



**Fiscal Affairs Committee Meeting
Tuesday, December 18, 2019**

**Financial Report
As of November 30, 2019**

The enclosed Financial Statements and supplemental schedules provide relevant financial information for the Fiscal Year as of November 30, 2019.

- The Statement of Financial Position (p.2) reports the Total Net Assets to be \$28,743,392 which is a \$198,614 increase from the prior month.
- The cash on hand is \$2,000,253. Combined with Operations Investments, Operational Cash equals a total of \$4,117,888 cash which is a \$788,876 from the prior month. Dues receipts continue to increase through November and to date in December.
- With the 2020 annual invoices being mailed and receipts arriving earlier than last year, the operating cash balance is better than previously projected through the end of the 2019 calendar year (p. 11).
- The Net Fixed Assets are \$16,798,198 which includes \$1,842,909 of Capital purchases through November 2019 (pages 6 and 10).
- Total Current Liabilities are \$2,659,391 which is an increase from prior reporting due to the increase in Deferred Dues and Fees which is normal at year end.
- Restricted Assets equal \$10,007,064 (detailed on page 5) and can be expected to decrease with the Board approved transfers occurring in December.
- The Statement of Activities (page 4) reports that Total Revenue is \$10,213,968 which is 2.9% under budget year to date and 1.4% over the prior year.
 - The largest Revenue variance is Capital Revenue which is \$288,364 under budget, an increase in this negative variance from the prior month.
 - Home resales in November were 74 units and the Year to Date number of resales is 1,034 which is 91 less than prior year (page 9).
 - Program Revenue is \$179,866 under budget year to date and is expected to remain under budget for 2019.
 - Total Expenses are 1.8% under budget and 3.0% over from the prior year.
 - The Major category of Facilities and Equipment is \$481,791 over budget which is an improvement from the prior month and includes the previously reported \$300,000 expected variance.
- The Gross Surplus for the year is \$753,783 (pages 3 and 4) and is 15% under budget.



GREEN VALLEY RECREATION, INC.

- The Unrealized Gain on Investments remains very high thus far this year with Gains of \$666,117 (Page 4).
- The current projection for 2019 estimates that total Revenue for 2019 to be 3.8% under budget for the year and that total Expenses will be close to budget at year end.

The Variance Report on page 7 provides additional detail explanations.

The 2019 Cash Basis Statement by Fund is included on page 10 and excludes Depreciation and Provision for Bad Debt (non-cash items).

The Cash Requirements Reports for 2019 and 2020 are included on pages 11 and 12. These cash balances are projections only.



Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for November 30, 2019. The four

Statement of Financial Position.

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

Statement of Activities

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

Statement of Changes in Net Assets

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

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

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

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

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

Investment Portfolios

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



GREEN VALLEY RECREATION, INC.

Green Valley Recreation, Inc.

Statement of Financial Position

As of Date: November 30, 2019 and Dec 31, 2018

	November 30,	
	2019	Dec 31, 2018
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	2,000,253	1,099,888
Accounts Receivable	161,817	97,020
Prepaid Expenses	137,816	207,872
Designated Investments (Charles S./SBH)	10,007,064 ⁽¹⁾	
Undesignated Invest. (EJ/JP Morgan)	2,117,635 ⁽²⁾	
Investments	12,124,700 ⁽³⁾	10,995,715
Total Current Assets	14,424,586	12,400,495
Fixed Assets		
Contributed Fixed Assets	17,593,785	17,593,785
Purchased fixed Assets	21,197,177	19,354,268
Sub-Total	38,790,962	36,948,053
Less - Accumulated Depreciation	(21,812,764)	(20,315,542)
Net Fixed Assets	16,978,198 ⁽⁴⁾	16,632,511
Total Assets	31,402,783	29,033,006
LIABILITIES		
Current Liabilities		
Accounts Payable	160,461	342,959
Deferred Dues & Fees	2,352,332	1,106,509
Deferred Programs	146,599	260,046
Total Current Liabilities	2,659,391	1,709,514
TOTAL NET ASSETS	28,743,392 ⁽⁵⁾	27,323,492
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	858,829 ⁽⁶⁾	804,646
Maint - Repair - Replacement	6,778,986 ⁽⁷⁾	5,881,453
Initiatives	2,369,250 ⁽⁸⁾	1,996,087
Sub-Total	10,007,064 ⁽¹⁾	8,682,185
Unrestricted Net Assets	17,316,428	18,641,307
Net change Year-to-Date	1,419,900 ⁽¹⁶⁾	-
Unrestricted Net Assets	18,736,328	18,641,307
TOTAL NET ASSETS	28,743,392	27,323,492



Green Valley Recreation, Inc.

Summary Statement of Activities

11 month period ending November 30, 2019

	Actual	Budget to Date	%
REVENUES:			
Member Dues	\$ 6,153,493	\$ 6,142,903	0.2%
Life Care, Guest Cards, Transfer, Tenant & Add'l Card Fees	694,165	689,920	0.6%
New Member Capital/Initial Fees	2,180,358	2,468,722	(11.7%)
Recreation Income	597,614	786,913	(24.1%)
Cell Tower Lease / Advertising Income	159,088	121,000	31.5%
Investment Income/Realized Gains	276,722	197,083	40.4%
Other Income	152,526	115,958	31.5%
Total Revenues	10,213,968	10,522,499	(2.9%)
EXPENSES:			
Facilities & Equipment	3,348,895	2,867,104	(16.8%)
Personnel	4,309,696	4,640,195	7.1%
Program	630,920	781,304	19.2%
Communications	157,599	195,482	19.4%
Operations	359,988	527,328	31.7%
Corporate Expenses	653,087	629,063	(3.8%)
Total Expenses	9,460,185	9,640,476	1.9%
Net Change in Net Assets from Operations	753,783	882,024	(14.5%)
From Investment Activity:			
Net Unrealized Market Value Change	666,117 ⁽¹⁵⁾	(16,500)	
Net Excess (Deficiency) GVR (All Reserves)	\$ 1,419,900 ⁽¹⁶⁾	865,524	



Green Valley Recreation, Inc. Summary Statement of Activities

YTD Period: 11 month period ending November 30, 2019

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

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2018 YTD Actual	2019 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	6,070,860	6,153,493	82,634	1%	6,153,493	6,142,903	10,590	0%	6,701,349	547,856
LC, Trans., Crd Fees.	666,638	694,165	27,527	4%	694,165	689,920	4,245	1%	752,640	58,475
Capital Revenue	2,197,068	2,180,358	(16,710)	(1%)	2,180,358	2,468,722	(288,364)	(12%)	2,693,151	512,793
Programs	327,661	211,551	(116,110)	(35%)	211,551	391,417	(179,866)	(46%)	427,000	215,449
Instructional	348,498	386,063	37,566	11%	386,063	395,496	(9,433)	(2%)	431,450	45,387
Recreational Revenue	676,158	597,614	(78,544)	(12%)	597,614	786,913	(189,298)	(24%)	858,450	260,836
Investment Income	186,483	276,722	90,240	48%	276,722	197,083	79,639	40%	215,000	(61,722)
Advertising Income	104,219	124,124	19,905	19%	124,124	68,750	55,374	81%	75,000	(49,124)
Cell Tower Lease Inc.	39,999	34,965	(5,034)	(13%)	34,965	52,250	(17,285)	(33%)	57,000	22,035
Comm. Revenue	144,218	159,088	14,871	10%	159,088	121,000	38,088	31%	132,000	(27,088)
Other Income	105,952	89,616	(16,336)	(15%)	89,616	92,125	(2,509)	(3%)	100,500	10,884
Facility Rent	23,822	62,910	39,088	164%	62,910	21,083	41,826	198%	23,000	(39,910)
Marketing Events	-	-	-	-	-	2,750	(2,750)	(100%)	3,000	3,000
Other Revenue	129,774	152,526	22,752	18%	152,526	115,958	36,567	32%	126,500	(26,026)
Total Revenue	10,071,199	10,213,968	142,769	1%	10,213,968	10,522,499	(308,531)	(2.9%)	11,479,090	1,265,122
Expenses										
Major Proj.-Rep. & Maint.	454,316	572,897	(118,580)	(26%)	572,897	217,460	(355,437)	(163%)	237,229	(335,668)
Facility Maintenance	232,788	154,051	78,738	34%	154,051	443,179	289,128	65%	483,468	329,417
Fees & Assessments	13,918	36,664	(22,746)	(163%)	36,664	31,717	(4,947)	(16%)	34,600	(2,064)
Utilities	844,076	785,786	58,289	7%	785,786	689,118	(96,668)	(14%)	751,765	(34,021)
Depreciation	1,442,233	1,497,223	(54,989)	(4%)	1,497,223	1,200,017	(297,206)	(25%)	1,309,109	(188,114)
Furniture & Equipment	216,863	239,050	(22,188)	(10%)	239,050	211,727	(27,323)	(13%)	230,975	(8,075)
Vehicles	54,505	63,224	(8,720)	(16%)	63,224	73,887	10,663	14%	80,604	17,380
Facilities & Equipment	3,258,699	3,348,895	(90,196)	(3%)	3,348,895	2,867,104	(481,791)	(17%)	3,127,750	(221,145)
Wages, Benfis., PR Exp.	4,170,225	4,271,828	(101,604)	(2%)	4,271,828	4,587,029	315,200	7%	5,004,031	732,203
Conferences & Training	51,421	37,868	13,553	26%	37,868	53,167	15,299	29%	58,000	20,132
Personnel	4,221,646	4,309,696	(88,051)	(2%)	4,309,696	4,640,195	330,499	7%	5,062,031	752,335
Food & Catering	37,247	31,333	5,914	16%	31,333	47,300	15,967	34%	51,600	20,267
Recreation Contracts	561,585	516,720	44,865	8%	516,720	642,337	125,617	20%	700,731	184,011
Bank & Credit Card Fees	68,282	82,868	(14,586)	(21%)	82,868	91,667	8,799	10%	100,000	17,132
Program	667,114	630,920	36,193	5%	630,920	781,304	150,383	19%	852,331	221,410
Communications	85,750	87,438	(1,688)	(2%)	87,438	93,940	6,502	7%	102,480	15,042
Printing	65,032	70,161	(5,129)	(8%)	70,161	87,792	17,631	20%	96,353	26,192
Advertising	3,734	-	3,734	100%	-	13,750	13,750	100%	15,000	15,000
Communications	154,516	157,599	(3,083)	(2%)	157,599	195,482	37,883	19%	213,833	56,234
Supplies	227,277	240,786	(13,509)	(6%)	240,786	408,763	167,977	41%	445,923	205,137
Postage	12,305	15,679	(3,374)	(27%)	15,679	34,137	18,457	54%	37,240	21,561
Dues & Subscriptions	10,361	12,271	(1,910)	(18%)	12,271	6,004	(6,267)	(104%)	6,550	(5,721)
Travel & Entertainment	5,164	6,866	(1,702)	(33%)	6,866	21,450	14,584	68%	23,400	16,534
Other Operating Expense	27,167	84,386	(57,219)	(211%)	84,386	56,975	(27,411)	(48%)	62,154	(22,232)
Operations	282,273	359,988	(77,714)	(28%)	359,988	527,328	167,340	32%	575,267	215,279
Information Technology	136,948	62,963	73,985	54%	62,963	129,388	66,425	51%	141,150	78,187
Professional Fees	205,517	269,367	(63,850)	(31%)	269,367	267,117	(2,250)	(1%)	291,400	22,033
Commercial Insurance	205,727	268,466	(62,739)	(30%)	268,466	197,083	(71,382)	(36%)	215,000	(53,466)
Taxes	20,750	20,367	383	2%	20,367	13,475	(6,892)	(51%)	14,700	(5,667)
Provision for Bad Debt	28,088	31,925	(3,837)	(14%)	31,925	22,000	(9,925)	(45%)	24,000	(7,925)
Corporate Expenses	597,030	653,087	(56,057)	(9%)	653,087	629,063	(24,024)	(4%)	686,250	33,163
Expenses	9,181,278	9,460,185	(278,907)	(3%)	9,460,185	9,640,476	180,290	2%	10,517,462	1,057,277
Gross surplus(Rev-Exp)	889,920	753,783	(136,138)	(15%)	753,783	882,024	(128,241)	(15%)	961,628	207,845
Unrea. Gain/Loss on Invest.	(178,910)	666,117	845,027		666,117	(16,500)	682,617		(18,000)	(684,117)
Net from Operations	711,010	1,419,900	708,890	50%	1,419,900	865,524	554,376	64%	943,628	(476,272)



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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund
Balance Dec 31, 2018 (at Market)	\$ 10,995,715 ⁽⁹⁾	2,313,529	804,646 ⁽¹²⁾	5,881,453 ⁽¹³⁾	1,996,087 ⁽¹⁴⁾
Changes since Jan 1, 2018:					
Principal additions	5,584,625	4,226,838	-	966,323	391,464
Investment income	276,722	66,059	12,523	147,398	50,743
Withdrawals	(5,345,013)	(4,494,175)	(84,764)	(618,105)	(147,969)
Investment Expenses	(53,467)	(252)	(6,339)	(34,817)	(12,060)
Net Change for 11 Months	462,868	(201,530)	(78,579)	460,800	282,178
Balance before Market Change at November 30, 2019	11,458,583	2,111,999	726,066	6,342,253	2,278,264
11 months Change in Unrealized Gain/(Loss)	666,117 ⁽¹⁵⁾	5,637	132,762	436,733	90,986
Balance at November 30, 2019 (at Market)	\$ 12,124,700 ⁽³⁾	2,117,635 ⁽²⁾	858,829 ⁽⁶⁾	6,778,986 ⁽⁷⁾	2,369,250 ⁽⁸⁾

Footnotes (1) - (14) page 2 - Statement of Financial Position
 (15) page 3 - Summary Statement of Activities

10,007,064 ⁽¹⁾



Green Valley Recreation, Inc.
 Statement of Changes in Net Assets
 As of Date: November 30, 2019 and Dec 31, 2018

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserv Fund
		Unrestricted	Fixed Assets			
Net change in net assets-GVR	\$ 1,419,900 ⁽¹⁶⁾	1,419,900	-	-	-	-
Transfers between unrestricted and reserves:						
Reserve Study Allocation	0	(966,323)	-	-	966,323	-
Principal Transfers	0	(103,065)	-	-	(288,400)	391,464
Depreciation	0	1,497,223	(1,497,223)	-	-	-
Purchase of Fixed Assets	0	(1,842,909)	1,842,909	-	-	-
Withdrawals	0	562,438	-	(84,764)	(329,705)	(147,969)
Allocations of Net Change components:						
Investment income	0	(210,664)	-	12,523	147,398	50,743
Investment Expenses	0	53,216	-	(6,339)	(34,817)	(12,060)
Unrealized Gains (Losses) on Market	0	(660,481)	-	132,762	436,733	90,986
Repairs and replacements	0	-	-	-	-	-
Net Change to November 30, 2019	1,419,900 ⁽¹⁶⁾	(250,665)	345,686	54,183	897,533	373,163
Net Assets at, Dec 31, 2018	27,323,492 ⁽¹¹⁾	2,008,795	16,632,511 ⁽¹⁰⁾	804,646 ⁽¹²⁾	5,881,453 ⁽¹³⁾	1,996,087
Net Assets as at, November 30, 2019	\$ 28,743,392 ⁽⁵⁾	1,758,130	16,978,198 ⁽⁴⁾	858,829 ⁽⁶⁾	6,778,986 ⁽⁷⁾	2,369,250

10,007,064 ⁽¹⁾

Footnotes (1) - (16) page 2 Statement of Financial Position