



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	687,520	2,599,548
Accounts Receivable	800,828	220,589
Prepaid Expenses	184,509	218,015
Maintenance Inventory	22,003	22,003
Designated Investments (Charles S./SBH)		
Emergency - Fund	563,406 ⁽¹⁾	560,194 ⁽¹⁸⁾
MRR - Fund	8,347,416 ⁽²⁾	7,175,602 ⁽¹⁹⁾
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 ⁽⁵⁾	10,300,617 ⁽²²⁾
Undesignated Invest. (JP Morgan Long Term)	1,707,776 ⁽⁶⁾	1,699,386 ⁽²³⁾
Undesignated Invest. (JP Morgan)	3,771,350 ⁽⁷⁾	1,767,892 ⁽²⁴⁾
Investments	17,146,522 ⁽⁸⁾	13,767,895 ⁽²⁵⁾
Total Current Assets	18,841,381	16,828,050
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	(27,564,476)	(27,464,438)
Net Fixed Assets	21,717,945 ⁽⁹⁾	21,556,682 ⁽²⁶⁾
Operating Lease ROU, Net of Accum. Amortization	-	-
Finance Lease ROU, Net of Accum. Amortization	72,483	72,483
Total Assets	40,631,809	38,457,215
LIABILITIES		
Current Liabilities		
Accounts Payable	704,963	727,655
Deferred Dues Fees & Programs	6,774,617	4,533,756
Accrued Payroll	51,792	156,036
Compensation Liability	-	-
MCF Refund Liability	211,750	211,700
In-Kind Lease Liability -Current	7,666	4,000
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	40,307	40,307
Total Current Liabilities	7,791,096	5,673,454
In-Kind Lease Liability - LT	46,667	46,667
Notes Payable	11,000	11,000
Financing ROU Liability - LT	43,954	43,954
Total Long Term Liabilities	101,621	101,621
TOTAL NET ASSETS	32,739,093 ⁽¹⁰⁾	32,682,140 ⁽²⁷⁾
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	563,406 ⁽¹¹⁾	560,194 ⁽²⁸⁾
Maint - Repair - Replacement	8,347,416 ⁽¹²⁾	7,175,602 ⁽²⁹⁾
Initiatives	1,643,301 ⁽¹³⁾	1,750,056 ⁽³⁰⁾
Pools & Spas	1,113,273 ⁽¹⁴⁾	814,765 ⁽³¹⁾
Sub-Total	11,667,396 ⁽¹⁵⁾	10,300,617
Unrestricted Net Assets	21,014,744	22,381,524
Net change Year-to-Date	56,952 ⁽¹⁶⁾	-
Unrestricted Net Assets	21,071,696 ⁽¹⁷⁾	22,381,524
TOTAL NET ASSETS	32,739,093	32,682,140



Green Valley Recreation, Inc.

Summary Statement of Activities

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	588,607	595,471	6,865	1%	595,471	594,396	1,076	0.2%	7,132,750	6,537,279		
L.C, Trans., Crd Fees.	106,487	107,671	1,185	1%	107,671	102,464	5,208	5%	705,637	597,966		
Capital Revenue	175,960	207,438	31,478	18%	207,438	200,625	6,813	3%	3,039,780	2,832,342		
Programs	14,636	27,192	12,557	86%	27,192	25,217	1,975	8%	92,403	65,211		
Instructional	55,516	82,876	27,360	49%	82,876	66,942	15,934	24%	393,000	310,124		
Recreational Revenue	70,151	110,068	39,917	57%	110,068	92,159	17,909	19%	485,403	375,335		
Investment Income	38,998	(40,680)	(79,679)	(204%)	(40,680)	35,455	(76,135)	(215%)	425,458	466,139		
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	994,455	1,331	0%	994,455	1,042,555	(48,100)	(4.6%)	11,972,193	10,977,738		
Expenses												
Major Proj.-Rep. & Maint.	31,886	50,917	(19,032)	(60%)	50,917	43,534	(7,383)	(17%)	489,203	438,285		
Facility Maintenance	9,838	5,334	4,504	46%	5,334	35,289	29,955	85%	405,251	399,918		
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	7,091	9,847	(2,756)	(39%)	9,847	8,168	(1,679)	(21%)	98,000	88,153		
Facilities & Equipment	301,691	305,488	(3,797)	(1%)	305,488	333,317	27,829	8%	3,541,533	3,236,045		
Wages	333,156	356,375	(23,219)	(7%)	356,375	345,408	(10,967)	(3%)	4,047,812	3,691,437		
Payroll Taxes	30,008	36,663	(6,655)	(22%)	36,663	25,756	(10,907)	(42%)	323,634	286,971		
Benefits	89,752	88,230	1,522	2%	88,230	93,450	5,220	6%	964,545	876,315		
Personnel	452,916	481,268	(28,352)	(6%)	481,268	464,615	(16,654)	(4%)	5,335,990	4,854,722		
Food & Catering	467	600	(133)	(29%)	600	1,801	1,201	67%	21,386	20,786		
Recreation Contracts	42,711	33,467	9,244	22%	33,467	36,321	2,854	8%	348,685	315,218		
Bank & Credit Card Fees	35,602	38,538	(2,936)	(8%)	38,538	41,062	2,525	6%	77,000	38,462		
Program	78,780	72,605	6,175	8%	72,605	79,185	6,580	8%	447,071	374,466		
Communications	10,438	13,860	(3,422)	(33%)	13,860	10,519	(3,341)	(32%)	96,023	82,163		
Printing	5,248	507	4,741	90%	507	12,246	11,739	96%	103,183	102,676		
Advertising	3,298	290	3,008	91%	290	2,460	2,170	88%	17,920	17,630		
Communications	18,984	14,657	4,327	23%	14,657	25,225	10,568	42%	217,126	202,469		
Supplies	30,179	26,045	4,134	14%	26,045	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	16,074	16,429	51%	16,074	26,388	10,314	39%	213,816	197,742		
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	668	-	668	100%	-	1,792	1,792	100%	21,500	21,500		
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-		
Corporate Expenses	66,429	50,972	15,457	23%	50,972	80,789	29,817	37%	794,036	743,063		
Expenses	948,164	957,678	(9,515)	(1%)	957,678	1,037,873	80,194	7.7%	11,044,839	10,087,160		
Gross Surplus(Rev-Exp)	44,961	36,777	(8,184)	(18%)	36,777	4,682	32,094	685%	927,354	890,578		
Net. Gain/Loss on Invest.	308,945	20,176	(288,770)		20,176	-	20,176		-	(20,176)		
Net from Operations	353,906	56,952	(296,954)	(84%)	56,952	4,682	52,270		927,354	870,402		



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	56,952 (16)	56,952	-	-	-	-	-
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	56,952 (16)	(1,471,090)	161,263	3,212	1,171,814	(106,755)	298,509
Net Assets at, Dec 31, 2023	32,682,140 (27)	824,841	21,556,682 (26)	560,194 (28)	7,175,602 (29)	1,750,056 (30)	814,765 (31)
Net Assets as at, January 31, 2024	32,739,093 (10)	(646,249)	21,717,945 (9)	563,406 (11)	8,347,416 (12)	1,643,301 (13)	1,113,273 (14)
		21,071,696 (17)		11,667,396 (15)			

Footnotes refer to Statement of Financial Position and Statement of Activities



Green Valley Recreation, Inc.
Investment Portfolios
Changes and Market Values
Beginning of Year and Current 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)	<u>13,767,895</u> ⁽²⁵⁾	<u>3,467,278</u> ⁽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)	<u>\$ 17,146,521</u> ⁽⁸⁾	<u>5,479,125</u> ⁽⁶⁾ ⁽⁷⁾	<u>563,405.91</u> ⁽¹⁾	<u>8,347,416</u> ⁽²⁾	<u>1,643,301</u> ⁽³⁾	<u>1,113,273</u> ⁽⁴⁾

11,667,396 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities