



Green Valley Recreation, Inc.
Statement of Financial Position
As of Date: January 31, 2024 and Dec 31, 2023

	January 31, 2024	Dec 31, 2023
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	687,320	2,599,548
Accounts Receivable	1,003,320	160,968
Prepaid Expenses	184,509	218,015
Maintenance Inventory	22,003	22,003
Designated Investments (Charles S./SBH)		
Emergency - Fund	563,406 ⁽¹⁾	560,194 ⁽¹⁰⁾
MRR - Fund	8,347,416 ⁽²⁾	7,175,602 ⁽¹⁰⁾
Initiatives - Fund	1,643,301 ⁽³⁾	1,750,056 ⁽²⁰⁾
Pools & Spas - Fund	1,113,273 ⁽⁴⁾	814,765 ⁽²¹⁾
Total Designated Investments (CS/SBH)	11,667,396 ⁽⁶⁾	10,300,617 ⁽²²⁾
Undesignated Invest. (JP Morgan Long Term)	1,707,776 ⁽⁸⁾	1,699,386 ⁽²³⁾
Undesignated Invest. (JP Morgan)	3,771,350 ⁽⁷⁾	1,767,892 ⁽²⁴⁾
Investments	17,146,522 ⁽⁹⁾	13,767,895 ⁽¹⁶⁾
Total Current Assets	19,043,673	16,768,429
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	31,265,336	31,004,036
Sub-Total	49,282,421	49,021,121
Less - Accumulated Depreciation	(27,555,565)	(27,455,527)
Net Fixed Assets	21,726,856 ⁽¹¹⁾	21,565,593 ⁽¹²⁾
Operating Lease ROU, Net of Accum. Amortization	467	467
Finance Lease ROU, Net of Accum. Amortization	111,355	111,355
Total Assets	40,882,352	38,445,844
LIABILITIES		
Current Liabilities		
Accounts Payable	714,963	738,655
Deferred Dues Fees & Programs	6,977,109	4,533,756
Accrued Payroll	72,811	220,640
Compensation Liability	-	-
MCF Refund Liability	211,750	211,700
In-Kind Lease Liability - Current	3,666	(0)
Operating ROU Liability - Current	439	439
Financing ROU Liability - Current	39,319	39,319
Total Current Liabilities	8,020,057	5,744,509
In-Kind Lease Liability - LT	50,667	50,667
Notes Payable	-	-
Financing ROU Liability - LT	84,261	84,261
Total Long Term Liabilities	134,928	134,928
TOTAL NET ASSETS	32,727,366 ⁽¹⁰⁾	32,566,408 ⁽¹⁷⁾
NET ASSETS		
Temporarily Designated		
Board Designated		
Emergency	563,406 ⁽¹¹⁾	560,194 ⁽²⁰⁾
Maint - Repair - Replacement	8,347,416 ⁽¹²⁾	7,175,602 ⁽²⁰⁾
Initiatives	1,643,301 ⁽¹³⁾	1,750,056 ⁽²⁶⁾
Pools & Spas	1,113,273 ⁽¹⁴⁾	814,765 ⁽²¹⁾
Sub-Total	11,667,396 ⁽¹⁶⁾	10,300,617
Unrestricted Net Assets	20,899,012	22,265,791
Net change Year to-Date	160,958 ⁽¹⁸⁾	-
Unrestricted Net Assets	21,059,970 ⁽¹⁷⁾	22,265,791
TOTAL NET ASSETS	32,727,366	32,566,408



Green Valley Recreation, Inc.
Summary Statement of Activities

Preliminary

YTD Period: 1 month period ending January 31, 2024

FY Budget Period: Jan 1, 2024 - Dec 31, 2024

	PRIOR YEAR COMPARISON					BUDGET COMPARISON					Fiscal Year Budget	Remaining FY Budget
	2023 YTD Actual	2024 YTD Actual	Year to Year Variance	%		YTD Actual	YTD Budget	YTD Variance	%			
Revenue												
Member Dues	588,807	595,471	6,865	1%	595,471	584,388	1,078	0.2%	7,132,750	6,537,279		
LC, Trans., Crd Fees	106,487	107,871	1,185	1%	107,671	102,484	5,208	5%	705,637	587,966		
Capital Revenue	175,960	207,438	31,478	18%	207,438	270,388	(62,950)	(23%)	3,039,780	2,832,342		
Programs	14,638	27,192	12,557	86%	27,192	25,217	1,975	8%	92,403	65,211		
Instructional	55,516	82,756	27,240	49%	82,756	66,942	15,814	24%	383,000	310,244		
Recreational Revenue	70,151	109,948	39,797	57%	109,948	92,159	17,789	19%	485,403	375,455		
Investment Income	38,998	18,940	(20,058)	(51%)	18,940	35,455	(16,514)	(47%)	425,458	406,518		
Advertising Income	-	-	-	0%	-	-	-	0%	-	-		
Cell Tower Lease Inc.	3,873	3,996	123	3%	3,996	3,924	72	2%	47,093	43,096		
Comm. Revenue	3,873	3,996	123	3%	3,996	3,924	72	2%	47,093	43,096		
Other Income	7,795	9,022	1,227	16%	9,022	11,532	(2,511)	(22%)	87,072	78,051		
Facility Rent	920	1,135	215	23%	1,135	1,667	(532)	(32%)	20,000	18,865		
Marketing Events	-	-	-	0%	-	-	-	0%	-	-		
In-Kind Contributions	333	333	-	0%	333	333	-	0%	4,000	3,667		
Del Sol Café Revenue	-	-	-	0%	-	-	-	0%	25,000	25,000		
Other Revenue	9,048	10,490	1,442	16%	10,490	13,532	(3,042)	(22%)	136,072	125,582		
Total Revenue	993,124	1,053,956	60,831	6%	1,053,956	1,112,318	(58,362)	(5.2%)	11,972,193	10,918,237		
Expenses												
Major Proj.-Rep. & Maint	31,886	33,506	(1,620)	(5%)	33,506	43,534	10,028	23%	489,203	455,897		
Facility Maintenance	9,838	22,345	(12,508)	(127%)	22,345	35,289	12,943	37%	405,251	382,906		
Fees & Assessments	4,424	30	4,394	99%	30	535	505	94%	5,000	4,970		
Utilities	113,821	123,851	(10,029)	(9%)	123,851	101,181	(22,670)	(22%)	1,000,134	876,283		
Depreciation	116,663	100,038	16,625	14%	100,038	111,313	11,276	10%	1,275,000	1,174,962		
Furniture & Equipment	17,969	15,472	2,497	14%	15,472	33,298	17,826	54%	268,945	253,473		
Vehicles	7,081	9,847	(2,756)	(39%)	9,847	8,168	(1,679)	(21%)	98,000	88,153		
Facilities & Equipment	301,691	305,088	(3,397)	(1%)	305,088	333,317	28,229	8%	3,541,533	3,236,445		
Wages	333,156	334,041	(884)	(0%)	334,041	345,408	11,368	3%	4,047,812	3,713,771		
Payroll Taxes	30,008	18,150	11,858	40%	18,150	25,756	7,606	30%	323,634	305,483		
Benefits	89,752	85,392	4,360	5%	85,392	88,458	4,066	5%	964,545	879,152		
Personnel	452,916	437,583	15,334	3%	437,583	460,623	23,040	5%	5,335,990	4,898,407		
Food & Catering	467	600	(133)	(29%)	600	1,437	837	58%	21,386	20,786		
Recreation Contracts	42,711	33,867	8,844	21%	33,867	36,321	2,454	7%	348,865	314,818		
Bank & Credit Card Fees	35,802	34,333	1,269	4%	34,333	41,062	6,730	16%	77,000	42,667		
Program	78,780	68,800	9,980	13%	68,800	78,821	10,021	13%	447,071	378,271		
Communications	10,438	13,860	(3,422)	(33%)	13,860	10,519	(3,341)	(31%)	96,023	82,163		
Printing	5,248	507	4,741	90%	507	12,246	11,739	98%	103,183	102,876		
Advertising	3,298	290	3,008	91%	290	2,460	2,170	88%	17,820	17,630		
Communications	18,984	14,657	4,327	23%	14,657	25,225	10,568	42%	217,126	202,469		
Supplies	30,179	28,045	4,134	14%	28,045	46,908	20,863	44%	558,587	532,542		
Postage	-	816	(816)	0%	816	202	(614)	(304%)	17,922	17,106		
Dues & Subscriptions	(543)	100	(643)	118%	100	636	536	84%	17,091	16,991		
Travel & Entertainment	(268)	-	(268)	100%	-	400	400	100%	1,600	1,600		
Other Operating Expense	(3)	5,728	(5,731)	164,214%	5,728	6,596	868	13%	113,884	108,157		
Operations	29,364	32,688	(3,324)	(11%)	32,688	54,742	22,053	40%	709,084	676,396		
Information Technology	4,903	4,741	161	3%	4,741	14,010	9,269	66%	136,781	132,040		
Professional Fees	32,503	14,999	17,504	54%	14,999	26,388	11,389	43%	213,816	198,817		
Commercial Insurance	28,197	30,157	(1,960)	(7%)	30,157	29,568	(589)	(2%)	354,812	324,655		
Taxes	(276)	-	(276)	100%	-	1,083	1,083	100%	33,000	33,000		
Conferences & Training	434	-	434	100%	-	7,949	7,949	100%	34,127	34,127		
Employee Recognition	688	-	688	100%	-	1,792	1,792	100%	21,500	21,500		
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-		
Corporate Expenses	66,429	49,897	16,532	25%	49,897	80,789	30,892	38%	794,036	744,138		
Expenses	948,164	908,713	39,451	4%	908,713	1,033,516	124,803	12.1%	11,044,839	10,136,126		
Gross Surplus(Rev-Exp)	44,961	145,243	100,282	223%	145,243	78,802	66,441	84%	927,354	782,111		
Net Gain/Loss on Invest	308,945	20,176	(288,770)		20,176	-	20,176		-	(20,176)		
Net from Operations	353,906	165,418	(188,488)	(53%)	165,418	78,802	86,617		927,354	761,936		



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
As of Date: January 31, 2024 and Dec 31, 2023

	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	160,958 ⁽¹⁴⁾	160,958	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,519,695)	-	-	1,220,295	-	299,400
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	100,038	(100,038)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	-	261,300	-	(111,910)	(149,390)	-
Purchases Withdrawals Outstanding	-	(99,470)	-	-	56,210	43,260	-
Allocations of Net Change components:							
Investment income	-	(14,158)	-	876	9,508	1,146	2,627
Investment Expenses	-	18,354	-	(942)	(12,786)	(3,203)	(1,423)
Net Gains (Losses) in Investments	-	(13,111)	-	3,278	10,498	1,431	(2,095)
Net Change to January 31, 2024	160,958 ⁽¹⁶⁾	(1,367,084)	161,263	3,212	1,171,814	(106,755)	298,509
Net Assets at, Dec 31, 2023	32,566,408 ⁽²⁷⁾	700,198	21,565,593 ⁽²⁶⁾	560,194 ⁽²⁸⁾	7,175,602 ⁽²⁸⁾	1,750,056 ⁽³⁰⁾	814,765 ⁽³¹⁾
Net Assets as at, January 31, 2024	32,727,366 ⁽¹⁰⁾	(666,886)	21,726,856 ⁽⁹⁾	563,406 ⁽¹¹⁾	8,347,416 ⁽¹²⁾	1,643,301 ⁽¹³⁾	1,113,273 ⁽¹⁴⁾
		21,059,970 ⁽¹⁷⁾			11,667,396 ⁽¹⁵⁾		

Footnotes refer to Statement of Financial Position and Statement of Activities



GREEN VALLEY RECREATION INC

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

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Balance Dec 31, 2023 (at Market)	13,767,895 ⁽²⁰⁾	3,467,278 ⁽²⁴⁾	560,194 ⁽¹⁸⁾	7,175,602 ⁽¹⁹⁾	1,750,056 ⁽²⁰⁾	814,765 ⁽²¹⁾
Changes since Jan 1, 2023:						
Principal Transfers	3,519,695	2,000,000	-	1,220,295	-	299,400
Investment income	18,940	4,783	876	9,508	1,146	2,627
Withdrawals	(161,830)	-	-	(55,701)	(106,130)	-
Investment Expenses	(18,354)	-	(942)	(12,786)	(3,203)	(1,423)
Net Change for 1 Months	3,358,451	2,004,783	(66)	1,161,316	(108,186)	300,604
Balance before Market Change at January 31, 2024	17,126,346	5,472,061	560,128	8,336,918	1,641,870	1,115,368
1 Months Net Change in Investments Gain/(Loss)	20,176	7,064	3,278	10,498	1,431	(2,095)
Balance at January 31, 2024 (at Market)	\$ 17,146,521 ⁽⁸⁾	5,479,125 ⁽⁷⁾	563,405.91 ⁽¹⁾	8,347,416 ⁽²⁾	1,643,301 ⁽³⁾	1,113,273 ⁽⁴⁾

11,667,396 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

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