

FINANCIAL RESULTS FOR THE FIVE MONTHS ENDED NOVEMBER 30, 2022

For the five months ended November 30, 2022, **the net loss before depreciation is \$41,868 better than plan;** a (\$118,381) loss versus a planned loss of (\$160,249).

Operating Revenue is \$38,858 or 2.0%, better than plan, with no material component variances to plan.

Operating Expenses are \$3,011 or .1% better than plan. Higher than planned utility expenses, primarily related to electricity, and higher than planned legal expenses due to continued CCR enforcement actions, were partially 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 \$36,113, inclusive of one homeowner with legal counsel. The receivable balance represents **1.39% of the combined quarterly regular and special assessment billing**, compared to **1.13%** at the same month end in the prior fiscal year.

RESERVE FUND

The Reserve Fund balance is \$1,636,261 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 \$2,603,146 or 72 % of the total project budget. The Drainage project expenses inception to date are \$365,693 or 23 % 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 November 30, 2022

	Operating Fund	Reserve Fund	West Pool Special Assessment	48" Drain Special Assessment	Recreation Activities Fund	Consolidated
Assets						
Cash	\$ 939,150	\$ 1,645,699	\$ 1,004,102	\$ 949,979	\$ 62,564	\$ 4,601,494
Owner HOA Dues Receivables	36,113					36,113
Prepaid Expenses & Other	39,993					39,993
Interfund Due From / (To)	9,438	(9,438)				-
Fixed Assets - Net	8,770,897					8,770,897
Total Assets	\$ 9,795,591	\$ 1,636,261	\$ 1,004,102	\$ 949,979	\$ 62,564	\$ 13,448,497
Liabilities						
Accounts Payable	50,497					50,497
RV Overnight & Storage Reservation Deposits	18,277					18,277
Prepaid HOA & Special Assessments	682,616		299,796	131,161		1,113,573
Deferred Revenue	(430,957)					(430,957)
Unearned Marketing Revenue	102,025					102,025
Other Payables/ Accrued Expenses	9,264		600,000			609,264
Wages Payable	207,016					207,016
Accrued Vacation & PTO	364,375					364,375
Total Liabilities	\$ 1,073,172	\$ -	\$ 899,796	\$ 131,161	\$ -	\$ 2,104,129
Fund Balances						
Net Income / (Loss)	(118,379)	333,498	(407,603)	430,152	(5,819)	231,849
Beginning Fund Balances	8,840,798	1,302,763	511,909	388,666	68,383	11,112,519
Total Fund Balances	\$ 8,722,419	\$ 1,636,261	\$ 104,306	\$ 818,818	\$ 62,564	\$ 11,344,368
Total Liabilities and Fund Balances	\$ 9,795,591	\$ 1,636,261	\$ 1,004,102	\$ 949,979	\$ 62,564	\$ 13,448,497

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 11/01/2022 to 11/30/2022

	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		1,821,875	1,821,875	
Owner Fees	3,995	3,590	405	25,997	10,835	15,162
Transfer & Disclosure Fees	7,000	3,680	3,320	13,500	13,340	160
Other Service Fees	5,083	5,745	(662)	13,811	13,665	146
RV Overnight Space Rentals	18,802	13,000	5,802	45,482	35,700	9,782
Vehicle Storage	9,397	8,900	497	27,926	24,250	3,676
Real Estate Office Rental	6,572	2,200	4,372	15,425	12,300	3,125
Century Link Marketing Program	3,393	3,315	78	16,935	16,575	360
Laundry Operations	1,814	1,000	814	4,053	3,550	503
Water Vending Machines	2,690	650	2,040	3,322	1,600	1,722
Other Income	255	486	(231)	10,063	7,071	2,992
Interest Income	412	160	252	2,212	941	1,271
Retail Sales	1,106	1,024	82	2,254	2,295	(41)
Total Revenue	424,894	408,125	16,769	2,002,855	1,963,997	38,858

Expenses

Association	18,026	14,634	(3,392)	139,909	86,691	(53,218)
Administration	57,187	56,050	(1,136)	325,194	311,904	(13,290)
Activities	60,624	53,618	(7,006)	284,920	279,285	(5,635)
Security	45,197	59,256	14,059	319,483	370,353	50,870
Maintenance	44,321	49,844	5,523	237,780	262,077	24,297
Landscaping	5,121	10,511	5,390	176,819	182,656	5,837

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 11/01/2022 to 11/30/2022

	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	20,788	24,730	3,942	99,889	110,590	10,701
Pool	8,128	7,325	(803)	45,695	36,011	(9,684)
Waste Disposal	12,289	14,883	2,594	53,643	61,430	7,788
Irrigation	4,801	6,152	1,351	25,418	27,773	2,355
Laundry Operations	140	250	110	140	1,100	960
Payroll Taxes, Insurance & Other Benefits	(1)		1			
Utilities	64,063	71,173	7,110	299,177	286,557	(12,620)
Common Element Capital Purchases \$90,000 limit				24,147	24,147	
Pavement: Seal & Crack Repair - OP Fund				37,423	37,472	49
Pavement: Stiping - OP fund	8,500	8,500		8,500	8,500	
Bathhouse 6 repipe/reline - Op Fund				37,699	37,700	1
Bath House 5 Roofing repair - accidental damage				5,400		(5,400)
Total Expense	349,184	376,926	27,743	2,121,236	2,124,246	3,011
Net Income	75,710	31,199	44,511	(118,381)	(160,249)	41,868

Venture Out at Mesa, Inc.
Revenue and Expenses Statements – Reserve and Special Project Funds
For the Five Months Ended November 30, 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	\$ -	\$ -	\$ -	\$ 402,270	\$ 402,270	\$ -
Interest Income - Reserve Fund	2,029	-	2,029	9,754	-	9,754
Total Revenue	2,029	-	2,029	412,024	402,270	9,754
Expenses						
Ceramics Room Remodel	-	-	-	16,793	16,793	-
EPC Pool Heater	-	-	-	4,828	4,828	-
Community Center Ballroom Floor	-	-	-	22,105	23,500	1,395
Pole Lights	-	-	-	34,800	37,644	2,844
Total Expenses	-	-	-	78,526	82,765	4,239
Net Income	\$ 2,029	\$ -	\$ 2,029	\$ 333,498	\$ 319,505	\$ 13,993

West Pool Project Fund							Inception To Date	Total Budget	% Complete
Special Assessment Income	\$ -	\$ -	\$ -	\$ 1,804,968	\$ 1,804,968	\$ -	2,707,452	3,609,936	75%
Project Expenses	607,882	607,882	-	2,212,571	2,207,164	(5,407)	2,603,146	3,632,681	72%
Net Income	\$ (607,882)	\$ (607,882)	\$ -	\$ (407,603)	\$ (402,196)	\$ (5,407)			

Drainage Project Fund							Inception To Date	Total Budget	% Complete
Special Assessment Income	\$ -	\$ -	\$ -	\$ 789,674	\$ 789,674	\$ -	1,184,510	1,579,347	75%
Project Expenses	5,417	-	(5,417)	359,522	350,252	(9,270)	365,693	1,579,347	23%
Net Income	\$ (5,417)	\$ -	\$ (5,417)	\$ 430,152	\$ 439,422	\$ (9,270)			