

FINANCIAL RESULTS FOR THE TWO MONTHS ENDED AUGUST 31, 2022

For the two months ended August 31, 2022, **the net loss before depreciation is \$15,926 better than plan;** a \$ (86,292) loss versus a planned loss of (\$102,218).

Operating Revenue is \$9,875 or 1.3%, better than plan, with no material component variances to plan.

Operating Expenses are \$6,053 or .7 % better than plan. Higher than planned utility expenses and higher than plan legal expenses (due to continued CCR enforcement actions) were offset by savings in Security and Maintenance primarily related to lower wages due to staff vacancies.

ACCOUNTS RECEIVABLE

The Owner Accounts Receivable balance at month end is \$29,670, inclusive of one homeowner with legal counsel. The receivable balance represents **1.14% of the combined quarterly regular and special assessment billing**, compared to 1.2% at the same month end in the prior fiscal year.

RESERVE FUND

The Reserve Fund balance is \$1,499,359 at month end. See the attached *Revenues and Expenses Statement – Reserve and Special Project Funds*, for the results compared to budget. The West Pool and Drainage project expenses are recorded as *equal to budget* until there is reasonable certainty that the total project expenditures will be more or less than the total project budget. The West Pool project expenses inception to date are \$745,390 or 21 % of the total project budget. The Drainage project expenses inception to date are \$37,486 or 2 % of the total project budget.

SPECIAL ASSESSMENTS

The Venture Out community approved two special assessments at the annual meeting held on February 16, 2022. The Storm Drain, Proposition # 1, passed with 89% approval and Proposition # 2, the new West Pool passed with 74.5% approval. These special assessments are in addition to the regular current quarterly assessment.

The total of the special assessments is \$2,967.00, payable in full by April 1, 2022, or in four equal quarterly installments of \$741.75 beginning April 1, 2022.

The components of the special assessments are as follows:

1. 48" storm drain project: \$903.00 total, or \$225.75 quarterly
2. Construction of the new west pool: \$2,064.00 total, or \$516.00 quarterly.

These Special Assessments are shown as separate funds on the accompanying Balance Sheet and separately in the Reserve Fund Revenue and Expense statement. Amounts collected for the Special Assessments are initially deposited into the Operating Fund and then transferred periodically to the respective special assessment funds. Special Assessment Income is recognized in the month in which the quarterly assessment is billed.

Venture Out at Mesa, Inc.

Balance Sheet as of August 31, 2022

	Operating Fund	Reserve Fund	West Pool Special Assessment	48" Drain Special Assessment	Recreation Activities Fund	Consolidated
Assets						
Cash	\$ 1,064,817	\$ 1,496,187	\$ 1,741,213	\$ 1,050,403	\$ 67,788	\$ 5,420,408
Owner HOA Dues Receivables	29,670					29,670
Prepaid Expenses & Other	11,906					11,906
Interfund Due From / (To)	(3,172)	3,172				-
Fixed Assets - Net	8,770,897					8,770,897
Total Assets	\$ 9,874,118	\$ 1,499,359	\$ 1,741,213	\$ 1,050,403	\$ 67,788	\$ 14,232,881
Liabilities						
Accounts Payable	59,440					59,440
RV Overnight & Storage Reservation Deposits	49,615					49,615
Prepaid HOA & Special Assessments	257,871		681,636	298,215		1,237,722
Deferred Revenue	364,375					364,375
Unearned Marketing Revenue	110,770					110,770
Other Payables	466					466
Wages Payable	70,059					70,059
Accrued Vacation & PTO	207,016					207,016
Total Liabilities	\$ 1,119,612	\$ -	\$ 681,636	\$ 298,215	\$ -	\$ 2,099,463
Fund Balances						
Net Income / (Loss)	(86,292)	196,596	547,668	363,522	(595)	1,020,899
Beginning Fund Balances	8,840,798	1,302,763	511,909	388,666	68,383	11,112,519
Total Fund Balances	\$ 8,754,506	\$ 1,499,359	\$ 1,059,577	\$ 752,188	\$ 67,788	\$ 12,133,418
Total Liabilities and Fund Balances	\$ 9,874,118	\$ 1,499,359	\$ 1,741,213	\$ 1,050,403	\$ 67,788	\$ 14,232,881

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 08/01/2022 to 08/31/2022

	Actual Current Period	Budget Current Period	Variance Real of the Period to its Budget in \$	Actual Current Year	YTD Budget	Variance YTD Budget to YTD Real\$
<u>Revenues</u>						
Assessments	364,375	364,375		728,750	728,750	
Owner Fees	1,137	(453)	1,590	8,954	3,375	5,579
Transfer & Disclosure Fees	2,000	2,300	(300)	4,500	3,680	820
Other Service Fees	520	325	195	780	1,116	(336)
RV Overnight Space Rentals	4,993	6,200	(1,207)	10,891	11,000	(109)
Vehicle Storage	2,685	1,800	885	4,107	2,800	1,307
Real Estate Office Rental	2,923	2,700	223	5,327	4,400	927
Century Link Marketing Program	3,398	3,315	83	6,786	6,630	156
Laundry Operations	309	850	(541)	849	1,150	(301)
Water Vending Machines	175	150	25	462	350	112
Other Income	3,772	2,510	1,262	5,129	4,115	1,014
Interest Income	492	150	342	1,082	350	732
Retail Sales	194	113	81	236	262	(26)
Total Revenue	386,973	384,335	2,638	777,853	767,978	9,875

Expenses

Association	19,620	14,736	(4,884)	42,789	25,271	(17,518)
Administration	61,291	57,873	(3,418)	117,301	110,607	(6,694)
Activities	50,039	50,518	479	100,728	101,350	622
Security	50,977	56,661	5,684	149,954	162,565	12,611
Maintenance	60,388	61,871	1,483	91,996	102,496	10,500
Landscaping	36,533	44,071	7,538	107,822	120,973	13,151

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 08/01/2022 to 08/31/2022

	Actual Current Period	Budget Current Period	Variance Real of the Period to its Budget in \$	Actual Current Year	YTD Budget	Variance YTD Budget to YTD Real\$
Janitorial	15,783	18,558	2,776	33,571	37,181	3,611
Pool	7,862	7,154	(708)	14,352	13,336	(1,015)
Waste Disposal	9,437	9,883	446	18,945	20,504	1,559
Irrigation	4,748	5,378	630	9,166	10,263	1,097
Laundry Operations		50	50		300	300
Payroll Taxes, Insurance & Other Benefits	1		(1)			
Utilities	53,382	50,193	(3,189)	120,552	108,380	(12,172)
Common Element Capital Purchases \$90,000 limit	15,890	15,890		19,270	19,270	
Bathhouse 6 repipe/reline - Op Fund	18,850	18,850	1	37,699	37,700	1
Total Expense	404,801	411,686	6,887	864,145	870,196	6,053
Net Income	(17,828)	(27,351)	9,523	(86,292)	(102,218)	15,926

Venture Out at Mesa, Inc.
Revenue and Expenses Statements – Reserve and Special Project Funds
For the Two Months Ended August 31, 2022

	Actual Current Period	Budget Current Period	Month Better / (Worse) than Budget	Actual YTD	Budget YTD	YTD Better / (Worse) than Budget
Reserve Fund						
Revenues						
Regular Assessment Income	\$ -	\$ -	\$ -	\$ 201,135	\$ 201,135	\$ -
Interest Income - Reserve Fund	2,017	-	2,017	3,856	-	3,856
Total Revenue	<u>2,017</u>	<u>-</u>	<u>2,017</u>	<u>204,991</u>	<u>201,135</u>	<u>3,856</u>
Expenses						
Ceramics Room Remodel	8,397	8,397	-	8,397	8,397	-
Total Expenses	<u>8,397</u>	<u>8,397</u>	<u>-</u>	<u>8,397</u>	<u>8,397</u>	<u>-</u>
Net Income	<u>\$ (6,380)</u>	<u>\$ (8,397)</u>	<u>\$ 2,017</u>	<u>\$ 196,594</u>	<u>\$ 192,738</u>	<u>\$ 3,856</u>

	Actual Current Period	Budget Current Period	Month Better / (Worse) than Budget	Actual YTD	Budget YTD	YTD Better / (Worse) than Budget	Inception To Date	Total Budget	% Complete
West Pool Project Fund									
Special Assessment Income	\$ -	\$ -	\$ -	\$ 902,484	\$ 902,484	\$ -	1,804,968	3,609,936	50%
Project Expenses	349,409	349,409	-	354,816	349,409	(5,407)	745,390	3,632,681	21%
Net Income	<u>\$ (349,409)</u>	<u>\$ (349,409)</u>	<u>\$ -</u>	<u>\$ 547,668</u>	<u>\$ 553,075</u>	<u>\$ (5,407)</u>			

	Actual Current Period	Budget Current Period	Month Better / (Worse) than Budget	Actual YTD	Budget YTD	YTD Better / (Worse) than Budget	Inception To Date	Total Budget	% Complete
Drainage Project Fund									
Special Assessment Income	\$ -	\$ -	\$ -	\$ 394,837	\$ 394,837	\$ -	789,674	1,579,347	50%
Project Expenses	31,315	31,315	-	31,315	31,315	-	37,486	1,579,347	2%
Net Income	<u>\$ (31,315)</u>	<u>\$ (31,315)</u>	<u>\$ -</u>	<u>\$ 363,522</u>	<u>\$ 363,522</u>	<u>\$ -</u>			