AGENDA

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, September 23, 2026 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Candy English (President), Steve Reynolds (Vice President), Kristy McCue (Secretary), Lanny Smith (Treasurer), Jodie Walker (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Dave Barker, Dale Howard, Chris McCrummen, Barry Stock, Scott Somers (non-voting)

AGENDA TOPIC

1. **Call to Order / Roll Call – Establish Quorum**

2. **Amend/Adopt Agenda**

3. **President's Report**

4. **CEO Report**

5. **Committee Reports**
   A. Audit - Barker
   B. Board Affairs - Reynolds
   C. Fiscal Affairs - Smith
   D. Investments - Howard

6. **Consent Agenda –** Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board member may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.
   A. Minutes:
      1) BOD Special Meeting Minutes: August 24, 2026
      2) BOD Regular Meeting Minutes: August 26, 2026
      3) BOD Special Meeting Minutes: September 2, 2026
   B. Financial Statements:
      1) August Financials

7. **Action Items**
   A. East Center Cell Tower Proposal (Dixon)
   B. Approval of Form 990 (Dixon)
   C. Approval of BAC Recommended CPM Changes (Somers)
   D. Appoint and Approval of Investments Committee Chair (President)

8. **Member Comments** - Please limit comments to two (2) minutes. Speakers are asked to provide their name and GVR member number. This time is for comments, not for questions and answers.

9. **Adjournment**

** GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.*

MINUTES

BOARD OF DIRECTORS WORK SESSION

Monday, August 24, 2026 - 1pm
West Center Auditorium / Zoom

Directors: Candy English (President), Steve Reynolds (Vice President), Kristy McCue (Secretary), Lanny Smith (Treasurer), Jodie Walker (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Dave Barker (left meeting at 3:27pm), Bart Hillyer (left meeting at 2:49pm), Chris McCrummen, Barry Stock, Scott Somers (non-voting)

Staff Present: Nanci Moyo (Board and Records Administrator)

AGENDA TOPIC

1. **Call to Order / Roll Call – Establish Quorum**
   The President being in the chair and the Secretary being present.
   President English called the meeting to order at 1pm MST. Secretary McCue called the roll; quorum established.

2. **Adopt or Amend Agenda**
   MOTION: Director Johnson moved, Director Walker seconded to approve the Agenda.
   Passed: unanimous

3. **Action Items**
   A. Strategic Planning with Zelos, Terrie Glass, Consultant
      1) Report on Draft Guiding Principles (Directors Stock and Smith) – **Rescheduled to a later meeting.**
      2) Development of Goals, Beginning with a Review of Current Goals

      Review Goal and Objective:
      Goal: a broad statement of outcomes on behalf of the members – not "to dos"
      Objective: keeps GVR focused on the goal; what GVR does well and what barriers to overcome to achieve goals – not "to dos"

      The goals from the last Strategic Plan 2022-2026 could be the goals for the next Strategic Plan 2027-2031. These are long term goals, but the action items will be different.

      Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities

      Changes for the objectives:
      1.1 Ensure that GVR infrastructure is well maintained ~~sound,~~ currently and into the future.

1.2 Ensure there is a sustainable comprehensive capital plan for maintenance and expansion.

1.3 Create spaces that are warm, welcoming, engaging, and accessible that encourage social gathering.

1.4 Ensure facility planning that includes a view on both those currently in GVR and future members.

Goal 2: Provide quality services and programs that effectively meet the recreational, social, and leisure education needs of our membership.~~, allocating resources to support those programs.~~

2.1 Ensure programs and services are accessible to members of all income levels and abilities.

2.2 Provide excellent member experience.

2.3 Ensure that instructors/~~program-related~~ contractors for services are well qualified and aligned with GVR values/principles.

2.4 Continue to evolve programs and services to meet the changing needs and interests of members.

Goal 3: Continue promoting increased awareness of GVR ~~amenities and benefits,~~ and involvement of all GVR members.

~~3.1 Provide program, services, and events that appeal to all members. at all income and ability levels.~~

3.1 Ensure that new members and GVR tenants are aware of what GVR offers.

3.2 Increase member participation in volunteer opportunities that promote GVR activities – POSSIBLY AN INITIATIVE BELOW 3.2

~~3.2 Increase members participation in volunteer opportunities that support GVR activities.~~

3.3 Ensure systems and processes are easy, simple, and member-centric.

3.4 Consistently improve communications with members. ~~so that they will know what is happening, be able to provide timely input, and participate in the GVR electoral process.~~

4. **Member Comments –** 0

5. **Adjournment**
MOTION: Director Johnson moved, Director McCue seconded to adjourn the meeting at 4:09pm MST.
Passed: unanimous

MINUTES

BOARD OF DIRECTORS MEETING
Wednesday, August 26, 2026 - 2pm
West Center Auditorium / Zoom

Directors: Candy English (President), Steve Reynolds (Vice President), Kristy McCue (Secretary), Lanny Smith (Treasurer), Jodie Walker (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Dave Barker, Bart Hillyer, Chris McCrummen, Barry Stock, Scott Somers (non-voting)

Staff Present: Howey Murray (Controller), Nanci Moyo (Board and Records Administrator)

Visitors: 8

AGENDA TOPIC

1. **Call to Order / Roll Call – Establish Quorum**
   The President being in the chair and the Secretary being present.
   President English called the meeting to order at 2pm MST. Secretary McCue called the roll; quorum established.
2. **Amend/Adopt Agenda**
   MOTION: Director McCue moved, Director English seconded to adopt the Agenda.
   Passed: unanimous
3. **President Report**
   - Welcomed GVR members, staff, Board, and CEO Scott Somers. Thank you for coming to the meeting and to the member's providing feedback to GVR.
   - Mission Statement and Board Credo were read.
   - Thanked members for responding to the survey. The survey results were highly favorable to GVR and over 90 percent agree with the GVR Mission and Vision statement. The survey helps with the work on the Strategic Plan that is being addressed in open sessions with the Board.
4. **CEO Report**
   Abrego South Pool and Locker Room construction documents at 70 percent completion.

   Lapidary is moving forward and wrapping up at the end of the year.

   Las Campanas Fitness Room is almost completed with clean up and fine tuning. New equipment will be coming in.

   West Center Membership Expansion is wrapping up and almost complete. The move will happen August 28 and August 31. The Membership will be open at the West Center on Tuesday, September 1.
5. **Committee Reports –** Reports given and placed on file.
   A. Audit
   B. Board Affairs
   C. Fiscal Affairs

D. Investments

6. **Consent Agenda**
   Director Johnson requested moving from the Consent Agenda to Action Item 7.B the Financial Statements of May, June, July.
   MOTION: Director Stock moved, Director Reynolds seconded to approve Consent Agenda as amended.
   Passed: 9 yes / 1 no (Smith)
   A. Minutes:
      1) BOD Regular Meeting Minutes: June 24, 2026
      2) BOD Work Session: August 5, 2026
   B. Financial Statements:
      ~~1) May, June, July Financials~~

7. **Action Items**
   A. Board Affairs Committee Recommendations for Board Approval to Corporate Policy Manual (CPM)
      MOTION: Director Stock moved, Director Walker seconded to approve the CPM changes as recommended.
      Passed: unanimous

   B. May, June, July Financials
      MOTION: Director Johnson moved, Director Reynolds seconded to postpone review of May, June, and July financials, since Dave Dixon, CFO, is unable to be at this meeting and hold for discussion at the next week's Special Meeting and also, incorporate the Quarterly Financial Report ending June 30.
      Failed: 3 yes (Johnson, McCrummen, Reynolds) / 7 no

      MOTION: Director Walker moved, Director Stock seconded to approve the May, June, and July Financials.
      Passed: 7 yes / no 3 (Johnson, McCrummen, Reynolds)

8. **Member Comments –** 0

9. **Adjournment**
   MOTION: Director Hillyer moved, Director Walker seconded to adjourn the meeting at 2:46pm.
   Passed: unanimous

MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

Wednesday, September 2, 2026 - 12pm
West Center Auditorium / Zoom

Directors: Candy English (President), Steve Reynolds (Vice President), Kristy McCue (Secretary), Lanny Smith (Treasurer), Jodie Walker (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Dave Barker, Bart Hillyer, Chris McCrummen, Barry Stock, and Scott Somers (non-voting)

Staff Present: Nanci Moyo (Board and Records Administrator)

Visitors: 1

AGENDA TOPIC

1. **Call to Order / Roll Call – Establish Quorum**
   The President being in the chair and the Secretary being present.
   President English called the meeting to order at 12pm MST. Secretary McCue called the roll; quorum established.

2. **Adopt or Amend Agenda**
   MOTION: Director Smith moved, Director English seconded to approve the Agenda.
   Passed: unanimous

3. **Action Items**
   A. Fiscal Affairs Committee Recommendation for Board Approval for Buy-Out of Cell Tower Contract
   MOTION: Director Walker moved, Director Barker seconded to approve the Letter of Intent, outlining the Terms of Agreement, with Landmark Dividend, with the understanding the Board will be asked to provide approval of a final agreement or agreements at some time in the future, subject to legal review; and once final approval is given, the Board will direct staff to st aside $100,000 for Woodshop for Architectural Design, and $900,000 to the MRR-B Fund.
   Failed: 2 yes (Barker, Walker) / 7 yes

   MOTION: Director Stock moved, Director Johnson seconded to approve the Letter of Intent, outlining the Terms of Agreement, with Landmark Dividend, with the understanding the Board will be asked to provide approval of a final agreement or agreements at some time in the future, subject to legal review; and once final approval is given.
   Passed: unanimous

4. **Member Comments –** 0

5. **Adjournment**
   MOTION: Director Hillyer moved, Director McCue seconded to adjourn the meeting at 12:20pm MST.
   Passed: unanimous

Green Valley Recreation, Inc.

Agenda Topic 6.B.1

Board of Directors Regular Meeting

August 2026 Financial Highlights

Prepared By: Dave Dixon, CFO **Date: September 23, 2026**

Presented By: Dave Dixon, CFO **Consent Agenda: N/A**

Originating Committee / Department:
Administration

Strategic Plan Goal:
Goal 4 Cultivate and maintain a sound financial base that generates good value for our members.

Background Justification:
The Board has requested a separate staff report stating the highlights for each month.

Key Points/Highlights for August 2026:

1. Statement of Financial Position
   a. YTD Operating Cash and Undesignated JP Morgan investments decreased by $1,904,108 with total Days Cash on hand at 120.
   b. Net Assets have increased Year to Date by $1,511,904 and include $558,715 of unrealized gains.
2. Statement of Financial Activities
   a. YTD total revenue is under budget (unfavorable) 1.5% or $134,867.
   b. August Capital Revenue (MCF) is under budget (unfavorable) 38%, 41 paid MCF compared to 66 budgeted. YTD Capital Revenue (MCF) is under budget (unfavorable) 13.5% or $281,319. HB 2119 home resales are excluded in the monthly resales total. GVR has welcomed 14 new Member Households through August with our annual goal of 18.
   c. YTD Recreation Revenue is over budget (favorable) by 9.1% or $57,287.
   d. YTD Total Expenses under budget (favorable) 1.8% or $143,781.
   e. YTD Facilities & Equipment are slightly over budget (unfavorable) by 0.8% or $18,378.
   f. YTD Personnel is under budget (favorable) by 0.02% YTD or $745.
   g. YTD Program expenses are over budget (unfavorable) by 2.7% or $14,074.
   h. Gross Operating Surplus is $953,189 which is 0.9% or $8,914 better than budgeted (favorable).
   i. September home sales have rebounded in the first week of the month with 25 total and estimated to be close to the budget of 57.

- The following table summarizes the August 31, 2026 total year to date change in Net Assets month over month based on GVR's 2026 Financial Statements:

			GVR 2026		Budget Variance	
Month	Operating Increase Net Assets	Unrealized Gains on Investments	Total Increase in Net Assets		Income Variance Favorable (Unfavorable)	Expense Variance Favorable (Unfavorable)
Jan-26	$114,385	$161,218	$275,603		($39,746)	$48,390
Feb-26	$227,078	$115,864	$342,942		$84,933	$83,519
Mar-26	$168,147	($383,025)	($214,878)		($8,441)	$14,355
Apr-26	$182,521	$413,311	$595,832		($62,168)	$63,179
May-26	$138,650	$154,371	$293,021		($54,100)	$3,905
Jun-26	$99,855	($14,574)	$85,281		$47,429	($54,518)
Jul-26	($47,988)	$24,005	($23,983)		($3,222)	($111,864)
Aug-26	$70,541	$87,545	$158,086		($99,552)	$46,148
Sep-26			$0			
Oct-26			$0			
Nov-26			$0			
Dec-26	$0	$0	$0		$0	$0
Total YTD '26	**$953,189**	**$558,715**	**$1,511,904**		**($134,867)**	**$93,114**

While the preceding table illustrates the performance for the year 2026 according to the Financial Statements, it does not include any reduction for the necessary funding from Operations for Reserve Funds included in GVR's 2026 budget.

- The Net Fixed Assets are $24,060,078 as of August 31, 2026. Total net Capital Purchases for the year to date are $1,663,403.
- Total Current Liabilities are $3,417,724. This includes 4 months of deferred revenue for 2026 dues.
- Designated Net Assets equal $11,907,003 for the month of August, 2026.

Green Valley Recreation, Inc.

Statement of Financial Position

As of Date: August 31, 2026 and Dec 31, 2025

	August 31, 2026		Dec 31, 2025	
		Total		Total
ASSETS				
Current Assets				
Cash/Cash Equivalents		735,372		1,528,231
Accounts Receivable		484,264		404,170
Prepaid Expenses		212,988		267,712
Maintenance Inventory		61,927		61,927
Designated Investments (Charles S./SBH)				
Emergency - Fund	626,447 (1)		573,244 (18)	
MRR - Fund	7,924,896 (2)		7,385,186 (19)	
Initiatives - Fund	1,311,768 (3)		1,339,862 (20)	
Pools & Spas - Fund	2,043,892 (4)		1,697,677 (21)	
Total Designated Investments (CS/SBH)	11,907,003 (5)		10,995,969 (22)	
Undesignated Invest. (JP Morgan Long Term)	1,841,163 (6)		1,609,852 (23)	
Undesignated Invest. (JP Morgan)	1,262,542 (7)		2,605,102 (24)	
Investments		15,010,708 (8)		15,210,923 (25)
Total Current Assets		**16,505,258**		**17,472,962**
Fixed Assets				
Contributed Fixed Assets		18,017,085		18,017,085
Purchased Fixed Assets		37,066,439		35,403,036
Sub-Total		55,083,524		53,420,121
Less - Accumulated Depreciation		(31,023,446)		(30,085,549)
Net Fixed Assets		**24,060,078** (9)		**23,334,572** (26)
Operating Lease ROU, Net of Accum. Amortization		13,679		13,679
Finance Lease ROU, Net of Accum. Amortization		8,470		8,470
Total Assets		**40,587,485**		**40,829,683**
LIABILITIES				
Current Liabilities				
Accounts Payable		401,236		436,933
Deferred Dues Fees & Programs		2,733,947		4,524,612
Accrued Payroll		120,960		58,200
Compensation Liability		-		-
MCF Refund Liability		141,000		141,000
In-Kind Lease Liability -Current		4,750		2,250
Operating ROU Liability - Current		5,510		5,510
Financing ROU Liability - Curent		10,321		10,321
Total Current Liabilities		**3,417,724**		**5,178,826**
In-Kind Lease Liability - LT		37,149		41,149
Notes Payable		22,000		11,000
Financing ROU Laibility - LT		-		-
Total Long Term Liabilities		**59,149**		**52,149**
TOTAL NET ASSETS		**37,110,612** (10)		**35,598,709** (27)
NET ASSETS				
Temporarily Designated:				
Board Designated:				
Emergency		626,447 (11)		573,244 (28)
Maint - Repair - Replacement		7,924,896 (12)		7,385,186 (29)
Initiatives		1,311,768 (13)		1,339,862 (30)
Pools & Spas		2,043,892 (14)		1,697,677 (31)
Sub-Total		**11,907,003** (15)		**10,995,969**
Unrestricted Net Assets		23,691,705		24,602,740
Net change Year-to-Date		1,511,904 (16)		-
Unrestricted Net Assets		**25,203,609** (17)		**24,602,740**
TOTAL NET ASSETS		**37,110,612**		**35,598,709**
TOTAL LIABILITIES & NET ASSETS		**40,587,485**		**40,829,683**

Green Valley Recreation, Inc.

Summary Statement of Activities

YTD Period: 8 month period ending August 31, 2026

FY Budget Period: Jan 1, 2026 - Dec 31, 2026

	PRIOR YEAR COMPARISON 2025 YTD Actual	2026 YTD Actual	Year to Year Variance	%	BUDGET COMPARISON YTD Actual	YTD Budget	YTD Variance	%	Fiscal Year Budget	Remaining FY Budget
Revenue										
Member Dues	4,909,350	5,051,763	142,413	2.9%	5,051,763	5,045,973	5,789	0.1%	7,568,960	2,517,197
LC,Trans., Crd Fees.	512,866	504,768	(8,098)	(1.6%)	504,768	576,788	(72,020)	(12.5%)	800,700	295,932
Capital Revenue	1,982,506	1,800,596	(181,910)	(9.2%)	1,800,596	2,081,915	(281,319)	(13.5%)	2,860,800	1,060,204
Programs	218,429	294,422	75,993	34.8%	294,422	312,020	(17,598)	(5.6%)	571,456	277,034
Instructional	339,635	394,232	54,597	16.1%	394,232	319,347	74,885	23.4%	498,000	103,768
Recreational Revenue	***558,064***	***688,654***	***130,590***	**23.4%**	***688,654***	***631,367***	***57,287***	**9.1%**	***1,069,456***	***380,802***
Investment Income	***321,493***	***336,701***	***15,208***	**4.7%**	***336,701***	***290,000***	***46,701***	**16.1%**	***435,000***	***98,299***
Advertising Income	-	-	-	0.0%	-	-	-	0.0%	-	-
Cell Tower Lease Inc.	33,553	34,643	1,091	3.3%	34,643	32,613	2,031	6.2%	48,919	14,276
Comm. Revenue	***33,553***	***34,643***	***1,091***	**3.3%**	***34,643***	***32,613***	***2,031***	**6.2%**	***48,919***	***14,276***
Other Income	78,923	156,466	77,544	98.3%	156,466	81,673	74,793	91.6%	117,350	(39,116)
Facility Rent	10,620	7,410	(3,210)	(30.2%)	7,410	12,413	(5,003)	(40.3%)	18,620	11,210
Marketing Events	-	-	-	0.0%	-	-	-	0.0%	-	-
In-Kind Contributions	2,667	1,500	(1,167)	(43.7%)	1,500	2,667	(1,167)	(43.7%)	4,000	2,500
Del Sol Café Revenue	6	38,040	38,034	633,898%	38,040	-	38,040	0.0%	-	(38,040)
Other Revenue	***92,215***	***203,416***	***111,201***	**120.6%**	***203,416***	***96,753***	***106,663***	**110.2%**	***139,970***	***(63,446)***
Total Revenue	***8,410,047***	***8,620,541***	***210,494***	**2.5%**	***8,620,541***	***8,755,408***	***(134,867)***	**(1.5%)**	***12,923,805***	***4,303,264***
Expenses										
Major Proj.-Rep. & Maint.	120,132	137,603	(17,471)	(14.5%)	137,603	159,313	21,710	13.6%	238,970	101,367
Facility Maintenance	321,806	187,629	134,177	41.7%	187,629	281,067	93,437	33.2%	421,600	233,971
Fees & Assessments	356	347	9	2.5%	347	667	320	47.9%	1,000	653
Utilities	645,333	621,188	24,145	3.7%	621,188	695,285	74,096	10.7%	1,084,093	462,905
Depreciation	905,072	937,897	(32,825)	(3.6%)	937,897	845,680	(92,217)	(10.9%)	1,268,520	330,623
Furniture & Equipment	197,426	244,818	(47,392)	(24.0%)	244,818	152,105	(92,714)	(61.0%)	229,874	(14,944)
Vehicles	47,711	76,344	(28,634)	(60.0%)	76,344	53,333	(23,011)	(43.1%)	80,000	3,656
Facilities & Equipment	***2,237,837***	***2,205,828***	***32,009***	**1.4%**	***2,205,828***	***2,187,449***	***(18,378)***	**(0.8%)**	***3,324,057***	***1,118,229***
Wages	2,946,734	3,017,618	(70,884)	(2.4%)	3,017,618	3,056,196	38,579	1.3%	4,584,295	1,566,677
Payroll Taxes	231,237	242,234	(10,997)	(4.8%)	242,234	245,085	2,851	1.2%	355,699	113,465
Benefits	608,440	642,967	(34,527)	(5.7%)	642,967	602,282	(40,685)	(6.8%)	897,672	254,705
Personnel	***3,786,411***	***3,902,818***	***(116,407)***	**(3.1%)**	***3,902,818***	***3,903,563***	***745***	**0.0%**	***5,837,665***	***1,934,847***
Food & Catering	16,091	39,407	(23,317)	(144.9%)	39,407	57,473	18,065	31.4%	78,698	39,291
Recreation Contracts	383,657	441,523	(57,865)	(15.1%)	441,523	399,730	(41,793)	(10.5%)	651,787	210,264
Bank & Credit Card Fees	41,308	47,156	(5,848)	(14.2%)	47,156	56,809	9,653	17.0%	67,895	20,739
Program	***441,056***	***528,086***	***(87,029)***	**(19.7%)**	***528,086***	***514,011***	***(14,074)***	**(2.7%)**	***798,380***	***270,295***
Communications	70,703	72,505	(1,803)	(2.5%)	72,505	71,713	(793)	(1.1%)	107,569	35,064
Printing	55,070	67,685	(12,615)	(22.9%)	67,685	83,000	15,315	18.5%	129,500	61,815
Advertising	3,818	29,049	(25,231)	(660.8%)	29,049	7,333	(21,716)	(296.1%)	11,000	(18,049)
Communications	***129,591***	***169,239***	***(39,648)***	**(30.6%)**	***169,239***	***162,046***	***(7,193)***	**(4.4%)**	***248,069***	***78,830***
Supplies	355,883	272,456	83,427	23.4%	272,456	370,604	98,148	26.5%	570,906	298,450
Postage	14,438	10,156	4,282	29.7%	10,156	17,083	6,927	40.5%	21,125	10,969
Dues & Subscriptions	17,180	10,345	6,835	39.8%	10,345	9,125	(1,220)	(13.4%)	13,687	3,342
Travel & Entertainment	743	-	743	100.0%	-	1,600	1,600	100.0%	2,400	2,400
Other Operating Expense	62,078	75,995	(13,917)	(22.4%)	75,995	60,108	(15,887)	(26.4%)	107,672	31,677
Operations	***450,323***	***368,952***	***81,371***	**18.1%**	***368,952***	***458,520***	***89,568***	**19.5%**	***715,790***	***346,838***
Information Technology	76,766	52,937	23,829	31.0%	52,937	95,185	42,247	44.4%	142,777	89,840
Professional Fees	153,935	144,277	9,658	6.3%	144,277	167,517	23,241	13.9%	234,350	90,073
Commercial Insurance	264,618	285,770	(21,152)	(8.0%)	285,770	298,043	12,273	4.1%	447,064	161,294
Taxes	-	-	-	0.0%	-	-	-	0.0%	53,532	53,532
Conferences & Training	6,806	3,299	3,506	51.5%	3,299	16,133	12,834	79.5%	24,200	20,901
Employee Recognition	6,792	6,147	644	9.5%	6,147	8,667	2,519	29.1%	13,000	6,853
Provision for Bad Debt	-	-	-	0.0%	-	-	-	0.0%	-	-
Corporate Expenses	**508,916**	**492,430**	**16,486**	**3.2%**	**492,430**	**585,544**	**93,114**	**15.9%**	**914,923**	**422,493**
Expenses	***7,554,133***	***7,667,352***	***(113,219)***	**(1.5%)**	***7,667,352***	***7,811,133***	***143,781***	**1.8%**	***11,838,884***	***4,171,532***
										-
Gross Surplus(Rev-Exp)	855,913	953,189	97,276	**11.4%**	953,189	944,275	8,914	**0.9%**	1,084,921	131,731
Net. Gain/Loss on Invest.	531,715	558,715	27,000		558,715	-	558,715		-	(558,715)
Net from Operations	1,387,628	1,511,904	124,276	**9.0%**	1,511,904	944,275	567,629		1,084,921	(426,983)

Project Name	Center Location	Scope of Work	Estimated Construct. Start	Estimated Construct. Finish	Status-Complete	Summary Notes/Next Steps	Funding Sources	Budget Total	Expenses To Date	Balance
Abrego South Pool and Locker Rooms	Abrego South	Demolish existing pool facilities. Design and construct new pool, spa, and locker rooms.	Oct-26	Apr-27	Design- 90%	Design in process to achieve 100% construction documents by late September. Durazo Construction contract approved for $1,577,520. Plans are at 90% completion. Evaluating electricial, structural.	Initia. $250k MRR-B $1.651k	$ 1,901,539	$ 80,510	$ 1,821,029
West Center Lapidary Club Expansion	West Center	Expand Lapidary Club building to the west. Renovate existing space, including Billiards Room space.	Mar-26	Dec-26	Construction-70%	Masonry walls, roof joists, and interior walls complete. Final roofing and electrical in process. Continue with construction cost refinements, value-engineering, and plan adjustments.	Initia. $991k Initia. $43k	$ 1,034,000	$ 339,788	$ 694,212
SRS Fitness Center Expansion	Santa Rita Springs	Remove corner RSA office to expand floor area in fitness room. Paint and patch to match.	Aug-26	Sep-26	Completed 9/9/26	Awarded low bid contract to Rio West for $17,151. All work completed 9/9/26. Close-out in process.	Initiatives	$ 40,000	$ -	$ 40,000
West Center Membership Services Expansion	West Center	Expand Membership Services offices in Auditorium lobby. Add lobby counters for staff and events.	May-26	Aug-26	Construction-99%	Awarded contract to Rio West for $123,392. All complete except for a few items. GVR staff has moved in and is operational.	Initiatives	$ 190,000	$ 108,058	$ 81,942
Las Campanas Fitness Room Expansion	Las Campanas	Expand Fitness Room into Cypress Room. Install new flooring and paint. Locker Room fixture upgrades.	Jul-26	Aug-26	Completed 8/27/26	Awarded low-bid contract to Rio West for $90,366. Completed. Close-out in process.	Initiatives	$ 100,000	$ 6,538	$ 93,462
Desert Hills Kiln Room Upgrades	Desert Hills	Strengthen sub-floor for 5 kilns and brick flooring. Upgrade ventilation system and electrical needs.	Apr-26	May-26	Completed 5/13/26	Contract signed with Building Excellence for $94,424 ($10,000 is contingency). Project started 4/14 and substantially completed 5/8. HVAC balance report completed 5/13.	Initiatives	$ 90,000	$ 86,176	$ 3,824
Pickleball Center Fencing	Pickleball Center	Install west and north perimeter fencing and gates to better manage access and security.	Apr-26	May-26	Completed 5/19/26	Awarded contract to Canyon Fence Co. for $38,489. Work began 4/8 and all fencing and gates installed by 5/8. Front entrance lock and card reader to be installed by end of May.	Initiatives	$ 50,000	$ 39,021	$ 10,979

Green Valley Recreation, Inc.

Board of Directors Meeting

Review Cell Tower Lease Proposal

Prepared By: Dave Dixon, CFO

Meeting Date: September 23, 2026

Presented By: Dave Dixon, CFO

Consent Agenda: No

Originating Committee / Department:
Fiscal Affairs Committee (FAC) / Finance Department

Action Requested:
Approve proposal received from Pinnacle Consulting regarding a new cell tower at East Center recommended for approval by FAC on August 18, 2026.

Strategic Plan:
Goal 4 Cultivate and maintain a sound financial base that generates good value for our members.

Background Justification:
Currently GVR has two other cell tower land leases: One at West Center with Verizon through Pinnacle Consulting and the second at Desert Hills with T-Mobile. The CEO, COO and CFO walked the grounds with Pinnacle and found an area at the back of the property that would fit their needs while not impeding our member's experience.

Fiscal Impact:
Proposal would be $1,000 per month with an annual escalation of 1.5%. Annual amount would be $12,000 of additional income for the first year. The draft agreement is for 50 years and this would result in a minimum revenue of $884,194 for a single wireless carrier on the tower with potential to add up to two additional wireless carriers at $150 each in additional revenue per month to increase the potential revenue over the life of the agreement to $1,149,452. The timeline for permits and building will take between 12-18 months.

Committee Options:

1) Approve and move forward with legal review of the proposal and draft agreement for signature by the GVR Board President.
2) Do not approve to add the new cell tower currently.

Staff Recommendation:
Option 1

Attachments:

1) Pinnacle Consulting Proposal Letter Dated August 10, 2026
2) Pinnacle Consulting Revenue Potential for New East Center Cell Tower

PINNACLE
CONSULTING, INC

August 10, 2026

Green Valley Recreation Center
Re: Proposed Wireless Communication Facility and Lease Proposal

Dear Green Valley Recreation Center Board,
Thank you for considering the opportunity to host a new wireless communication facility on Green Valley East Recreation Center property. We would like to provide an overview of the proposed facility, site layout, development process, and available lease structures for your consideration.

Following initial Board approval to move forward, we would likely schedule a second site walk with our surveyor and engineering team to further evaluate the proposed location and develop a more detailed site plan and full construction drawings. These plans would then be provided for additional review and used for the required Pima County zoning and permitting approvals.

As a general estimate, we anticipate approximately 12 to 18 months from initial Board approval to the start of construction, depending primarily on the timing of design, zoning, and permitting approvals.

Proposed Facility
The proposed wireless facility would consist of a tower no greater than 70 feet in height, with the final height and design subject to feedback and approval from Pima County and the Green Valley Board.

To minimize the visual impact of the facility, we are currently exploring two stealth design options. Both options would fully shroud the antennas and associated equipment mounted on the tower:

- Cylindrical Design “Lampshade”: A rounded enclosure surrounding and concealing the antenna arrays.
- Multi-Faced “Summerlin” Design: A wider enclosure consisting of several flat faces that conceal the antenna arrays from view.

All ground-mounted equipment would be located within a secured and screened compound. Underground conduits would connect the ground equipment compound to the tower, eliminating the need for exposed utlilies between the two areas. The tower itself would also be enclosed at its base for security.

Aside from the initial construction period of approximately 45 days, this would be an unmanned facility with no employees stationed on site. Routine maintenance visits would generally occur only once every three to four weeks, so the facility is not anticipated to create ongoing vehicle or pedestrian traffic impacts to the Recreation Center or surrounding area.

Proposed Site Plan

During the initial site walk, we discussed locating the tower near the existing shrubbery south of the tennis courts. The vegetation in this area is substantial and would provide additional natural screening of the lower portion of the facility from surrounding properties. For the ground equipment, the area discussed during the site walk was within the existing metal-gated area where the shade structures are currently located. This location provides several options for integrating the equipment compound with the existing property:

- Retain a similar metal screening treatment to maintain the existing aesthetic of the area;
- Remove the existing metal wall and enclose the gated area and equipment compound with a new CMU wall, connecting it to the existing gate leading to the parking lot; or
- Retain the existing metal wall and construct the new CMU equipment enclosure directly adjacent to it.

The primary concern with continuing the existing metal screening is that it is relatively transparent and would not conceal the ground equipment to the same degree as a solid CMU wall. While it may better maintain the existing aesthetic, a CMU enclosure would provide significantly greater visual screening. We are open to working with the Board to determine which configuration provides the best balance between maintaining the appearance of the existing area and effectively concealing the equipment.

The current site plan is intended to establish a general location rather than a final design. Following initial Board approval and the additional survey and engineering site walk, we would prepare a more detailed layout showing the proposed tower, equipment compound, access, utility routing, screening, and other improvements for further review.

Lease Options

We can offer two potential compensation structures:

Option 1 – Monthly Lease

- $1,000.00 per month in base rent
- 1.5% annual rent escalation
- Additional $150.00 per month for each additional wireless carrier that collocates on the tower
- Five 10-year terms, providing a potential total lease term of 50 years

The facility is being designed to accommodate future carrier collocation, which provides the Recreation Center with an opportunity for additional revenue while also reducing the need for separate wireless towers in the surrounding area.

Option 2 – Upfront Payment
As an alternative to monthly rent, we can offer a one-time upfront payment of $150,000.00. This option would be structured as a 99-year easement rather than a traditional 50-year lease and would provide the Recreation Center with the full compensation at the beginning of the agreement.

Lease Terms
While we are happy to work with the Recreation Center on the overall structure and language of the agreement, two provisions are non negotiable

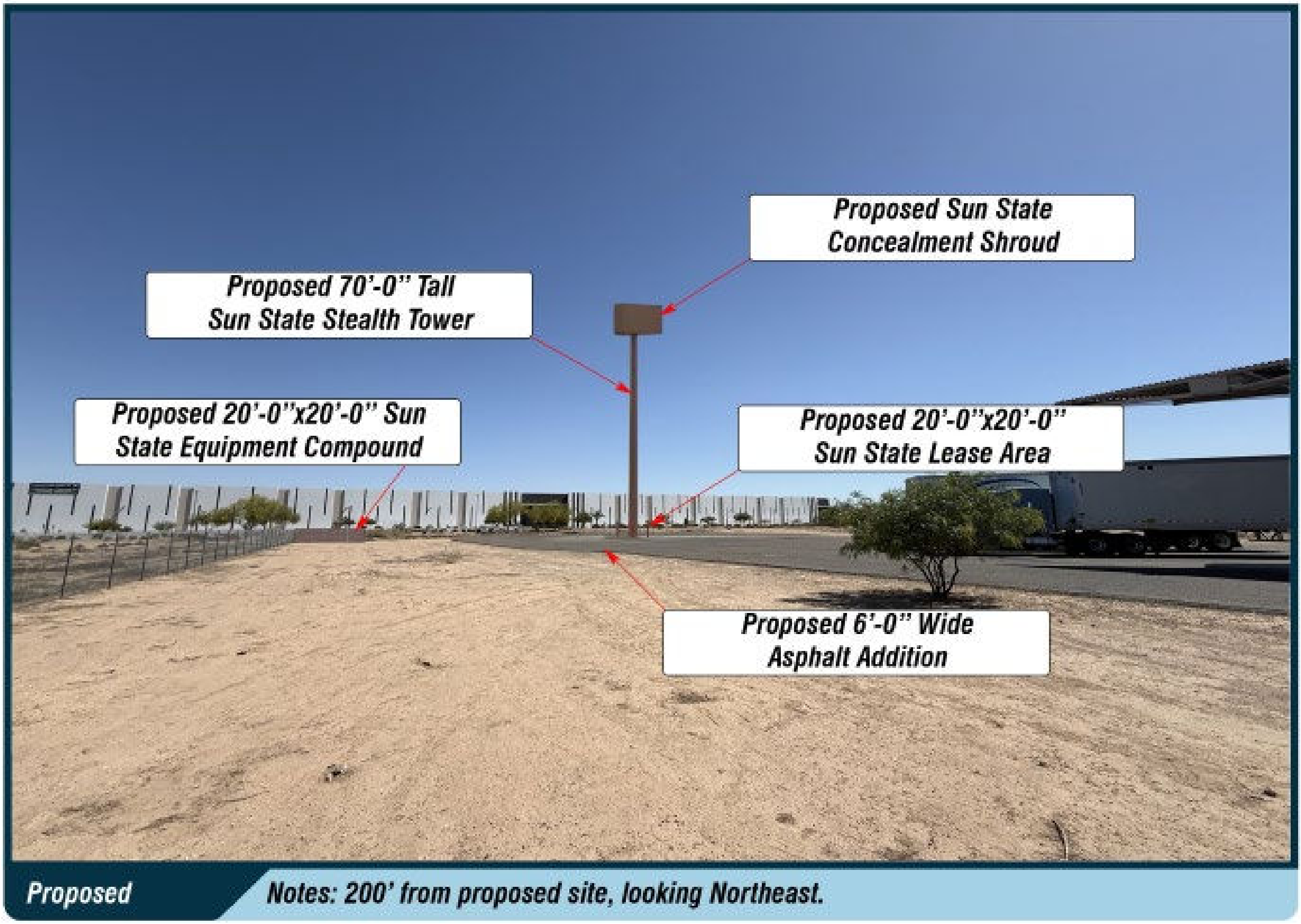
- The 1.5% annual escalator under the monthly lease option
- Our Right of First Refusal (ROFR) as it relates to the lease area and associated leasehold interests

We are happy to discuss either compensation structure in greater detail and continue working with the Board and Pima County to determine the tower height, stealth design, screening, and site configuration that best fits the property.
We appreciate your consideration and look forward to the opportunity to work with Green Valley Recreation Center on the project.

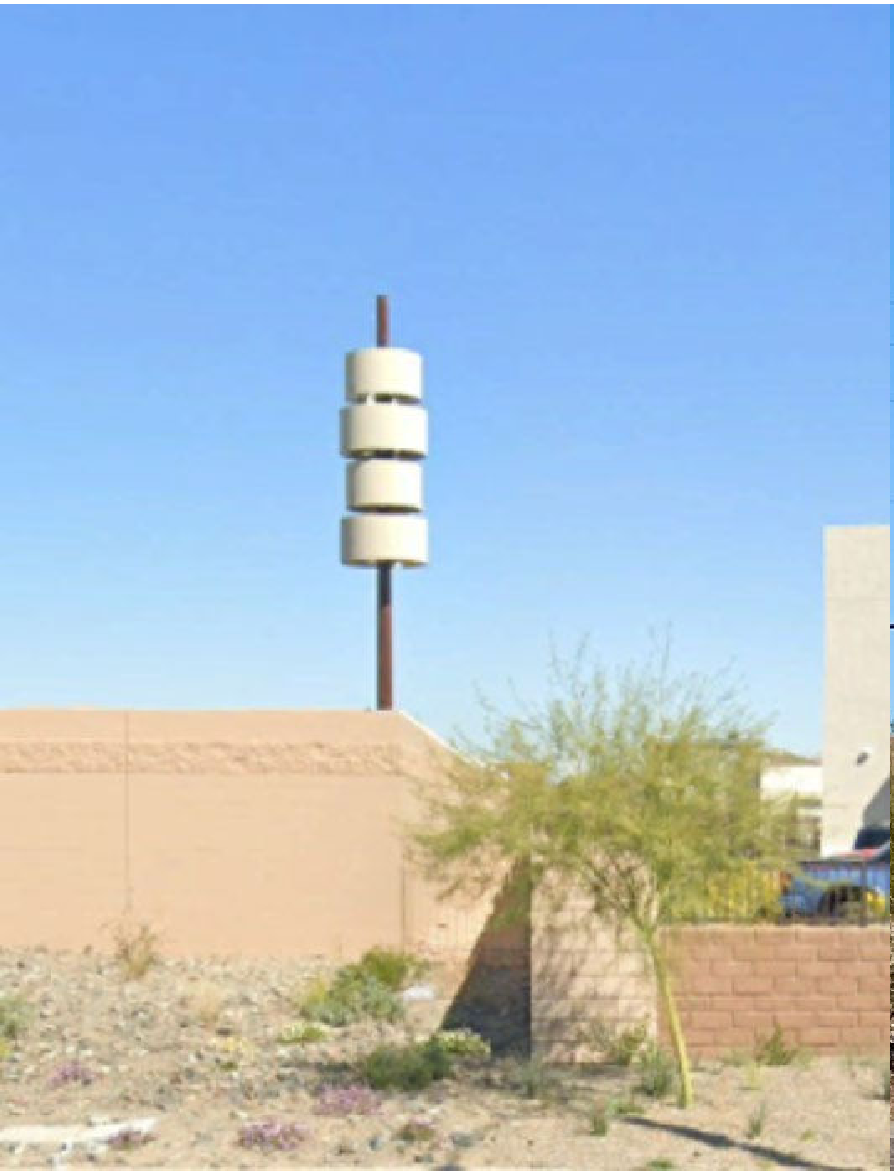
Sincerely,

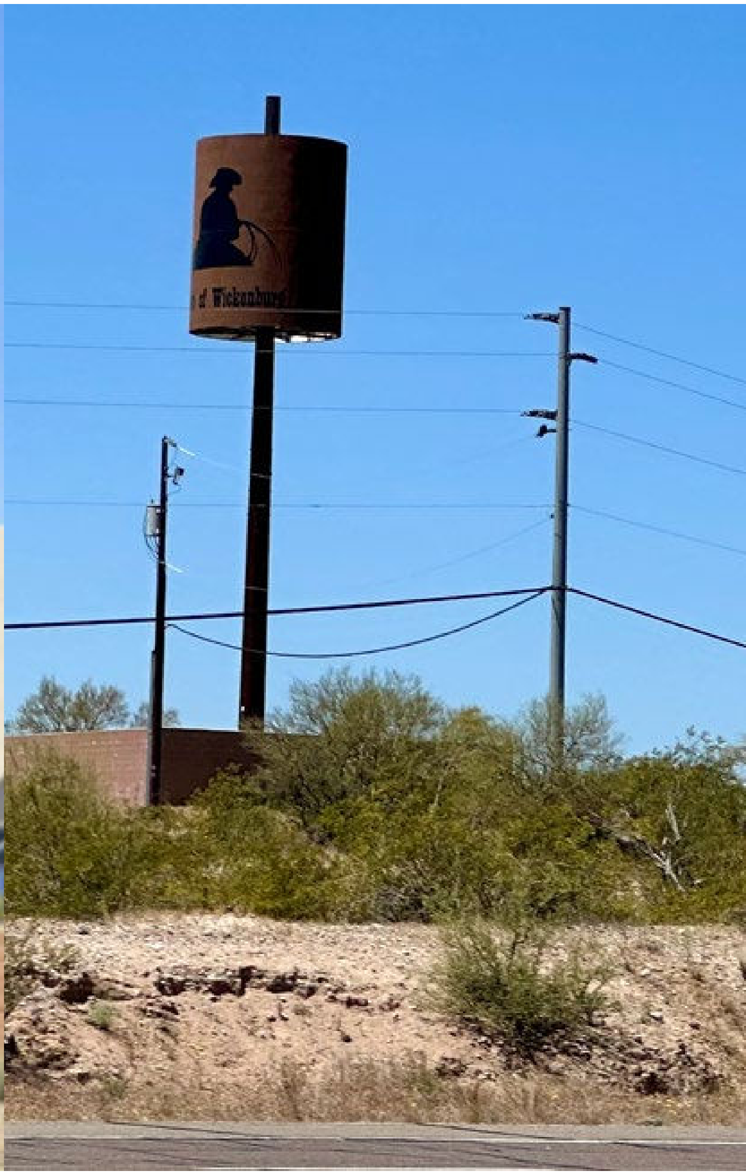
Logan Williams
Site Acquisition Specialist
(480) 529-6617
logan.williams@pinnacleco.net
PINNACLE
CONSULTING, INC

Example of a 70' Summerlin Design



Example of Lampshade Designs



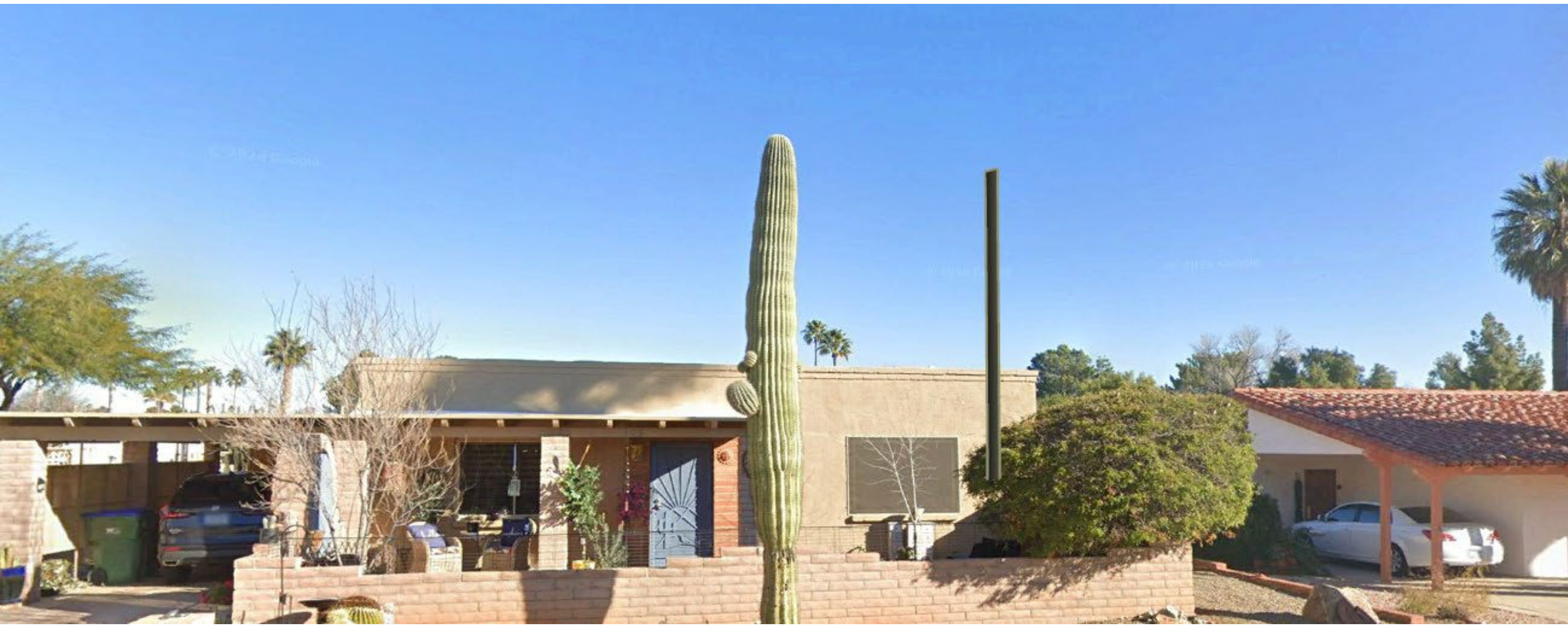


Approximate 70 Elevations

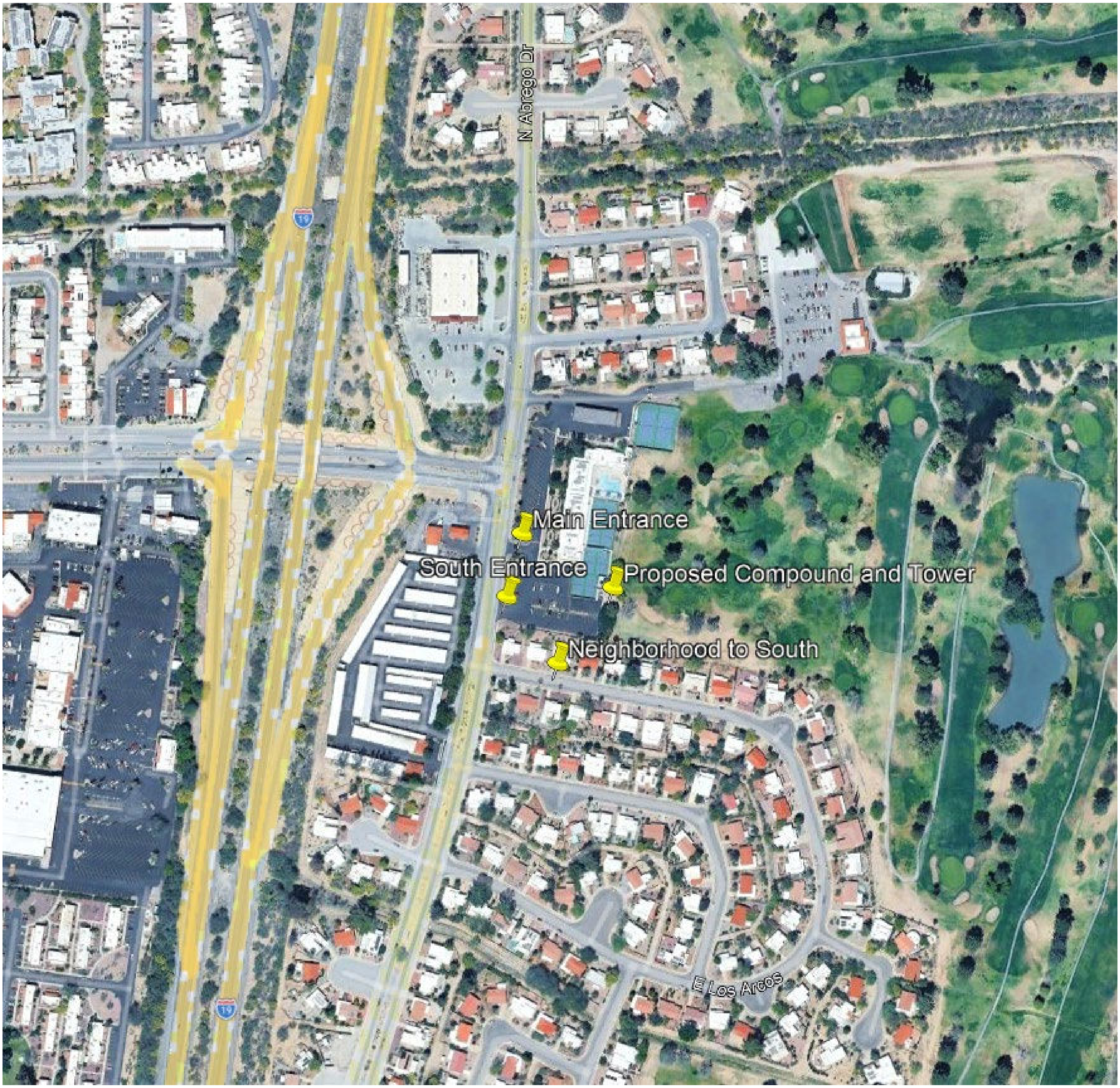
(Main entrance of Green Valley East Center)

(South Entrance of Green Valley East Center)

(Neighborhood to South of Green Valley East Center)

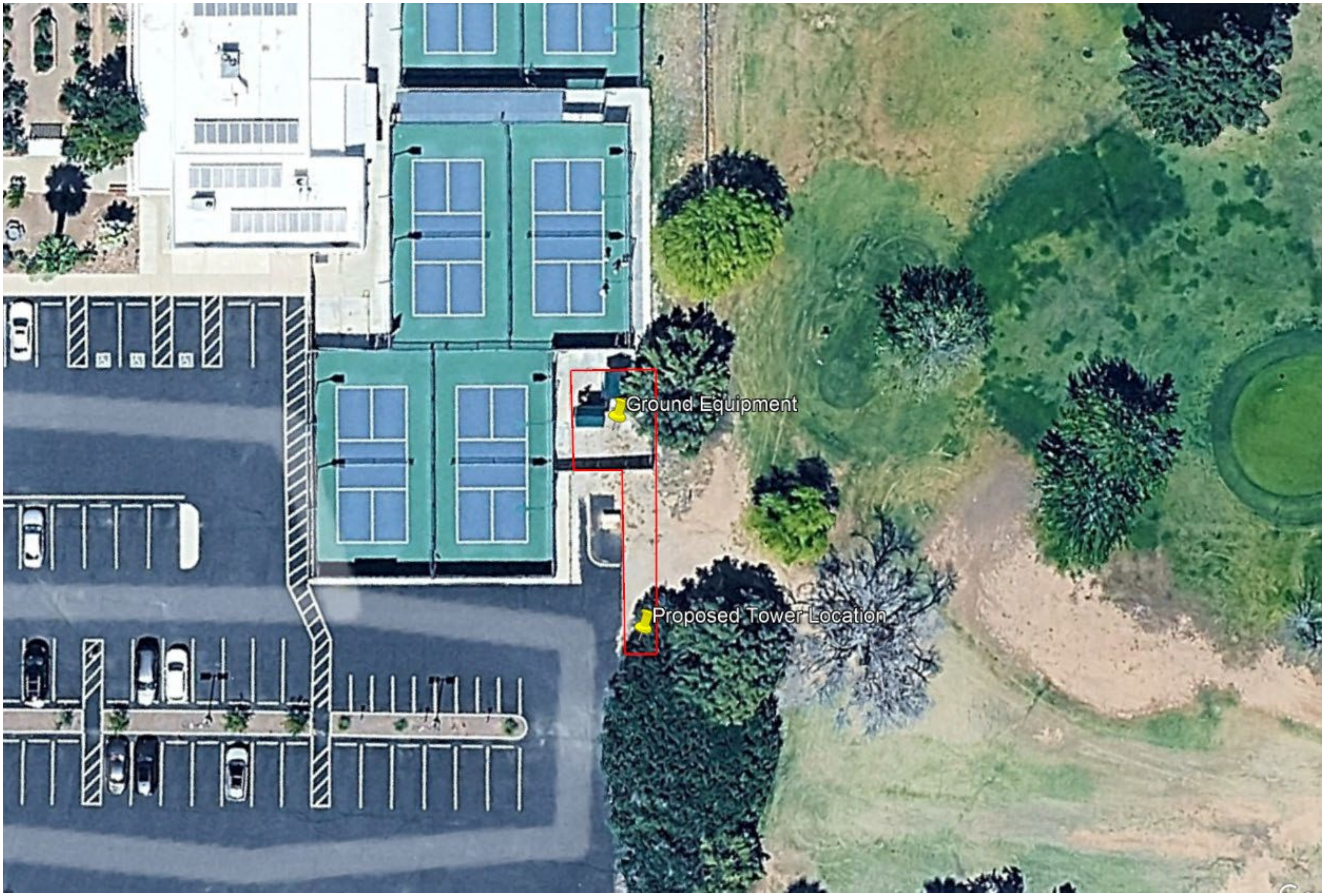


Overview


N Abrego Dr
19
Main Entrance
South Entrance
Proposed Compound and Tower
Neighborhood to South
E Los Arcos
19

Proposed Site Plan

(~1200 sqft Lease Area)



Attachment 2

Pinnacle Consulting Proposal

New East Center Cell Tower Analysis for One Carrier up to Three Carriers for the Tower

	Minimum Revenue - Carrier (1)				Revenue with Add'l Carrier (2)				Revenue with Max Carriers (3)		
	Per Month	Annual Revenue	Cumulative Revenue		Per Month	Annual Revenue	Cumulative Revenue		Per Month	Annual Revenue	Cumulative Revenue
1	1,000	12,000	12,000	1	1,150	13,800	13,800	1	1,300	15,600	15,600
2	1,015	12,180	24,180	2	1,167	14,007	27,807	2	1,320	15,834	31,434
3	1,030	12,363	36,543	3	1,185	14,217	42,024	3	1,339	16,072	47,506
4	1,046	12,548	49,091	4	1,203	14,430	56,454	4	1,359	16,313	63,818
5	1,061	12,736	61,827	5	1,221	14,647	71,101	5	1,380	16,557	80,375
6	1,077	12,927	74,755	6	1,239	14,867	85,968	6	1,400	16,806	97,181
7	1,093	13,121	87,876	7	1,257	15,090	101,057	7	1,421	17,058	114,239
8	1,110	13,318	101,194	8	1,276	15,316	116,373	8	1,443	17,314	131,552
9	1,126	13,518	114,712	9	1,295	15,546	131,919	9	1,464	17,573	149,126
10	1,143	13,721	128,433	10	1,315	15,779	147,698	10	1,486	17,837	166,962
11	1,161	13,926	142,359	11	1,335	16,015	163,713	11	1,509	18,104	185,067
12	1,178	14,135	156,495	12	1,355	16,256	179,969	12	1,531	18,376	203,443
13	1,196	14,347	170,842	13	1,375	16,500	196,468	13	1,554	18,652	222,095
14	1,214	14,563	185,405	14	1,396	16,747	213,215	14	1,578	18,931	241,026
15	1,232	14,781	200,186	15	1,417	16,998	230,214	15	1,601	19,215	260,241
16	1,250	15,003	215,188	16	1,438	17,253	247,467	16	1,625	19,504	279,745
17	1,269	15,228	230,416	17	1,459	17,512	264,979	17	1,650	19,796	299,541
18	1,288	15,456	245,873	18	1,481	17,775	282,753	18	1,674	20,093	319,634
19	1,307	15,688	261,561	19	1,503	18,041	300,795	19	1,700	20,395	340,029
20	1,327	15,923	277,484	20	1,526	18,312	319,107	20	1,725	20,700	360,729
21	1,347	16,162	293,646	21	1,549	18,587	337,693	21	1,751	21,011	381,740
22	1,367	16,405	310,051	22	1,572	18,865	356,559	22	1,777	21,326	403,066
23	1,388	16,651	326,702	23	1,596	19,148	375,707	23	1,804	21,646	424,712
24	1,408	16,901	343,602	24	1,620	19,436	395,143	24	1,831	21,971	446,683
25	1,430	17,154	360,756	25	1,644	19,727	414,870	25	1,858	22,300	468,983
26	1,451	17,411	378,168	26	1,669	20,023	434,893	26	1,886	22,635	491,618
27	1,473	17,673	395,840	27	1,694	20,323	455,216	27	1,915	22,974	514,592
28	1,495	17,938	413,778	28	1,719	20,628	475,844	28	1,943	23,319	537,911
29	1,517	18,207	431,984	29	1,745	20,938	496,782	29	1,972	23,669	561,580
30	1,540	18,480	450,464	30	1,771	21,252	518,034	30	2,002	24,024	585,603
31	1,563	18,757	469,221	31	1,798	21,571	539,604	31	2,032	24,384	609,987
32	1,587	19,038	488,259	32	1,825	21,894	561,498	32	2,062	24,750	634,737
33	1,610	19,324	507,583	33	1,852	22,222	583,721	33	2,093	25,121	659,858
34	1,634	19,614	527,197	34	1,880	22,556	606,277	34	2,125	25,498	685,356
35	1,659	19,908	547,105	35	1,908	22,894	629,171	35	2,157	25,880	711,237
36	1,684	20,207	567,312	36	1,936	23,238	652,408	36	2,189	26,269	737,505
37	1,709	20,510	587,821	37	1,966	23,586	675,995	37	2,222	26,663	764,168
38	1,735	20,817	608,639	38	1,995	23,940	699,934	38	2,255	27,063	791,230
39	1,761	21,130	629,768	39	2,025	24,299	724,233	39	2,289	27,468	818,699
40	1,787	21,447	651,215	40	2,055	24,664	748,897	40	2,323	27,880	846,579
41	1,814	21,768	672,983	41	2,086	25,033	773,930	41	2,358	28,299	874,878
42	1,841	22,095	695,078	42	2,117	25,409	799,339	42	2,394	28,723	903,601
43	1,869	22,426	717,504	43	2,149	25,790	825,129	43	2,430	29,154	932,755
44	1,897	22,763	740,266	44	2,181	26,177	851,306	44	2,466	29,591	962,346
45	1,925	23,104	763,370	45	2,214	26,570	877,876	45	2,503	30,035	992,382
46	1,954	23,451	786,821	46	2,247	26,968	904,844	46	2,540	30,486	1,022,867
47	1,984	23,802	810,623	47	2,281	27,373	932,217	47	2,579	30,943	1,053,810
48	2,013	24,159	834,783	48	2,315	27,783	960,000	48	2,617	31,407	1,085,217
49	2,043	24,522	859,304	49	2,350	28,200	988,200	49	2,657	31,878	1,117,096
50	2,074	24,890	884,194	50	2,385	28,623	1,016,823	50	2,696	32,356	1,149,452

Green Valley Recreation, Inc.

Board of Directors Meeting

Approve Draft 990

Prepared By: Dave Dixon, CFO

Meeting Date: September 23, 2026

Presented By: Dave Dixon, CFO

Consent Agenda: No

Originating Committee / Department: Audit Committee / Finance Department
Action Requested: Approve draft 990 recommended by the Audit Committee.
Strategic Plan: Goal 4 Cultivate and maintain a sound financial base that generates good value for our members.
Background Justification: Our auditors, R and A CPAs, prepared the 990 for GVR. Staff reviewed for accuracy and sent a few questions for clarification.
Fiscal Impact: GVR is a 501(c)(4) organization which means we must file the Form 990 annually to maintain our tax-exempt status, prove our financial compliance, and provide transparency. A copy of our annual 990s are available on the GVR Website under Financial Documents. Once approved by the board, the 2025 990 will be published.
Committee Options: 1) Approve the draft 990 subject to any changes. 2) Do not approve the draft 990.
Staff Recommendation: Option 1
Attachments: 1) Draft 990

GREEN VALLEY RECREATION, INC
PO BOX 586
GREEN VALLEY, AZ 85622

R&A CPAS, PLLC
4542 E. CAMP LOWELL DR., STE 100
TUCSON, AZ 85712
Tel: (520) 881-4900

GREEN VALLEY RECREATION, INC

INSTRUCTIONS FOR FILING
FORM 990
FOR THE YEAR ENDED DECEMBER 31, 2025

TO BE SIGNED AND DATED BY

THE ORIGINAL IRS E-FILE SIGNATURE AUTHORIZATION FORM SHOULD BE SIGNED (USE FULL NAME) AND DATED BY AN AUTHORIZED OFFICER OF THE ORGANIZATION.

AMOUNT OF TAX

THERE IS NO TAX DUE WITH THE FILING OF THIS RETURN.

SPECIAL INSTRUCTIONS

DO NOT SEPARATELY FILE FORM 990 WITH THE INTERNAL REVENUE SERVICE. DOING SO WILL DELAY THE PROCESSING OF YOUR RETURN. WE MUST RECEIVE YOUR SIGNED FORM BEFORE WE CAN ELECTRONICALLY TRANSMIT YOUR RETURN, WHICH IS DUE ON OR BEFORE NOVEMBER 16, 2026.

Form **8879-TE**

Department of the Treasury
Internal Revenue Service

IRS E-file Signature Authorization for a Tax-Exempt Entity

For calendar year 2025, or fiscal year beginning ______ and ending ______

Do not send to the IRS. Keep for your records.
Go to *www.irs.gov/Form8879TE* for the latest information.

OMB No. 1545-0047

2025

Name of filer: GREEN VALLEY RECREATION, INC

EIN or SSN: 23-7185629

Name and title of officer or person subject to tax: CANDY ENGLISH, PRESIDENT

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a,** or **10a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b,** or **10b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a	**Form 990** check here	X	b **Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	1b	13263603.
2a	**Form 990-EZ** check here		b **Total revenue,** if any (Form 990-EZ, line 9)	2b	
3a	**Form 1120-POL** check here		b **Total tax** (Form 1120-POL, line 22)	3b	
4a	**Form 990-PF** check here		b **Tax based on investment income** (Form 990-PF, Part V, line 5)	4b	
5a	**Form 8868** check here		b **Balance due** (Form 8868, line 3c)	5b	
6a	**Form 990-T** check here		b **Total tax** (Form 990-T, Part III, line 4)	6b	
7a	**Form 4720** check here		b **Total tax** (Form 4720, Part III, line 1)	7b	
8a	**Form 5227** check here		b **FMV of assets at end of tax year** (Form 5227, item D)	8b	
9a	**Form 5330** check here		b **Tax due** (Form 5330, Part II, line 19)	9b	
10a	**Form 8038-CP** check here		b **Amount of credit payment requested** (Form 8038-CP, Part III, line 22)	10b	

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that ☐ I am an officer of the above entity or ☐ I am a person subject to tax with respect to (name of entity) ______, (EIN) ______ and that I have examined a copy of the 2025 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (**a**) an acknowledgement of receipt or reason for rejection of the transmission, (**b**) the reason for any delay in processing the return or refund, and (**c**) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

☒ I authorize R&A CPAS PLLC (**ERO firm name**) to enter my PIN 85622 (**Enter five numbers, but do not enter all zeros**) as my signature on the tax year 2025 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

☐ As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2025 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax ______ Date 09/30/2026

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 86232486055

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2025 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ______ Date 09/30/2026

ERO Must Retain This Form - See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form **990** | Department of the Treasury Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047 | **2025** | **Open to Public Inspection**

A For the 2025 calendar year, or tax year beginning and ending

B Check if applicable:	**C** Name of organization: GREEN VALLEY RECREATION, INC	**D Employer identification number**
☐ Address change	Doing business as	23-7185629
☐ Name change	Number and street (or P.O. box if mail is not delivered to street address): PO BOX 586 — Room/suite	**E** Telephone number: (520)625-3440
☐ Initial return		
☐ Final return/terminated	City or town, state or province, country, and ZIP or foreign postal code: GREEN VALLEY, AZ 85622	**G** Gross receipts $ 13,312,978.
☐ Amended return	**F** Name and address of principal officer: CANDY ENGLISH, PO BOX 586, GREEN VALLEY, AZ 85622	**H(a)** Is this a group return for subordinates? ☐ Yes ☒ No
☐ Application pending		**H(b)** Are all subordinates included? ☐ Yes ☐ No. If "No," attach a list. See instructions.

I Tax-exempt status: ☐ 501(c)(3) ☒ 501(c) (4) (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: WWW.GVREC.ORG — **H(c)** Group exemption number

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other — **L** Year of formation: 1972 — **M** State of legal domicile: AZ

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: TO PROMOTE THE COMMON GOOD AND GENERAL WELFARE OF ITS MEMBERS IN THE COMMUNITY OF GREEN VALLEY, AZ.

2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	11
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	11
5	Total number of individuals employed in calendar year 2025 (Part V, line 2a)	5	138
6	Total number of volunteers (estimate if necessary)	6	422
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	NONE	NONE
	9	Program service revenue (Part VIII, line 2g)	11,149,045.	11,977,626.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	633,326.	1,226,004.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	57,480.	59,973.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	11,839,851.	13,263,603.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	NONE	NONE
	14	Benefits paid to or for members (Part IX, column (A), line 4)	NONE	NONE
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	5,584,023.	5,707,654.
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	NONE	NONE
	b	Total fundraising expenses (Part IX, column (D), line 25) NONE		
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	5,709,352.	5,743,023.
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	11,293,375.	11,450,677.
	19	Revenue less expenses. Subtract line 18 from line 12	546,476.	1,812,926.

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	38,196,558.	40,838,454.
	21	Total liabilities (Part X, line 26)	4,458,744.	5,248,264.
	22	Net assets or fund balances. Subtract line 21 from line 20	33,737,814.	35,590,190.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer — Date: 09/30/2026

CANDY ENGLISH PRESIDENT
Type or print name and title

Paid Preparer Use Only

Preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
DAVID SAMER CPA		09/30/2026		XXXXX2147

Firm's name: R&A CPAS PLLC — Firm's EIN: 86-0550947

Firm's address: 4542 E. CAMP LOWELL DR., STE. 100 TUCSON, AZ 85712 — Phone no. 520-881-4900

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III . . . . ☐

1 Briefly describe the organization's mission:

SEE SCHEDULE O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 8,924,819. including grants of $) (Revenue $ 11,987,016.)

SEE SCHEDULE O

4b (Code:) (Expenses $ including grants of $) (Revenue $)

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe on Schedule O.)

(Expenses $ including grants of $) (Revenue $)

4e Total program service expenses 8,924,819.

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1		X
2	Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	2		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5	X	
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f	X	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23	X	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in noncash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

					Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	133			
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	NONE			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

			Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return **2a** 138			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	**2b**	X	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	**3a**		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*	**3b**		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	**4a**		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	**5a**		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	**5b**		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	**5c**		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	**6a**		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	**6b**		
7	**Organizations that may receive deductible contributions under section 170(c).**			
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	**7a**		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	**7b**		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	**7c**		
d	If "Yes," indicate the number of Forms 8282 filed during the year **7d**			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	**7e**		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	**7f**		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	**7g**		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	**7h**		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	**8**		
9	**Sponsoring organizations maintaining donor advised funds.**			
a	Did the sponsoring organization make any taxable distributions under section 4966?	**9a**		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	**9b**		
10	**Section 501(c)(7) organizations.** Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12 **10a**			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities **10b**			
11	**Section 501(c)(12) organizations.** Enter:			
a	Gross income from members or shareholders **11a**			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) **11b**			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	**12a**		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year **12b**			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**			
a	Is the organization licensed to issue qualified health plans in more than one state? **Note:** See the instructions for additional information the organization must report on Schedule O.	**13a**		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans **13b**			
c	Enter the amount of reserves on hand **13c**			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	**14a**		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*	**14b**		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	**15**		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	**16**		X
17	**Section 501(c)(21) organizations.** Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.	**17**		

Part VI **Governance, Management, and Disclosure.** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI X

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	**1a** 11			
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	**1b** 11			
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		**2**		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?		**3**		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		**4**		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		**5**		X
6	Did the organization have members or stockholders?		**6**	X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		**7a**	X	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		**7b**	X	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?		**8a**	X	
b	Each committee with authority to act on behalf of the governing body?		**8b**	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O.*		**9**		X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	**10a**		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes? . . .	**10b**		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form? .	**11a**	X	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	**12a**	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	**12b**		X
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	**12c**		X
13	Did the organization have a written whistleblower policy?	**13**	X	
14	Did the organization have a written document retention and destruction policy?	**14**	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	**15a**		X
b	Other officers or key employees of the organization	**15b**		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	**16a**		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	**16b**		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed NONE

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

[X] Own website [ ] Another's website [X] Upon request [ ] Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records.
DAVID WEBSTER PO BOX 586 GREEN VALLEY, AZ 85622
520-838-0145

Part VII **Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee): Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
(1) SCOTT SOMERS	40.00									
CEO	NONE			X				201,224.	NONE	23,633.
(2) NATALIE WHITMAN	40.00									
COO	NONE			X				131,687.	NONE	21,533.
(3) DAVID WEBSTER	40.00									
CFO	NONE			X				129,527.	NONE	22,793.
(4) CHRISTOPHER J MCNEELY	40.00									
DIRECTOR OF HR	NONE					X		102,585.	NONE	22,984.
(5) KATHI BACHELOR	2.00									
PRESIDENT	NONE	X		X				NONE	NONE	NONE
(6) DAVE BARKER	2.00									
DIRECTOR	NONE	X						NONE	NONE	NONE
(7) BART HILLYER	2.00									
ASSISTANT SECRETARY	NONE	X		X				NONE	NONE	NONE
(8) BEV LAWLESS	2.00									
DIRECTOR	NONE	X						NONE	NONE	NONE
(9) BETH DINGMAN	2.00									
SECRETARY	NONE	X						NONE	NONE	NONE
(10) CANDY ENGLISH	2.00									
VICE PRESIDENT	NONE	X		X				NONE	NONE	NONE
(11) NELLIE JOHNSON	2.00									
TREASURER	NONE	X		X				NONE	NONE	NONE
(12) MARGE GARNEAU	2.00									
DIRECTOR	NONE	X						NONE	NONE	NONE
(13) STEVE REYNOLDS	2.00									
ASSISTANT TREASURER	NONE	X		X				NONE	NONE	NONE
(14) LANNY SMITH	2.00									
DIRECTOR	NONE	X						NONE	NONE	NONE

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
(15) JODIE WALKER DIRECTOR	2.00 NONE	X						NONE	NONE	NONE

	(D)	(E)	(F)
1b Sub-total ▶	565,023.	NONE	90,943.
c Total from continuation sheets to Part VII, Section A ▶	NONE	NONE	NONE
d Total (add lines 1b and 1c) ▶	565,023.	NONE	90,943.

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶ 4

		Yes	No
3 Did the organization list any **former** officer, director, or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
SEE SCHEDULE O		

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 in compensation from the organization ▶ 7

Part VIII **Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII . . . . ☐

Section	Line	Description	Box	Amount	(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants, and Other Similar Amounts	1a	Federated campaigns	1a					
	b	Membership dues	1b					
	c	Fundraising events	1c					
	d	Related organizations	1d					
	e	Government grants (contributions)	1e					
	f	All other contributions, gifts, grants, and similar amounts not included above	1f					
	g	Noncash contributions included in lines 1a-1f	1g	$				
	h	**Total.** Add lines 1a-1f			NONE			
Program Service Revenue				Business Code				
	2a	MEMBERSHIP DUES AND ASSESSMENTS		624110	10,202,312.	10,202,312.		
	b	ACCESS CARD & LATE FEES		900099	867,023.	867,023.		
	c	PROGRAM REVENUE		900099	891,263.	891,263.		
	d	FACILITY RENTAL		900099	17,028.	17,028.		
	e							
	f	All other program service revenue						
	g	**Total.** Add lines 2a-2f			11,977,626.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)			457,320.			457,320.
	4	Income from investment of tax-exempt bond proceeds			NONE			
	5	Royalties			NONE			
				(i) Real / (ii) Personal				
	6a	Gross rents	6a	(i) 50,583.				
	b	Less: rental expenses	6b					
	c	Rental income or (loss)	6c	(i) 50,583. (ii) NONE				
	d	Net rental income or (loss)			50,583.			50,583.
				(i) Securities / (ii) Other				
	7a	Gross amount from sales of assets other than inventory	7a	(i) 781,059. (ii) 37,000.				
	b	Less: cost or other basis and sales expenses	7b	(ii) 49,375.				
	c	Gain or (loss)	7c	(i) 781,059. (ii) -12,375.				
	d	Net gain or (loss)			768,684.			768,684.
	8a	Gross income from fundraising events (not including $ ______ of contributions reported on line 1c). See Part IV, line 18	8a	NONE				
	b	Less: direct expenses	8b	NONE				
	c	Net income or (loss) from fundraising events			NONE			
	9a	Gross income from gaming activities. See Part IV, line 19	9a	NONE				
	b	Less: direct expenses	9b	NONE				
	c	Net income or (loss) from gaming activities			NONE			
	10a	Gross sales of inventory, less returns and allowances	10a	NONE				
	b	Less: cost of goods sold	10b	NONE				
	c	Net income or (loss) from sales of inventory			NONE			
Miscellaneous Revenue				Business Code				
	11a	MISCELLANEOUS REVENUE		900099	9,390.	9,390.		
	b							
	c							
	d	All other revenue						
	e	**Total.** Add lines 11a-11d			9,390.			
	12	**Total revenue.** See instructions			13,263,603.	11,987,016.		1,276,587.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX . . . . ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	NONE			
2 Grants and other assistance to domestic individuals. See Part IV, line 22	NONE			
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16	NONE			
4 Benefits paid to or for members	NONE			
5 Compensation of current officers, directors, trustees, and key employees	675,624.	506,718.	168,906.	
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	NONE			
7 Other salaries and wages	3,770,725.	3,024,244.	746,481.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	135,929.	101,947.	33,982.	
9 Other employee benefits	782,421.	571,553.	210,868.	
10 Payroll taxes	342,955.	257,216.	85,739.	
11 Fees for services (nonemployees):				
a Management	NONE			
b Legal	40,225.		40,225.	
c Accounting	NONE			
d Lobbying	NONE			
e Professional fundraising services. See Part IV, line 17	NONE			
f Investment management fees	80,549.		80,549.	
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	172,839.	116,972.	55,867.	NONE
12 Advertising and promotion	13,512.	13,512.		
13 Office expenses	118,769.	100,518.	18,251.	
14 Information technology	119,516.		119,516.	
15 Royalties	NONE			
16 Occupancy	1,601,090.	1,596,182.	4,908.	
17 Travel	105,512.	97,000.	8,512.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	NONE			
19 Conferences, conventions, and meetings	NONE			
20 Interest	3,880.	3,880.		
21 Payments to affiliates	NONE			
22 Depreciation, depletion, and amortization	1,393,003.	1,260,565.	132,438.	
23 Insurance	431,503.		431,503.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a SUPPLIES	488,155.	456,763.	31,392.	NONE
b RECREATION CONTRACTS	627,458.	627,458.		
c UNCAPITALIZED EQUIPMENT	249,605.	118,137.	131,468.	
d COMMUNICATION	106,682.	8,012.	98,670.	
e All other expenses	190,725.	64,142.	126,583.	
25 **Total functional expenses.** Add lines 1 through 24e	11,450,677.	8,924,819.	2,525,858.	NONE
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X **Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X . . . . ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash - non-interest-bearing		2,582,296.	1	1,521,840.
	2	Savings and temporary cash investments		610,768.	2	219,590.
	3	Pledges and grants receivable, net		NONE	3	NONE
	4	Accounts receivable, net		245,850.	4	351,767.
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		NONE	5	NONE
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		NONE	6	NONE
	7	Notes and loans receivable, net		NONE	7	NONE
	8	Inventories for sale or use		NONE	8	61,927.
	9	Prepaid expenses and deferred charges		380,428.	9	276,484.
	10 a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 53,420,120.			
	b	Less: accumulated depreciation	10b 30,085,549.	22,470,374.	10c	23,334,571.
	11	Investments - publicly traded securities SEE SCHEDULE O		11,822,885.	11	14,991,333.
	12	Investments - other securities. See Part IV, line 11		NONE	12	NONE
	13	Investments - program-related. See Part IV, line 11		NONE	13	NONE
	14	Intangible assets		NONE	14	NONE
	15	Other assets. See Part IV, line 11		83,957.	15	80,942.
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		38,196,558.	16	40,838,454.
Liabilities	17	Accounts payable and accrued expenses		270,189.	17	258,604.
	18	Grants payable		NONE	18	NONE
	19	Deferred revenue SEE SCHEDULE O		3,452,625.	19	4,524,613.
	20	Tax-exempt bond liabilities		NONE	20	NONE
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		NONE	21	NONE
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		NONE	22	NONE
	23	Secured mortgages and notes payable to unrelated third parties		66,000.	23	55,000.
	24	Unsecured notes and loans payable to unrelated third parties		NONE	24	NONE
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		669,930.	25	410,047.
	26	**Total liabilities.** Add lines 17 through 25		4,458,744.	26	5,248,264.
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here and complete lines 27, 28, 32, and 33.**	X			
	27	Net assets without donor restrictions		33,737,814.	27	35,590,190.
	28	Net assets with donor restrictions		NONE	28	NONE
		Organizations that do not follow FASB ASC 958, check here and complete lines 29 through 33.	☐			
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		33,737,814.	32	35,590,190.
	33	Total liabilities and net assets/fund balances		38,196,558.	33	40,838,454.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI . . . . . ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	13,263,603.
2	Total expenses (must equal Part IX, column (A), line 25)	2	11,450,677.
3	Revenue less expenses. Subtract line 2 from line 1	3	1,812,926.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	33,737,814.
5	Net unrealized gains (losses) on investments	5	36,182.
6	Donated services and use of facilities	6	3,268.
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	35,590,190.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII . . . . . ☒

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other ______ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☒ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE C (Form 990)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under Section 501(c) and Section 527

Complete if the organization is described below. Attach to Form 990 or Form 990-EZ.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2025

Open to Public Inspection

If the organization answered "Yes" on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then:
- Section 501(c)(3) organizations: Complete Parts I-A and I-B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and I-C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes" on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then:
- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes" on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions), or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then:
- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization	Employer identification number (EIN)
GREEN VALLEY RECREATION, INC	23-7185629

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. See instructions for definition of "political campaign activities."

2 Political campaign activity expenditures. See instructions . . . . . $

3 Volunteer hours for political campaign activities. See instructions . . . . .

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 . . . . $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 . . . . $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? . . . . ☐ Yes ☐ No

4a Was a correction made? . . . . ☐ Yes ☐ No

b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities . . . . $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities . . . . $

3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b . . . . $

4 Did the filing organization file **Form 1120-POL** for this year? . . . . ☐ Yes ☐ No

5 Enter the names, addresses, and EINs of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

	(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds. If none, enter -0-.	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ☐ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).

B Check ☐ if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	**(a)** Filing organization's totals	**(b)** Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grassroots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures		
e Total exempt purpose expenditures (add lines 1c and 1d)		
f Lobbying nontaxable amount. Enter the amount from the following table in both columns		

IF the amount on line 1e, column (a) or (b), is:	**THEN the lobbying nontaxable amount is:**
not over $500,000	20% of the amount on line 1e.
over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000.
over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000.
over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000.
over $17,000,000	$1,000,000.

	(a)	(b)
g Grassroots nontaxable amount (enter 25% of line 1f)		
h Subtract line 1g from line 1a. If zero or less, enter -0-		
i Subtract line 1f from line 1c. If zero or less, enter -0-		

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ **Yes** ☐ **No**

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	**(a)** 2022	**(b)** 2023	**(c)** 2024	**(d)** 2025	**(e)** Total
2a Lobbying nontaxable amount					
b Lobbying ceiling amount (150% of line 2a, column (e))					
c Total lobbying expenditures					
d Grassroots nontaxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Schedule C (Form 990) 2025

Part II-B **Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.	(a) Yes	(a) No	(b) Amount
1 During the year, did the filing organization attempt to influence foreign, national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to not be described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1	X	
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	2	X	
3	Did the organization agree to carry over lobbying and political campaign activity expenditures from the prior year?	3		X

Part III-B **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No;" OR (b) Part III-A, line 3, is answered "Yes."**

1	Dues, assessments and similar amounts from members	1	
2	Section 162(e) nondeductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid):**		
a	Current year	2a	
b	Carryover from last year	2b	
c	Total	2c	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carry over to the reasonable estimate of nondeductible lobbying and political expenditures next year?	4	
5	Taxable amount of lobbying and political expenditures. See instructions	5	

Part IV **Supplemental Information**

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions); and Part II-B, line 1. Also, complete this part for any additional information.

SCHEDULE D (Form 990) (Rev. December 2024)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Attach to Form 990.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization: GREEN VALLEY RECREATION, INC

Employer identification number: 23-7185629

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

- ☐ Preservation of land for public use (for example, recreation or education)
- ☐ Protection of natural habitat
- ☐ Preservation of open space
- ☐ Preservation of a historically important land area
- ☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included on line 2a	2c	
d	Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ______

4 Number of states where property subject to conservation easement is located ______

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ______

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year $ ______

8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenue included on Form 990, Part VIII, line 1 $ ______

(ii) Assets included in Form 990, Part X $ ______

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items.

a Revenue included on Form 990, Part VIII, line 1 $ ______

b Assets included in Form 990, Part X $ ______

Part III **Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange program
e ☐ Other ____________

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV **Escrow and Custodial Arrangements**
Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table.

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII ☐

Part V **Endowment Funds**
Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
a Board designated or quasi-endowment ________ %
b Permanent endowment ________ %
c Term endowment ________ %
The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations?	3a(i)		
(ii) Related organizations?	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI **Land, Buildings, and Equipment**
Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		4,569,412.		4,569,412.
b Buildings		37,933,240.	22,403,805.	15,529,435.
c Leasehold improvements				
d Equipment		8,613,803.	6,866,646.	1,747,157.
e Other		2,303,665.	815,098.	1,488,567.
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, line 10c, column (B))*				23,334,571.

Part VII Investments - Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, line 12, col. (B))*		

Part VIII Investments - Program Related

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, line 13, col. (B))*		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 15, col. (B))*	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) ACCRUED PAYROLL	177,938.
(3) REFUNDABLE CAPITAL FEE LIABILI	145,174.
(4) CUSTODIAL LIABILITIES	19,190.
(5) IN-KIND LEASE PAYABLE	43,399.
(6) LEASE LIABILITIES	24,346.
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 25, col. (B))*	410,047.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII . X

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	12,009,007.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b	3,268.		
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	3,268.
3	Subtract line 2e from line 1			3	12,005,739.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b	1,257,864.		
c	Add lines 4a and 4b			4c	1,257,864.
5	Total revenue. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 12.)*			5	13,263,603.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	11,370,128.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	11,370,128.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	80,549.		
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	80,549.
5	Total expenses. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 18.)*			5	11,450,677.

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SEE SUPPLEMENTAL PAGE

Part XIII Supplemental Information *(continued)*

SCHEDULE D, PART X, LINE 2:

GVR IS EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(4) OF THE INTERNAL REVENUE CODE. HOWEVER, INCOME FROM CERTAIN ACTIVITIES NOT DIRECTLY RELATED TO THE ENTITY'S TAX-EXEMPT PURPOSE MAY BE SUBJECT TO TAXATION AS UNRELATED BUSINESS INCOME.

IN ACCORDANCE WITH US GAAP, MANAGEMENT BELIEVES GVR HOLDS NO UNCERTAIN TAX POSITIONS AND, THEREFORE, HAS NO POLICY FOR EVALUATING THEM. GVR'S FORMS 990, RETURN OF ORGANIZATION EXEMPT FROM INCOME TAXES, ARE GENERALLY SUBJECT TO EXAMINATION BY THE INTERNAL REVENUE SERVICE FOR THREE YEARS AFTER THE DATE THE RETURNS WERE FILED.

PART XI, LINE 4B - OTHER ADJUSTMENTS

PURCHASE DISCOUNTS: 22,470

OTHER INCOME: 9,390

INVESTMENT INCOME: 1,238,379

LOSS ON SALE OF ASSETS: -12,375

TOTAL TO SCHEDULE D, PART XI, LINE 4B: 1,257,864

SCHEDULE J
(Form 990)
(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization: GREEN VALLEY RECREATION, INC

Employer identification number: 23-7185629

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items. [ ] First-class or charter travel [ ] Housing allowance or residence for personal use [ ] Travel for companions [ ] Payments for business use of personal residence [ ] Tax indemnification and gross-up payments [ ] Health or social club dues or initiation fees [ ] Discretionary spending account [ ] Personal services (such as maid, chauffeur, chef)			
b	If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain	1b		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?	2		
3	Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III. [X] Compensation committee [ ] Written employment contract [X] Independent compensation consultant [X] Compensation survey or study [ ] Form 990 of other organizations [X] Approval by the board or compensation committee			
4	During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:			
a	Receive a severance payment or change-of-control payment?	4a		X
b	Participate in or receive payment from a supplemental nonqualified retirement plan?	4b		X
c	Participate in or receive payment from an equity-based compensation arrangement?	4c		X
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.			
	Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.			
5	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:			
a	The organization?	5a		X
b	Any related organization?	5b		X
	If "Yes" on line 5a or 5b, describe in Part III.			
6	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:			
a	The organization?	6a		X
b	Any related organization?	6b		X
	If "Yes" on line 6a or 6b, describe in Part III.			
7	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III	7		X
8	Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III	8		X
9	If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	9		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
NATALIE WHITMAN	(i)	131,687.				21,533.	153,220.	
1 COO	(ii)							
SCOTT SOMERS	(i)	201,224.				23,633.	224,857.	
2 CEO	(ii)							
DAVID WEBSTER	(i)	129,527.				22,793.	152,320.	
3 CFO	(ii)							
	(i)							
4	(ii)							
	(i)							
5	(ii)							
	(i)							
6	(ii)							
	(i)							
7	(ii)							
	(i)							
8	(ii)							
	(i)							
9	(ii)							
	(i)							
10	(ii)							
	(i)							
11	(ii)							
	(i)							
12	(ii)							
	(i)							
13	(ii)							
	(i)							
14	(ii)							
	(i)							
15	(ii)							
	(i)							
16	(ii)							

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

SCH J, PART I, LINE 3:

THE CFO SALARY IS ESTABLISHED UTILIZING A COMPENSATION AND CLASSIFICATION SURVEY CONDUCTED BY A THIRD PARTY. THE CEO SALARY IS ESTABLISHED BY THE BOARD OF DIRECTORS OF GVR BASED ON THE RECOMMENDATION OF AN INDEPENDENT CONSULTANT.

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990.*

OMB No. 1545-0047

2025

Open to Public Inspection

Name of the organization	Employer identification number
GREEN VALLEY RECREATION, INC	23-7185629

FORM 990, PART VI, SECTION A, LINE 6

MEMBERS ARE DEFINED BY ARTICLE II OF THE BYLAWS AND ARE DETERMINED BY RESIDENTIAL LAND OWNERSHIP WITHIN GREEN VALLEY, ARIZONA

FORM 990, PART VI, SECTION A, LINE 7A

VOTING RIGHT ARE DETAILED IN ARTICLE II SECTION 6 OF THE BYLAWS INCLUDING THE RIGHT TO ASSIGN THE VOTING RIGHT.

EACH BOARD MEMBER IS ELECTED BY A VOTE OF THE MEMBERSHIP.

FORM 990, PART VI, SECTION A, LINE 7B

MEMBERS IN GOOD STANDING ARE ALLOWED TO VOTE TO EITHER APPROVE OR OVERTURN THE RECOMMENDATION OF THE BOARD OF DIRECTORS ON MATTERS WHICH IN CERTAIN CIRCUMSTANCES MAY REQUIRE APPROVAL.

FORM 990, PART VI, SECTION B, LINE 11B:

THE CEO, CFO, AND AUDIT COMMITTE REVIEW A DRAFT COPY OF THE 990 TAX RETURN WITH THE PROFESSIONAL TAX PREPARER. AFTER NEEDED ADJUSTMENTS, THE EDITED COPY OF THE TAX RETURN IS REVIEWED AND APPROVED BY ALL DIRECTORS ON THE BOARD PRIOR TO FILING.

FORM 990, PART VI, SECTION C, LINE 19

ALL DOCUMENTS ARE AVAILABLE ON THE GREEN VALLEY RECREATION, INC. PUBLIC WEBSITE. DOCUMENTS CAN BE REVIEWED UPON REQUEST AT THE GREEN VALLEY RECREATION ADMINISTRATIVE OFFICES.

FORM 990, PART XII, LINE 2C

NEITHER THE ORGANIZATION'S OVERSIGHT NOR ITS SELECTION PROCESS HAS CHANGED FROM THE PRIOR YEAR.

Name of the organization	Employer identification number
GREEN VALLEY RECREATION, INC	XX-XXX5629

FORM 990, PART III, LINE 1 - ORGANIZATION'S MISSION
===

GREEN VALLEY RECREATION (GVR)'S MISSION IS TO PROVIDE EXCELLENT FACILITIES AND SERVICES THAT CREATE OPPORTUNITIES FOR RECREATION, SOCIAL ACTIVITIES AND LEISURE EDUCATION TO ENHANCE THE QUALITY OF OUR MEMEBERS' LIVES. GVR'S VISION IS TO BE A FRIENDLY, VIBRANT COMMUNITY OF CHOICE FOR ADULTS DESIRING LIFELONG OPPORTUNITIES FOR PHYSICAL, MENTAL AND SOCIAL ENGAGEMENT.

Name of the organization: GREEN VALLEY RECREATION, INC

Employer identification number: XX-XXX5629

FORM 990, PART III - PROGRAM SERVICE
=====================================

LINE 4A, PROGRAM SERVICE

GREEN VALLEY RECREATION (GVR) PROVIDES RECREATION FACILITIES AND PROGRAMS TO OVER 22,000 LOCAL AND SEASONAL RESIDENTS IN GREEN VALLEY, ARIZONA, AN UNINCORPORATED COMMUNITY OF APPROXIMATELY 22,000. GVR'S AQUATICS, SPORTS, AND FITNESS FACILITIES SERVE THE COMMUNITY IN 15 LOCATIONS THROUGHOUT GREEN VALLEY, AZ. GVR SUPPORTED 55 CLUBS THAT SERVE APPROXIMATELY 13,902 INDIVIDUAL HOUSEHOLDS PURSUING RETIREMENT AVOCATIONS AND COMMUNITY CONNECTION. GVR'S LIFE-LONG LEARNING PROGRAM OFFERED 1,060 CLASSES DURING 2025, WITH OVER 9,300 ENROLLMENTS.

Name of the organization	Employer identification number
GREEN VALLEY RECREATION, INC	XX-XXX5629

FORM 990,PART VII-COMPENSATION OF THE 5 HIGHEST PAID IND. CONTRACTORS

NAME AND ADDRESS	DESCRIPTION OF SERVICES	COMPENSATION
BUILDING EXCELLENCE 1860 W PRINCE RD TUCSON, AZ 85705	CONSTRUCTION SERVICE	760,795.
KENT MECHANICAL PO BOX 1805 ORACLE, AZ 85623	HVAC SERVICES	114,805.
ALLIANCE ASPHALT 13719 E KIRKWOOD PL VAIL, AZ 85641	ASPHALT RESURFACE	296,456.
OMNI POOL BUILDERS AND DESIGN LLC 6640 N ORACLE RD STE 130 TUCSON, AZ 85704	POOL RESURFACE	281,038.
JOHNSON CONTROLS FIRE PROTECTION LP DEPT CH 10320 PALATINE, IL 60055-0320	FIRE ALARM INSTALL	181,991.
MMG ARIZONA LLC 1331 E 21ST ST TUCSON, AZ 85719	POOL DECK REPAIRS	133,790.
CINTAS FIRE PROTECTION PO BOX 636525 CINCINNATI, OH 45263-6525	INSPECTION & REPAIR	103,662.

Name of the organization: GREEN VALLEY RECREATION, INC

Employer identification number: XX-XXX5629

FORM 990, PART X - INVESTMENTS - PUBLICLY TRADED SECURITIES

DESCRIPTION	ENDING BOOK VALUE	COST OR FMV
INVESTMENT PUBLICLY TRADED	14,991,333.	COST
TOTALS	14,991,333.	

Name of the organization: GREEN VALLEY RECREATION, INC

Employer identification number: XX-XXX5629

FORM 990, PART X - DEFERRED REVENUE
===================================

DESCRIPTION	ENDING BOOK VALUE
DEFERRED REVENUE	4,524,613.
DUE TO MEMBERS	NONE
TOTALS	4,524,613.

RENT AND ROYALTY INCOME

Taxpayer's Name	Identifying Number
GREEN VALLEY RECREATION, INC	XX-XXX5629

DESCRIPTION OF PROPERTY

1

	Yes		No	Did you actively participate in the operation of the activity during the tax year?

TYPE OF PROPERTY:			
REAL RENTAL INCOME			
OTHER INCOME:			
GROSS RENTAL INCOME		50,583.	
TOTAL GROSS INCOME			50,583.
OTHER EXPENSES:			
DEPRECIATION (SHOWN BELOW)			
LESS: Beneficiary's Portion			
AMORTIZATION			
LESS: Beneficiary's Portion			
DEPLETION			
LESS: Beneficiary's Portion			
TOTAL EXPENSES			
TOTAL RENT OR ROYALTY INCOME (LOSS)			50,583.
Less Amount to			
Rent or Royalty			
Depreciation			
Depletion			
Investment Interest Expense			
Other Expenses			
Net Income (Loss) to Others			
Net Rent or Royalty Income (Loss)			50,583.
Deductible Rental Loss (if Applicable)			

SCHEDULE FOR DEPRECIATION CLAIMED

(a) Description of property	(b) Cost or unadjusted basis	(c) Date acquired	(d) ACRS des.	(e) Bus. %	(f) Basis for depreciation	(g) Depreciation in prior years	(h) Method	(i) Life or rate	(j) Depreciation for this year
Totals									

SUPPLEMENT TO RENT AND ROYALTY SCHEDULE

OTHER INCOME

GROSS RENTAL INCOME	50,583.
	50,583.

RENT AND ROYALTY SUMMARY

PROPERTY	TOTAL INCOME	DEPLETION/ DEPRECIATION	OTHER EXPENSES	ALLOWABLE NET INCOME
1	50,583.			50,583.
TOTALS	50,583.			50,583.

Description of Property

DEPRECIATION

Asset description	Date placed in service	Unadjusted Cost or basis	Bus. %	179 exp. reduction in basis	Basis Reduction	Basis for depreciation	Beginning Accumulated depreciation	Ending Accumulated depreciation	Me-thod	Conv.	Life	ACRS class	MA CRS class	Current-year 179 expense	Current-year depreciation
LAND		4,569,412.	100.000												
BUILDINGS		37933240.	100.000			37933240.	22403805.	22403805.							
EQUIPMENT		8,613,803.	100.000			8,613,803.	6,866,646.	6,866,646.							
OTHER ASSETS		2,303,665.	100.000			2,303,665.	815,098.	815,098.							
Less: Retired Assets															
Subtotals		53420120.				48850708.	30085549.	30085549.							
Listed Property															
Less: Retired Assets															
Subtotals															
TOTALS		53420120.				48850708.	30085549.	30085549.							

AMORTIZATION

Asset description	Date placed in service	Cost or basis	Accumulated amortization	Ending Accumulated amortization	Code	Life	Current-year amortization
TOTALS							

*Assets Retired

Green Valley Recreation, Inc.

Board of Directors Meeting

Corporate Policy Manual Board Affairs Recommended Changes

Prepared By: Nanci Moyo, Board Admin. **Meeting Date: September 23, 2026**

Presented By: Scott Somers, CEO **Consent Agenda: No**

Originating Committee / Department: Board Affairs Committee (BAC)
Action Requested: Review Corporate Policy Manual (CPM) changes recommended by the BAC.
Strategic Plan: Goal 5: Provide sound, effective governance and leadership for the corporation
Background Justification: Staff reviewed the CPM and updated the language for presentation to the BAC for its review. The BAC recommended changes to Parts 2, and 6. Staff agrees with all of the recommended changes, with one exception regarding Part 2, Section 2.4.2.A.3. The BAC requested that the phrase “and/or a legal representative” be added after the following language: “If the accused Director and/or legal representative refuses to attend the Executive Session called to discuss the alleged violation, the accused Director will be deemed to have waived the right to present a defense to the allegation.” Staff does not believe this is the appropriate location for the proposed language. If the Board determines that “and/or a legal representative” should be included, Staff recommends that the phrase instead be added to the first sentence of Section 2.4.2.A.3, which currently states: “Any Director against whom an allegation is made has the right to attend the Executive Session and present a defense.” A possible change: “Any Director against whom an allegation is made has the right to attend the Executive Session and present a defense. The accused Director may be accompanied by a legal representative.”
Board Options: 1) Approve the changes made to the CPM per BAC recommendation. 2) Amend and Approve the CPM per discussion at the Board meeting. 3) Do not make any changes to the CPM and send back to the BAC for further review.
Staff Recommendation: Option #2

Recommended Motion:

Move to approve the changes to Part 2 which include:

2.1.1.A:

The governing Board year begins at the close of ~~after~~ the Annual Meeting and continues until the close of ~~ends following~~ the ~~next~~ subsequent Annual Meeting;

2.2.3.A:

A nominee is considered "elected" if ~~he/she~~ the nominee receives a majority of the votes cast;

2.3.2.A.2:

Regular Meetings are for decision making, action, and votes. A Director introducing a ~~motion~~ topic may speak for no more than ten (10) minutes regarding the topic ~~to introduce a topic~~;

2.3.3.C.E.and F:

C. Items for agenda consideration must be submitted to the President and CEO (or the respective designee) by 12pm (noon) six (6) business days prior to the date of the ~~Board~~ meeting. If the deadline for item consideration is not met, the item will be placed on the next ~~Regular M~~meeting agenda.

E. A proposed meeting agenda is developed by the Board President and CEO by close of business six (6) business days prior to the ~~Board~~ meeting.

F. Three (3) business days prior to the ~~Board~~ meeting the agenda material will be sent to the Board, posted on the GVR website, and sent to members via an eBlast. Any meeting materials for items on the published agenda not included in the Friday distribution shall be emailed to the Board as soon as available and posted online as a Revised Agenda with an * indicating the additions, deletions, or changes. The agenda shall be made available to GVR Members at the ~~Board~~ meeting in hard copy and updated on the GVR website.

2.4.2.A.3:

Any Director against whom an allegation is made has the right to attend the Executive Session and present a ~~his/her~~ defense. The accused Director ~~He/she~~ may not be present or participate in any discussion and/or votes regarding the alleged violation. If the accused Director refuses to attend the Executive Session called to discuss the alleged violation, the accused Director will be deemed to have waived ~~his/her~~ the right to present a defense to the allegation.

Part 6 which includes:

6.2.1.J:

The Club Liaison will retain a club file in ~~his/her~~ the Administrative O ~~o~~ffice;

6.2.2.H.3:

Each non-GVR individual must sign an agreement acknowledging that ~~he/she~~ the individual will not be covered by GVR Corporate Worker's Compensation nor listed as an additional insured in any GVR commercial insurance policy;

6.2.2.H.5:

Should the individual be a minor, then the parent/guardian must sign the agreement on ~~his/her~~ the individual's behalf.

Attachments:

1) CPM Part 2 and Part 6 Clean

Part 2: Board of Directors

SECTION 1 – GOVERNANCE

2.1.1 Powers and Responsibilities

A. The Board shall be the governing Board of GVR, establishing policies and monitoring compliance with those policies. The governing Board year begins at the close of the Annual Meeting and continues until the close of the subsequent Annual Meeting.

2.2.3 The Electing Ballot

A. A nominee is considered “elected” if the nominee receives a majority of the votes cast.

2.3.2 Conduct for Board Meeting

A. The Board will use the following protocol during Board meetings:

1. Directors should be recognized by the President to speak or make motions.
2. Regular Meetings are for decision making, action, and votes. A Director introducing a topic may speak for no more than ten (10) minutes regarding the topic. Comments from Directors should be for no more than three (3) minutes. The Presiding Officer shall actively facilitate and guide discussions to remain on topic. The Board shall avoid creating side topics and/or asking unexpected questions of staff and each other at meetings.

2.3.3.C.E.and F Agenda Scheduling and Preparation

C. Items for agenda consideration must be submitted to the President and CEO (or the respective designee) by 12pm (noon) six (6) business days prior to the date of the meeting. If the deadline for item consideration is not met, the item will be placed on the next meeting agenda.

E. A proposed meeting agenda is developed by the Board President and CEO by close of business six (6) business days prior to the meeting.

F. Three (3) business days prior to the meeting the agenda material will be sent to the Board, posted on the GVR website, and sent to members via an eBlast. Any meeting materials for items on the published agenda not included in the Friday distribution shall be emailed to the Board as soon as available and posted online as a Revised Agenda with an * indicating the additions, deletions, or changes. The agenda shall be made available to GVR Members at the meeting in hard copy and updated on the GVR website.

2.4.2 Code Enforcement Procedures

3. A. Any Director against whom an allegation is made has the right to attend the Executive Session and present a defense. The accused Director may not be present or participate in any discussion and/or votes regarding the alleged violation. If the accused Director refuses to attend the Executive Session called to discuss the alleged violation, the accused Director will be deemed to have waived the right to present a defense to the allegation. A finding of a Code violation requires the affirmative vote of at least two-thirds (2/3) of the Directors at the Executive Session.

Part 6: GVR Programs and Clubs

Section 2- GVR Clubs

Organization

J. The Club Liaison will retain a club file in the Administrative Office.

Membership/Guests/Monitoring

H.3. Each non-GVR individual must sign an agreement acknowledging that the individual will not be covered by GVR Corporate Worker's Compensation nor listed as an additional insured in any GVR commercial insurance policy.

H.5. Should the individual be a minor, then the parent/guardian must sign the agreement on the individual's behalf.

Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Appointment and Approval of Investments Chair

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: September 23, 2026

Presented By: Candy English, President

Consent Agenda: No

Originating Committee / Department:
Board President

Action Requested:
Approve Investments Committee Chair nominated by the President.

Strategic Plan Goal:
Goal 5: Provide sound, effective governance and leadership for the corporation.

Background Justification:
Due to the resignation of a Board Director in September, a chair vacancy was left on the Investments Committee. The Corporate Policy Manual states in Part 3 Committees – 3.1.1.G (last sentence) Vacancies on the Committee during the year may be filled by the Chairperson after consulting with the President and CEO, and approved by the Board.

Since this is a Chair position, the Board President filled the Investments Chair position by asking Dale Howard, who has served on the Investments Committee and is now before the Board for approval.

Board Options:

1) Approve Investments Chair nominated by the President.
2) Oppose the Investments Committee Chair nominated by the President.

Recommended Motion:
Move to approve the appointment of Dale Howard as the Chair of the Investments Committee.