

Venture Out At Mesa, Inc.

FYE 6.30.2021 Quarterly Assessment Components

	<u>FYE 2019</u>	<u>FYE 2020</u>	FYE 19 to FYE 20 % Change	<u>Proposed FYE 6-30-2020</u>	FYE 2020 After CapEx & Cash Bal Adj	FYE 6-30-2021 Expected Dollars	
Lot Owners	1,749	1,749		1,749		\$ 349,963	<--Monthly Revenue
Regular Assessment/Lot	\$ 568.65	\$ 587.00	3.2%	\$ 605.28	\$ 605.00	4,199,558	<---Budget to Breakeven Operating Expenses - excluding depreciation
MMR Reserve Assessment Capital Fund	\$ 95.35	\$ 100.00	4.9%	\$ 105.00	\$ 105.00	734,580	<---5% is the maximum reserve fund contribution increase per CC&Rs
Total Quarterly Assessment	\$ 664.00	\$ 687.00	3.5%	\$ 705.28	\$ 710.00	4,934,138	
				\$ 21.40		\$ 149,690	<--- Proposed Operating Fund Capital Expenditures - see Cap Ex tab
				\$ (16.48)		\$ (115,290)	<---Increase/ (Decrease) in Level of Operating Cash (SET to "Zero Net")
						\$ 4,233,958	<---Total Operating Fund Revenue Needed
Regular Assessment/Lot	\$	605.00	3.1%				
MMR Reserve Assessment	\$	105.00	5.0%				
Special Assessment	\$	-					
Total Quarterly Assessment	\$	710.00	3.3%	<---Final Proposed Quarterly Assessment			

Venture Out at Mesa, Inc.
BUDGETED Statement of Activities - Operating Fund for the FYE 6/30/2021

Pay Periods in Month --> 2 2 2 3 2 2 2 2 2 3 2 2 26

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	2021 YTD Budget
REVENUES													
Assessments	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 352,715	\$ 4,232,580
Owner Assessed Fees	2,587	(533)	62	3,299	1,619	3,490	5,771	3,619	7,418	4,054	(400)	90	31,076
Transfer & Doc Pre Fees	1,020	1,800	1,440	3,340	2,880	4,680	4,680	3,640	6,500	7,540	2,860	1,300	41,680
Other Service Fees	747	315	1,370	5,149	5,507	6,493	7,058	5,161	5,362	2,995	638	618	41,413
RV Overnight Spaces	1,898	3,077	4,710	13,681	16,459	27,892	18,830	10,777	11,793	9,859	3,631	2,352	124,958
Vehicle Storage	1,012	1,881	1,403	11,497	8,955	2,503	348	175	1,550	2,600	6,500	1,400	39,825
Real Estate Office Rental	1,531	2,459	1,147	4,358	1,987	3,443	5,158	6,135	8,189	10,493	3,652	2,438	50,990
Wireless Network Fees													-
Laundry Revenue	627	357	211	619	2,533	1,918	3,537	3,400	3,500	2,200	600	400	19,902
Interest Income	270	250	138	227	188	91	188	175	135	175	135	100	2,072
Retail Sales	164	130	286	978	1,514	1,604	1,659	1,511	1,345	743	207	124	10,264
Miscellaneous Income	200	2,450	1,700	3,746	1,005	1,752	4,290	3,575	3,475	1,600	500	200	24,493
Social Club Donations													-
Gain/(Loss) - on Disposition of Assets													-
Total Revenue	\$ 362,772	\$ 364,901	\$ 365,182	\$ 399,609	\$ 395,361	\$ 406,580	\$ 404,234	\$ 390,883	\$ 401,981	\$ 394,974	\$ 371,037	\$ 361,737	\$ 4,619,253
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EXPENSES													
Association Expenses	18,375	14,485	21,986	17,095	11,935	12,460	23,453	16,685	11,935	11,445	10,435	10,385	\$ 180,674
Administration	58,934	57,116	63,466	91,493	74,413	71,606	62,675	64,699	64,452	87,499	58,070	64,928	819,350
Wireless Network Expenses	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Recreation Activities	34,736	32,928	33,425	61,784	43,482	47,353	45,505	48,715	49,270	54,526	34,299	34,280	520,305
Security Services	30,937	34,129	34,385	48,055	30,035	34,372	31,822	28,823	36,090	44,439	31,170	30,712	414,970
General Maintenance	32,259	78,885	42,291	41,768	42,133	33,875	32,863	37,475	31,540	36,200	26,610	22,560	458,461
Landscape Maintenance	188,664	11,870	9,758	12,446	8,462	7,737	8,244	8,045	10,445	13,818	9,350	86,100	374,938
Janitorial Services	14,020	14,020	14,140	22,974	19,766	20,466	21,186	22,282	19,782	24,988	14,480	13,980	222,087
Pool Maintenance	8,669	6,669	5,888	6,742	5,758	5,160	6,004	6,460	5,460	7,100	5,641	5,641	75,194
Disposal Services	6,786	7,951	5,580	10,511	8,631	10,003	16,370	11,069	11,967	13,703	8,642	8,365	119,577
Irrigation Maintenance	200	500	150		3,464	2,864	3,014	3,864	3,864	4,796	3,114	500	26,330
Employee Insurance, Taxes & Benefits	39,646	38,998	40,739	42,547	40,314	45,170	54,018	62,351	49,490	49,642	45,855	46,918	555,687
Utilities	57,663	57,932	56,680	54,154	64,092	72,053	86,601	86,399	85,221	70,015	50,856	54,375	796,040
Laundry Operations		150	100	1,000	1,000	350	250	250	250			250	3,600
Promotions/Memberships	160	5,745	1,500	4,600									12,005
Miscellaneous Expenses									515	500			1,015
Total Expenses	\$ 491,549	\$ 361,878	\$ 330,589	\$ 415,670	\$ 353,986	\$ 363,968	\$ 392,507	\$ 397,618	\$ 380,781	\$ 419,171	\$ 299,022	\$ 379,494	\$ 4,586,231
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Incr./(Decr.) in Net Assets Before Depreciation	\$ (128,777)	\$ 3,024	\$ 34,594	\$ (16,060)	\$ 41,376	\$ 42,612	\$ 11,728	\$ (6,735)	\$ 21,199	\$ (24,197)	\$ 72,016	\$ (17,757)	\$ 33,022
Depreciation	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	708,000
Increase/(Decrease) in Net Assets	\$ (187,777)	\$ (55,976)	\$ (24,406)	\$ (75,060)	\$ (17,624)	\$ (16,388)	\$ (47,272)	\$ (65,735)	\$ (37,801)	\$ (83,197)	\$ 13,016	\$ (76,757)	\$ (674,978)

Venture Out at Mesa, Inc.

Projected Operating Fund Cash thru 6.30.2020

		1.31.2020
\$	953,888	Balances
	Operating Cash as of Jan 31, 2020	
	(672,525) Net Projected Cash Outflow for Feb + Mar	
	25,975 Net Projected Cash Inflow /(Outflow) for Quarter 4	
	20,000 February better than projections	
	(21,000) New Wireless project by M5 to eliminate DSL Lines	
	35,959 Incr / Decr in guest deposits @1.31	\$ 4,041
	248,311 Incr / Decr in prepaid assessments @1.31	\$ 151,689
	18,310 (Incr) / Decr in AP @1.31	\$ 56,690
	(29,628) (Incr) / Decr in prepaid expenses @1.31	\$ 20,372
	10,000 Collections against existing AR @ 1.31	\$ 23,450
	(9,000) Final 50% Payment on 2 new water machines	\$ -
\$	580,290	
	Projected Operating Ending Cash at FYE 6/30/2020	

Projected Reserve Fund Cash thru 6.30.2021

\$	848,813	MMR Reserve Fund Balance as of January 31, 2020
	166,767	Current FY Q4 Assessment Income
	(25,000)	Other Current FY Reserve Expenses
	-	Next FY Budget Approved MMR Cap Ex Budget Spent Prior to Curent Year End
	-	Next FY Budget Approved MMR Maint Expenses Spent Prior to Curent Year End
\$	990,580	Projected MMR Reserve Fund Cash at Year Ended 6/30/20
	734,580	FYE 2021 Assessment Income
	(435,734)	MMR Reserve Capital Expenditures for Next FY Budget
	(84,201)	MMR Reserve Maintenance Expenses for Next FY Budget
\$	1,205,225	Projected MMR Reserve Fund Cash at Quarter Ended 6/30/2021

Venture Out At Mesa, Inc.
FYE 6-30-2021 Proposed Capital Expenitures

<u>Reserve Fund</u>	<u>Operating Fund</u>		<u>Expenditure Description</u>
	<i>Common Elements</i>	<i>Other Cap Ex</i>	
	2,947		Exterior Door addition to Admin Building Conference room -All n All Doors
	15,500		Install ADA bars - Brycon bid
	1,600		# 207 Overhead Post Office Lights
	1,800		#218 East Pool Landscape Electrical Source
	68,153		Street Lighting Contribution for \$90k cap fund
		28,500	Trash Compactor - Anco Sanitation (other bids to follow)
		14,612	Maintenance Extended Golf Cart - landscaping/irrigation
		11,578	Security Golf Carts to replace carts 2 and 19 - \$5,789 ea
		5,000	Payroll System Conversion
68,098			Street Lights - Jenny, Luscombe, Navion, Boeing, Debonair, Aztec bid via Utility Constuction (EXCLUDES \$\$ included in Common Element Alterations subject to \$90k cap
147,092			Asphalt Repaving - Jenny, Luscombe, Navion, Boeing, Debonair - Sunland Asphalt - recommendation by D. Ericson and lowest bid
99,589			Valley Gutter replacement - 2,429 liner feet -(Vincon Engineering)recommendation by D. Ericson and lowest bid; bids were as high as \$146k
60,000			West Pool Design/etc
4,860			Bath house 4, - -six units needed (4 bath houses to go after this)
43,395			Bath House 8 - Nuflow - pipe relining

Venture Out At Mesa, Inc.
FYE 6-30-2021 Proposed Capital Expenitures

<u>Reserve Fund</u>	<u>Operating Fund</u>		<u>Expenditure Description</u>
	<i>Common Elements</i>	<i>Other Cap Ex</i>	
12,700			Maintenance Building Roof -new shingles - Lyons Roofing bid
\$ 435,734	\$ 90,000	\$ 59,690	<---Total Capital Expenditures
		\$ 21.40	<---Total Quarterly Operating Fund Assessment portion
		-	<--- Social Club Contribution
			<---Test against \$90,000 cap (If this amount exceeds \$90k, project spending must be reduced.
	\$ 90,000		

MMR Reserve Fund Maintenance Expenses

5,795	Carpeting at the Oasis Building - Mesa Sales
50,000	Historical Average of Unbudgeted Reserve Items < \$10,000
11,306	Pavement Striping - Sunland Asphalt (recommndatino from E. Ericson - 2nd lowest bid; lowest bid \$9,360 for Cactus Asphalt)
17,100	Exterio Patio walking deck on Community Center - Absolute
<u>84,201</u>	Total Reserve Maintenance Expenses
\$ 519,935	TOTAL Reserve Fund Cash Outflow