - Pools and Spas					
Beginning Balance	\$ 726,533	\$ 1,085,789	\$ 1,486,822	\$ 66,632	\$ 442,818
Funding	\$ 299,400	\$ 319,069	\$ 335,022	\$ 351,774	\$ 351,774
Additional Funding					
Net Investment Earnings	\$ 59,856	\$ 81,964	\$ 106,292	\$ 24,411	\$ 46,359
East Center Pool					
Casa Paloma 1 (or other pool)			\$ (1,861,503)		
Ending Balance	\$ 1,085,789	\$ 1,486,822	\$ 66,632	\$ 442,818	\$ 840,950
Subtotal Capital Projects Reserves	\$ 8,763,923	\$ 9,602,787	\$ 9,400,136	\$ 9,879,326	\$ 10,547,322
Emergency					
Beginning Balance	\$ 526,891	\$ 562,514	\$ 590,514	\$ 620,514	\$ 651,514
Annual Funding	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer to Initiative					
Net Investment Earnings	\$ 35,623	\$ 28,000	\$ 30,000	\$ 31,000	\$ 33,000
Projects:					
Ending Balance	\$ 562,514	\$ 590,514	\$ 620,514	\$ 651,514	\$ 684,514
Total Board Designated Funds	\$ 9,326,437	\$ 10,193,301	\$ 10,020,651	\$ 10,530,840	\$ 11,231,837



2024 Non-Reserve Capital Projects

	Amount
2024 Clubs Allocation	\$ 100,000
Shade Structure for Canoa Ranch pool equipment	\$ 16,000
Deck shade structures for CP1 and Abrego South	\$ 26,000
Accessibility Initiatives	\$ 50,000
Pickleball Fencing	\$ 35,000
Total	\$ 227,000



Green Valley Recreation Inc

30 Expense Forecast Update-Worksheet

2023 Update

Prepared for the 2024 Fiscal Year

2.5%

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Level	Major	Sub w/Description	Qty	U-M	\$/U	U/L	R/L	2024	Capital Purchases	Expenses
020-West Social Center (WC)	23000-Mechanical Equipm	352 - HVAC 3 Rooftop Carrier/American Units- 2009	3	Itm	14,309.999	15	1	44,003	44,003	
020-West Social Center (WC)	23000-Mechanical Equipm	204 - HVAC 2 Rooftop Carrier Units- 2006	2	Itm	37,099.996	15	1	76,055	76,055	
030-East Social Center (EC)	23000-Mechanical Equipm	326 - HVAC Rooftop Carrier Unit #3- 2009	1	Itm	21,411.998	15	1	21,947	21,947	
040-Las Campanas (LC)	05000-Roofing	316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetk	198	Sqrs	752.600	20	1	152,740	152,740	
040-Las Campanas (LC)	23000-Mechanical Equipm	212 - HVAC 11 Rooftop Trane Units- 2008	11	Itm	15,801.419	15	1	178,161	178,161	
050-Desert Hills (DH)	25000-Flooring	440 - Tile 975 sf Clubhouse Walls & Floors	975	SqFt	31.796	20	1	31,776	31,776	
050-Desert Hills (DH)	08000-Rehab	324 - Restrooms 2 Auditorium Lobby Restrooms	2	Rm	17,373.135	20	1	35,615	35,615	
050-Desert Hills (DH)	23000-Mechanical Equipm	332 - HVAC 3 Rooftop Carrier Units- 2009	3	Itm	13,898.507	15	1	42,738	42,738	
050-Desert Hills (DH)	05000-Roofing	324 - Low Slope: Vinyl 137 Squares- Roof Replacement	137	Sqrs	752.600	20	1	105,684	105,684	
050-Desert Hills (DH)	08000-Rehab	218 - Locker Rooms 2 Men's & Women's	2	Rm	71,056.109	28	1	145,665	145,665	
070-Santa Rita Springs (SRS)	24500-Audio / Visual	170 - Projection Screen Anza Room	1	Itm	9,960.597	20	1	10,210	10,210	
070-Santa Rita Springs (SRS)	04000-Structural Repairs	600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (5	1410	l.f.	37.418	10	1	27,039	27,039	
070-Santa Rita Springs (SRS)	14000-Recreation	240 - Exercise: Cardio Equipment 16 Fitness Center Cardio	16	Itm	6,910.256	3	1	28,332	28,332	
070-Santa Rita Springs (SRS)	01000-Paving	340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parkin	22250	SqFt	2.226	25	1	50,767	50,767	
070-Santa Rita Springs (SRS)	05000-Roofing	336 - Low Slope: Vinyl 68 Squares- Building Roof	68	Sqrs	752.600	20	1	52,456	52,456	
070-Santa Rita Springs (SRS)	01000-Paving	336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East	58386	SqFt	2.226	25	1	133,216	133,216	
070-Santa Rita Springs (SRS)	08000-Rehab	230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	2	Rm	69,492.539	20	1	142,460	142,460	
100-Continental Vistas (CV)	12000-Pool	762 - Equipment: Replacement Pool & Spa Equipment (50%	1	LS	40,404.113	5	1	20,707	20,707	
120-Casa Paloma I (CPI)	05000-Roofing	344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade S	61	Sqrs	752.600	20	1	47,056	47,056	
130-Casa Paloma II (CPII)	12000-Pool	774 - Equipment: Replacement Pool & Spa Equipment (50%	1	LS	44,185.664	5	1	22,645	22,645	
								TOTAL	1,369,273	
010-Administrative Offices	22000-Office Equipment	270 - Network Equipment Routers & Switches	1	LS	6,560.000	1	-	6,724		6,724
010-Administrative Offices	22000-Office Equipment	200 - Computers, Misc. 5 IT Servers (20%)	5	Itm	13,633.000	1	-	13,974		13,974
010-Administrative Offices	22000-Office Equipment	240 - Computers, Misc. Office Computer Work Stations	1	LS	20,245.998	1	1	20,752		20,752
020-West Social Center (WC)	05000-Roofing	934 - Coating 33,900 sf Low Slope Roof Recoating	33,900	SqFt	1.210	5	1	42,044		42,044
030-East Social Center (EC)	01000-Paving	212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N D	87662	SqFt	4.081	5	1	7,334		7,334
040-Las Campanas (LC)	17000-Tennis Court	120 - Reseal 14,000 sf [2] Tennis Courts	14000	SqFt	0.753	4	1	10,800		10,800
040-Las Campanas (LC)	05000-Roofing	942 - Coating 19,800 sf Low Slope Roof Recoating	19800	SqFt	1.145	5	1	23,234		23,234



Green Valley Recreation Inc

30 Expense Forecast Update-Worksheet

2023 Update

Prepared for the 2024 Fiscal Year

2.5%

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Level	Major	Sub w/Description	Qty	U-M	\$/U	U/L	R/L	2024	Capital Purchases	Expenses
050-Desert Hills (DH)	01000-Paving	220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking	104016	SqFt	4.081	5	1	10,878		10,878
050-Desert Hills (DH)	25000-Flooring	630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	566	SqYd	32.436	15	1	18,818		18,818
050-Desert Hills (DH)	01000-Paving	120 - Asphalt: Sealing 104,016 sf Drives & Parking	104016	SqFt	0.265	5	1	28,253		28,253
060-Canoa Hills (CH)	17000-Tennis Court	140 - Reseal 14,000 sf [2] Tennis Courts	14000	SqFt	0.753	4	1	10,800		10,800
060-Canoa Hills (CH)	24000-Furnishings	560 - Miscellaneous Folding Tables & Chairs	1	LS	14,940.890	10	1	15,314		15,314
070-Santa Rita Springs (SRS)	24500-Audio / Visual	160 - Projector 3 Projectors (33%)	3	Itm	1,447.759	4	1	1,484		1,484
070-Santa Rita Springs (SRS)	01000-Paving	228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)	80636	SqFt	4.081	5	1	8,433		8,433
070-Santa Rita Springs (SRS)	05000-Roofing	954 - Coating 6,800 sf Low Slope Roof Recoating	6800	SqFt	3.403	5	1	23,716		23,716
080-Canoa Ranch (CR)	24500-Audio / Visual	164 - Projector Amado Room- EIKI	1	Itm	1,447.759	10	1	1,484		1,484
080-Canoa Ranch (CR)	01000-Paving	246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (64068	64068	SqFt	4.081	5	1	6,700		6,700
080-Canoa Ranch (CR)	17500-Basketball / Sport C	220 - Seal & Striping 8,650 sf [4] Pickleball Courts	8650	SqFt	0.848	4	1	7,519		7,519
080-Canoa Ranch (CR)	01000-Paving	254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, St	18768	SqFt	4.081	5	1	7,851		7,851
080-Canoa Ranch (CR)	01000-Paving	132 - Asphalt: Sealing 64,068 sf Drives & Parking	64068	SqFt	0.265	5	1	17,402		17,402
080-Canoa Ranch (CR)	05000-Roofing	958 - Coating 13,300 sf Low Slope Roof Recoating	13300	SqFt	1.749	5	1	23,843		23,843
090-Abrego South (AS)	05000-Roofing	962 - Coating 4,900 sf Low Slope Roof Recoating	4900	SqFt	1.124	5	1	5,643		5,643
090-Abrego South (AS)	02000-Concrete	442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5:5565	5565	SqFt	24.910	2	1	7,104		7,104
110-Madera Vista (MV)	13000-Spa	146 - Resurface Spa	1	Itm	5,211.945	8	1	5,342		5,342
120-Casa Paloma I (CPI)	02000-Concrete	460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8:6128	6128	SqFt	24.910	2	1	12,943		12,943
120-Casa Paloma I (CPI)	05000-Roofing	970 - Coating 6,100 sf Low Slope Roof Recoating	6100	SqFt	2.650	5	1	16,569		16,569
130-Casa Paloma II (CPII)	05000-Roofing	974 - Coating 5,300 sf Low Slope Roof Recoating	5300	SqFt	1.622	5	1	8,810		8,810
140-Abrego North (AN)	05000-Roofing	978 - Coating 2,100 sf Low Slope Roof Recoating	2100	SqFt	1.261	5	1	2,715		2,715
700-Facility Maintenance Shop (FMS)	05000-Roofing	982 - Coating 1,400 sf Low Slope Roof Recoating	1400	SqFt	3.244	5	1	4,655		4,655
								1,740,411	1,369,273	371,138

Fee Schedule	2023				2024		
	2023				#		
	2023 Fee	# Transact.	Revenue		Fee	Transact.	Revenue
4000 - Annual Dues per Household Life Care, Transfer, Tenant & Addl Card Fees	\$ 510	13,835	\$ 7,055,850	30	\$ 515	13,850	\$ 7,132,750
4004 - Annual Life Care Member Dues	\$ 510	48	\$ 24,480		\$ 515	48	\$ 24,720
4005 - Transfer Fee (Resale)	\$ 450	1,095	\$ 492,750	555	\$ 450	1,012	\$ 455,400
	\$ 70	1,148	\$ 80,360		\$ 70	1,400	\$ 98,000
4007 - Guest Card Fees	\$ 10	393	\$ 3,930		\$ 10	400	\$ 4,000
			\$ 84,290				\$ 102,000
1-7 Days	\$ 25	60	\$ 1,500		\$ 25	60	\$ 1,500
2 Weeks	\$ 35	72	\$ 2,520		\$ 35	72	\$ 2,520
1 Month	\$ 50	282	\$ 14,100		\$ 50	282	\$ 14,100
2 Months	\$ 85	220	\$ 18,700		\$ 85	220	\$ 18,700
3 Months	\$ 125	258	\$ 32,250		\$ 125	258	\$ 32,250
4-12 Months	\$ 155	385	\$ 59,675		\$ 155	385	\$ 59,675
4009 - Tenant Fees		1,277	\$ 128,745			1,277	\$ 128,745
4103 - Additional Card Fees	\$ 100	70	\$ 7,000		\$ 100	60	\$ 6,000
4206 - Membership Change Fee	\$ 2,900	1,095	\$ 3,175,500		\$ 3,000	1,012	\$ 3,036,000
4204 - Initial Fee (https://www.bls.gov/)	\$ 2,900	31	\$ 89,900		\$ 3,000	20	\$ 60,000
Capital Revenue			\$ 3,265,400				\$ 3,096,000
Late Fees	\$ 20	1,896	\$ 37,920		\$ 20	1,900	\$ 38,000

Capital Improvement Project Assessment

Project Name: West Center Expansion - Clubs Proposed by: Clubs & Staff
 Proposed Inception Year: 2025 Proposed Completion Year: 2026

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	Y	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	Y	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No		If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	NA	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
NA

Notes:

This project is consolidating some or all of Lapidary Club spaces as well as expand woodshop and the Artisans' shops.

Expanding the 3 club spaces will address multiple health/safety concerns regarding mechanical, electrical and plumbing in the current Lapidary spaces at Desert Hills and West Center.

Mechanical and congested work areas due to membership growth will be addressed for Woodshop.

Additional Considerations:

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Canoa Hills Gymnasium Proposed by: Staff
 Proposed Inception Year: 2024 Proposed Completion Year: 2024

Criteria / Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	N	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	13	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
13

Notes:

The Gym would be designed to accomodate table tennis, dance gruops, indoor walking path and indoor sport court activities: volleyball, badmiton and basketball.

Additional Considerations:

Typical ceiling heights for volleyball, badimton are between 25' to 30'. Canoa Hills' suspended ceiling height is at 14'. Removal of the suspended ceiling could increase the ceiling height closer to 20'. This would be considered during redesign of the space.

NW note: User groups would experience change they may consider adverse: Socials would move to Desert Hills, Bridge would remain at East Center, Dance clubs may need to modify schedules, SRAL and photography would have to move exhibits out of space.

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: West Center Improvement - Lobby Proposed by: Staff
 Proposed Inception Year: 2024 Proposed Completion Year: 2024

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No		If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 <input checked="" type="checkbox"/> 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 <input checked="" type="checkbox"/> 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 <input checked="" type="checkbox"/> 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	<input checked="" type="checkbox"/> 1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 <input checked="" type="checkbox"/> 1	
	Total Score	8	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
8

Notes:

This is a remodel of the lobby at West Center to create a centralized Member Services and Membership office.

Additional Considerations:

- Club's history of Capital Funding Requests reviewed and included?**
Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Security Cameras - Campus wide Proposed by: P&E Committee
 Proposed Inception Year: 2024 Proposed Completion Year: 2024

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	NA	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	Y	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No		If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	NA	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
NA

Notes:

At the September 27, 2023 regular meeting of the Board of Directors, the expenditure of \$50,000 was approved for the installation of security cameras at locations to be determined by staff. The original ask, based on a proposal by PrevenTronics, was a not to exceed amount of \$170,000.

NW Note: The majority of members who responded to a survey about security cameras supported their installation. A majority of supporters preferred cameras in parking lots, entrances and adjacent walkways.

Additional Considerations:

- Club’s history of Capital Funding Requests reviewed and included?**
Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Lazy River at West Center Proposed by: Members & Staff
 Proposed Inception Year: 2027 Proposed Completion Year: 2028

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	N	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
Total Score		12	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
12

Notes:

The subject of building and lazy river has been mentioned and talked about over the past several 4-5 years. This addition to GVR's aquatics offerings has been requested by members often, especially when aging pools are being looked at being replaced or upgraded.

Additional Considerations:

NW Notes: Aquatic lap exercise is growing in popularity. Concentrating more leisurely pool uses in a lazy river could free up lap lanes that are currently under pressure during peak swim hours.

The shuffleboard club would lose the courts at West Center, but with the enhancements at ABS, the lose may not actually result in reduced play considering the diminishing interest in the sport.

- Club's history of Capital Funding Requests reviewed and included?**
Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Permanent Designated Space for Metal Working Proposed by: Metal Working Crafts Club
 Proposed Inception Year: Unknown Proposed Completion Year: Unknown

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	N	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No		If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No		If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No		If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No		If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
Total Score		NA	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
NA

Notes:

Additional Considerations:

- Club's history of Capital Funding Requests reviewed and included?**
Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Las Campanas Fitness Expansion Proposed by: Members & Staff
 Proposed Inception Year: 2027 Proposed Completion Year: 2028

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No		If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited</i> : Enhances a smaller club with modest anticipated growth trends <i>Moderate</i> : An emerging sport <i>Broad</i> : A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	13	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
13

Notes:

Expansion of this fitness center appeared in the 10yr Strategic Master Plan and was much discussed at the P&E level for multiple years along with expanding the Desert Hills fitness center. It was considered next in line due to the potential of new housing near Las Campanas growing which would cause an increase in usage of the existing facility.

NW Note: The space is currently quite crowded with the addition of member-requested equipment over time.

Additional Considerations:

- Club's history of Capital Funding Requests reviewed and included?**
Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Las Campanas Fitness Expansion Proposed by: Members & Staff
 Proposed Inception Year: 2027 Proposed Completion Year: 2028

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No		If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	13	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
13

Notes:

Expansion of this fitness center appeared in the 10yr Strategic Master Plan and was much discussed at the P&E level for multiple years along with expanding the Desert Hills fitness center. It was considered next in line due to the potential of new housing near Las Campanas growing which would cause an increase in usage of the existing facility.

NW Note: The space is currently quite crowded with the addition of member-requested equipment over time.

Additional Considerations:

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Outdoor Pavillion at East Center Proposed by: P&E Committee
 Proposed Inception Year: Unknown Proposed Completion Year: Unknown

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No		If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	4	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
4

Notes:

The only location for an outdoor pavillion at East Center is the tennis courts. The area is around 14,000 SF with limited parking and residential housing directly to the north of the courts.

NW Notes: GVR offers well-attended outdoor concerts at various pools and on the West Center courtyard. Currently, no one neighborhood is routinely expected to deal with the late evening noise, which could be considered an adverse effect.

Additional Considerations:

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Desert Hills Yoga Studio Proposed by: Staff
 Proposed Inception Year: 2024 Proposed Completion Year: 2024

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	N	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	13	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
13

Notes:

This project repurpose Room C at Desert Hills to create a dedicated 770 sq.ft. Yoga Studio.

GVR does not have a space specifically design for yoga activities.

Currently, GVR relies on poorly functioning multi-purpose rooms to accomodate yoga classes.

Additional Considerations:

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Desert Hills Locker Room Expansion Proposed by: Members & Staff
 Proposed Inception Year: 2024 Proposed Completion Year: 2024

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	N	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
Total Score		13	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
13

Notes:

This project is to increase the current footprint of both locker rooms to address increased demand and usage due to the new larger Fitness Center and additional physically active programming of the center. The project would include a much requested steam room, upgraded ventilation and amenities.

Additional Considerations:

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report



Capital Improvement Project Assessment

Project Name: SRS Fitness Room Expansion Proposed by: Members & Staff
 Proposed Inception Year: 2024 Proposed Completion Year: Unknown

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No		If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Y	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Y	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	N	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	N	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
	Total Score	13	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
13

Notes:

This is an exploratory look at the possibility of expanding the fitness room at Santa Rita Springs.

Members have requested a larger and better flowing design to this fitness room over recent years.

The current size of the room is the result of 2 previous expansions by way of absorbing adjacent rooms (Monteray Room and part of the men's locker room).

Additional Considerations:

NW Notes:

SRS is the least attended of the six GVR fitness centers. The relatively small number of nearby residents, the size and configuration of the center, music, and the equipment the regular users prefer could be contributing factors.

Club's history of Capital Funding Requests reviewed and included?

Review data sheet of previous requests and awards, include in report

Capital Improvement Project Assessment

Project Name: Canoe Hills Infrared Sauna Proposed by: GVR Staff
 Proposed Inception Year: 2023 Proposed Completion Year: 2023

Criteria/Assessment	Rating		Details
If this is a request for new or expanded club space, has the Club taken steps to maximize utilization?	Yes No	Yes	If No, stop assessment. Club should take appropriate steps and reapply in the future.
Does the request conform to the CPM?	Yes No	Yes	If No, stop assessment and re-categorize request (ex. Club responsibility)
Does this request support GVR's mission and vision and align with the 5-year strategic plan?	Yes No	Yes	If No, project will not be considered at this time without extenuating circumstances.
Are there health & safety impact/benefits tied to this project/request?	Yes No	No	If Yes, stop assessment and reallocate request (ex. Operations) for alternative resolution
Would the project improve member accessibility?	Yes No	No	If Yes, stop assessment and reallocation request for alternative resolution
What are the 3-5 year participation trends related to the recreation amenity affected by this proposal?	Unknown Decreasing No change Increasing N/A	0 0 2 4	Consider in-house attendance data or research of national/regional trends.
Does this project improve GVR's marketability and/or competitive advantage?	No Moderately Yes	0 1 2	Consider: growing trends, what is offered elsewhere, etc.
Estimated additional annual maintenance costs (E.g., Long-term costs? Annual replacements? Additional staff required?)	Decrease or 0 1-5% increase 5-10% increase 10-15% increase	4 3 2 1	If proposal would add or remove services that exceed 5% of operating budget, a vote of the membership is required.
Rate the interest level of this improvement to the general membership	Limited Moderate Broad	1 2 3	Examples: <i>Limited:</i> Enhances a smaller club with modest anticipated growth trends <i>Moderate:</i> An emerging sport <i>Broad:</i> A pool or fitness center
Would this request have an adverse effect on another group or GVR members?	Yes No	0 1	
Total Score		10	

Capital Improvement Project Assessment

Scoring Range	
Will not be considered at this time	<7
Will be considered this round	= or >7

Aggregate Score
10

Notes:

Additional Considerations:

- Club's history of Capital Funding Requests reviewed and included?**
Review data sheet of previous requests and awards, include in report