

# Venture Out at Mesa, Inc.

## FYE 2023 Assessment With Comparison to FYE 2022

	<u>FY 2023</u>	<u>FY 2022</u>	<u>% Change</u>
Operating Assessment	\$ 625.00	\$ 600.00	4.2%
Reserve Assessment	115.00	110.00	4.5%
Special Assessment - Street Lights	-	25.00	
<b>Total Quarterly Assessment</b>	<b><u><u>\$ 740.00</u></u></b>	<b><u><u>\$ 735.00</u></u></b>	<b>0.7%</b>

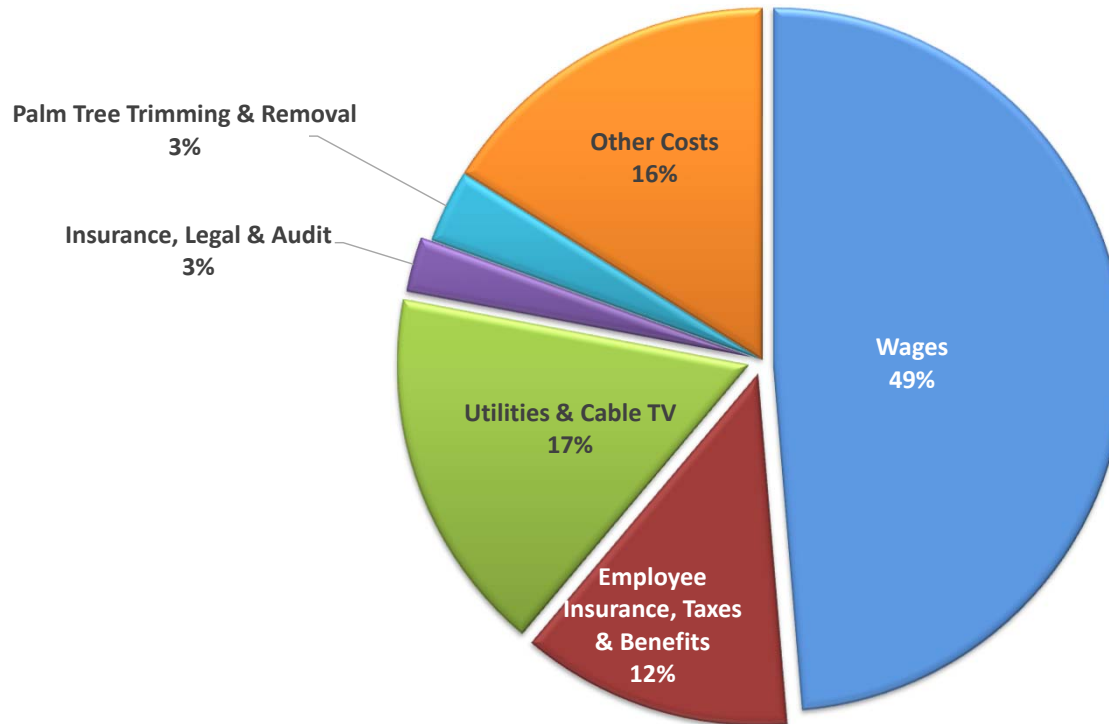
# Venture Out at Mesa, Inc.

## FYE 2023 *Quarterly* Assessment Components

	Quarterly Per Lot	Total Annual
Total Operating Expenses	<b>\$ 681.17</b>	<b>\$ 4,765,489</b>
Other Income (e.g., RV Overnights, VIR Rental, etc.,)	(63.35)	(443,220)
Additions / Alterations to Common Elements - \$90k cap - Section 6.8 CCRs	12.86	90,000
Other Operating Cap Ex Spending	16.93	118,471
<b>Increase/ (Decrease) in Level of Operating Cash</b> <b>"Budget Rebate" - Section 6.3 CCRs</b>	<b>(69.57)</b>	<b>(486,698)</b>
<b>FY 2022 Additional Operating Fund Expenditures via Supplemental Budget Approval -Usually Reserve Items</b>	<b>46.88</b>	<b>327,967</b>
Rounding	0.08	
<b>Operating Fund Totals</b>	<b>\$ 625.00</b>	<b>\$ 4,372,008</b>
<b>Reserve Fund Assessment</b>	<b>\$ 115.00</b>	<b>804,540</b>
<b>TOTAL Assessment</b>	<b>\$ 740.00</b>	<b>\$ 5,177,040</b>

## MAJOR COST COMPONENTS OF OPERATING FUND FYE 2023 vs. FYE 2023 BUDGET

	<u>FYE 6-30-23</u>		<u>FYE 6-30-22</u>	
Wages	\$ 2,319,354	48.7%	\$ 2,194,250	47.7%
Employee Insurance, Taxes & Benefits	594,488	12.5%	594,162	12.9%
Utilities & Cable TV	802,731	16.8%	795,442	17.3%
Insurance, Legal & Audit	121,263	2.5%	112,369	2.4%
Palm Tree Trimming & Removal	160,386	3.4%	139,000	3.0%
Other Costs	<b>767,266</b>	<b>16.1%</b>	<b>764,092</b>	<b>16.6%</b>
<b>Total Operating Costs (excluding cap ex)</b>	<b>\$ 4,765,489</b>	<b>100%</b>	<b>\$ 4,599,314</b>	<b>100%</b>



**Venture Out at Mesa, Inc.**  
**FYE 2023 vs. 2022 BUDGET**  
**Impact on Quarterly Assessment**

Overall Employee Wage Increases	\$ 17.88
Increase in Palm Tree Trimming	3.06
Increase in Insurance, Legal & Audit	1.27
Increase in Utilities	1.04
All other Changes - Net	1.75
<b>Total Quarterly Operating Expense</b>	<b><u>\$ 25.00</u></b>

## Fully Allocated Department Cost Comparison for FYE 2023 Budget

	Fully allocated Cost per Lot:			
	<u>Unallocated</u>	<u>Fully Allocated</u>	<u>Quarterly</u>	<u>Annually</u>
<b>OPERATING EXPENSES</b> <i>(excludes cap ex)</i>				
Association	\$ 189,832	\$ 189,832	\$ 27.13	\$ 108.52
Administration	834,926	717,727	102.59	410.36
Activities/Recreation	500,287	736,310	105.25	421.00
Security Services	595,452	820,165	117.23	468.92
General Maintenance	411,517	555,606	79.42	317.68
Landscape Maintenance	310,552	334,853	47.86	191.44
Janitorial Services	240,218	283,487	40.52	162.08
Pool Maintenance	74,065	92,863	13.27	53.08
Disposal Services	146,629	161,478	23.08	92.32
Irrigation Maintenance	61,640	67,286	9.62	38.48
<b>Employee Benefits &amp; Taxes</b>	<b>594,488</b>	<b>-</b>	<b>-</b>	<b>-</b>
Utilities	802,731	802,731	114.74	458.96
Laundry Operations	3,150	3,150	0.45	1.80
<b>Total Operating Expenses</b>	<b>\$ 4,765,489</b>	<b>\$ 4,765,489</b>	<b>\$ 681.17</b>	<b>\$ 2,724.64</b>

# Venture Out at Mesa, Inc.

## Other Revenue Components FYE 2023 Budget

	<u>Total Dollars</u>	<u>Quarterly Per Lot</u>
Owner Fees	40,709	\$ 5.82
Transfer & Disclosure Fees	52,900	7.56
Other Service Fees	43,424	6.21
RV Overnight Space Rentals	119,130	17.03
Vehicle Storage	42,600	6.09
Real Estate Office Rental	57,400	8.20
Century Link Marketing Program	40,980	5.86
Laundry Vending	16,150	2.31
Water Vending Machines	12,900	1.84
Interest Income	1,918	0.27
Retail Sales	7,185	1.03
Other Income	7,925	1.13
<b>Total Revenue Other Than Assessments</b>	<b><u>\$ 443,220</u></b>	<b><u>\$ 63.35</u></b>

# Venture Out at Mesa, Inc.

## FY 2022 Capital Spending by Type

	Total Dollars	Quarterly Per Lot
<b>Common Element Components -\$90k cap</b>		
Nuflow Pipe Reline Bath House 6	37,700	
Electrical Panel Replacements	49,300	
Install Handicap Accessible Door at Activites Office	3,000	
<b>Total Common Element Expenditures</b>	<b>\$ 90,000</b>	<b>\$ 12.86</b>
 <b>Other Operating Capital Expenditures</b>		
Boom Lift (used 2016 model)	24,500	
Jumping Jack, Transport Dolly & Small Paddle	3,444	
Security - XL golf cart	18,178	
Security - Replace Smart Car	25,000	
HVAC for Admin Storage Shed	3,900	
Cameras for Back Gate	3,295	
John Deer Greens Mower	12,284	
Admin Front Office Renovation	15,000	
48th Street Cameras	12,870	
<b>Total Other Operating Expenditures</b>	<b>\$ 118,471</b>	<b>\$ 16.93</b>

# Venture Out at Mesa, Inc.

## Major Components of FY 2022 Budget Rebate

<b>Total <i>Projected</i> FYE 6/30/2022:</b>	Quarterly Per Lot	Total Dollars
RV Overnight Revenue	\$ 1.96	\$ 13,683
Transfer and Disclosure Fees	4.05	28,320
Real Estate Office Rental Income	4.37	30,584
All Other Revenue Items - Net	<b>(0.67)</b>	<b>(4,707)</b>
<b>Subtotal - Revenue Higher than Budget</b>	<b>\$ 9.71</b>	<b>67,881</b>
<b>Activities</b> - seasonal contract labor and hiring delays	\$ 6.84	\$ 47,842
<b>Security</b> - primarily staffing shortages	4.59	32,107
<b>General Maintenance</b> - staffing shortages & misc	6.66	46,570
<b>Janitorial Services</b> - primarily staffing shortages	6.04	42,286
<b>Employee Insurance, Taxes &amp; Benefits</b> - staffing shortages	8.12	56,810
Anticipated additional budget savings thru 6.30.2022	12.15	85,000
<b>6/30/2021 Actual better than FY 2021 budget projections</b>	<b>14.87</b>	<b>104,049</b>
All Other items - net	0.59	4,153
<b>Subtotal: Expenses Lower than Budget</b>	<b>\$ 59.86</b>	<b>\$ 418,817</b>
<b>Total FY 2021 Budget "Rebate"</b>	<b>\$ 69.57</b>	<b>\$ 486,698</b>



# Venture Out at Mesa, Inc.

## FY 2022 Supplemental Budget Approved Spending

	Quarterly Per Lot	Total Dollars
Asphalt Mill & Pave		282,045
Street Surface Crack & Seal		37,422
Street Restriping		8,500
<b>Total Reserve Fund Projects paid via Operating Fund</b>	<b>\$ 46.88</b>	<b>\$ 327,967</b>

# Venture Out at Mesa, Inc.

## FY 2023 Reserve Fund Spending

Street Lights - 17 Lights	\$	230,000
PMA Consulting Fees re Streets re Valley Gutter		20,000
Refinish Ballroom floor		23,000
West Pool Architect Construction Administration		30,000
West Pool Asbestos testing and removal		10,000
Bath house redwood benches		4,680

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<b>FY 2023 Approved Expenses to be completed in FY 2022</b>	<b>\$</b>	<b>317,680</b>
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Valley Gutter Replacement		82,608
Other Unplanned Reserve Fund Expenses		75,000

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<b>FY 2023 Approved Expenses to be completed in FY 2023</b>	<b>\$</b>	<b>157,608</b>
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<b>FY 2023 TOTAL Reserve Fund Approved Expenses</b>	<b>\$</b>	<b>475,288</b>
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# Venture Out at Mesa, Inc.

## Projected Reserve Fund Cash Balances

Reserve Cash Balance as of February 28, 2022	\$	1,382,691
FYE 2022 Q4 Assessment Income		192,390
Other Current FYE 2022 Reserve Expenses		(25,000)
<b>FY 2023 Approved Reserve Expense Budget Spent Prior to Curent FYE 2022</b>		(377,288)
<b>Projected Reserve Fund Cash at Year Ended 6/30/22</b>	<b>\$</b>	<b>1,172,793</b>
FYE 2023 Reserve Assessment Income		<b>804,540</b>
FYE 2023 Other Approve Reserve Expenditures		(98,000)
<b>Projected Reserve Fund Cash at Quarter Ended 6/30/2023</b>	<b>\$</b>	<b>1,879,333</b>