

## FINANCIAL RESULTS FOR THE SIX MONTHS ENDED DECEMBER 31, 2022

For the six months ended December 31, 2022, **the net loss before depreciation is \$41,235 better than plan;** a (\$89,915) loss versus a planned loss of (\$131,150).

**Operating Revenue is \$41,219 or 1.7%, better than plan,** with no material component variances to plan; owner fees and RV overnight space rentals are the largest contributors to the positive variance.

**Operating Expenses are \$18 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 \$26,161, inclusive of one homeowner with legal counsel. The receivable balance represents **1.01% of the combined quarterly regular and special assessment billing**, compared to **0.49%** at the same month end in the prior fiscal year.

### RESERVE FUND

The Reserve Fund balance is \$1,628,536 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 \$3,194,888 or 88 % of the total project budget. The Drainage project expenses inception to date are \$940,693 or 60 % 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 December 31, 2022

	Operating Fund	Reserve Fund	West Pool Special Assessment	48" Drain Special Assessment	Recreation Activities Fund	Consolidated
<b>Assets</b>						
Cash	\$ 929,538	\$ 1,637,975	\$ 262,360	\$ 949,979	\$ 78,304	\$ 3,858,156
Owner HOA Dues Receivables	26,161					26,161
Prepaid Expenses & Other	41,028					41,028
Interfund Due From / (To)	(65,561)	(9,439)	52,500	22,500		-
Fixed Assets - Net	8,771,645					8,771,645
<b>Total Assets</b>	<b>\$ 9,702,811</b>	<b>\$ 1,628,536</b>	<b>\$ 314,860</b>	<b>\$ 972,479</b>	<b>\$ 78,304</b>	<b>\$ 12,696,990</b>
<b>Liabilities</b>						
Accounts Payable	55,232					55,232
RV Overnight & Storage Reservation Deposits	17,159					17,159
Prepaid HOA & Special Assessments	482,136		352,296	153,661		988,093
Unearned Marketing Revenue	99,110					99,110
Other Payables/ Accrued Expenses	21,212		450,000	575,000		1,046,212
Wages Payable	70,059					70,059
Accrued Vacation & PTO	207,016					207,016
<b>Total Liabilities</b>	<b>\$ 951,924</b>	<b>\$ -</b>	<b>\$ 802,296</b>	<b>\$ 728,661</b>	<b>\$ -</b>	<b>\$ 2,482,881</b>
<b>Fund Balances</b>						
Net Income / (Loss)	(89,911)	325,773	(999,345)	(144,848)	9,922	(898,409)
Beginning Fund Balances	8,840,798	1,302,763	511,909	388,666	68,382	11,112,518
<b>Total Fund Balances</b>	<b>\$ 8,750,887</b>	<b>\$ 1,628,536</b>	<b>\$ (487,436)</b>	<b>\$ 243,818</b>	<b>\$ 78,304</b>	<b>\$ 10,214,109</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 9,702,811</b>	<b>\$ 1,628,536</b>	<b>\$ 314,860</b>	<b>\$ 972,479</b>	<b>\$ 78,304</b>	<b>\$ 12,696,990</b>

## Venture Out at Mesa Inc.

### Revenues and Expenses Statement - Operating Fund

From 12/01/2022 to 12/31/2022

	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\$
<b><u>Revenues</u></b>						
Assessments	364,375	364,375		2,186,250	2,186,250	
Owner Fees	4,022	5,285	(1,263)	30,017	16,120	13,897
Transfer & Disclosure Fees	6,500	5,980	520	20,000	19,320	680
Other Service Fees	4,791	7,005	(2,214)	18,576	20,670	(2,094)
RV Overnight Space Rentals	18,227	16,630	1,597	63,709	52,330	11,379
Vehicle Storage	3,534	2,500	1,034	31,460	26,750	4,710
Real Estate Office Rental	5,750	4,000	1,750	21,175	16,300	4,875
Century Link Marketing Program	3,402	3,615	(213)	20,338	20,190	148
Laundry Operations	2,237	1,400	837	6,290	4,950	1,340
Water Vending Machines	1,943	1,250	693	4,877	2,850	2,027
Other Income	479	135	344	10,542	7,206	3,336
Interest Income	373	120	253	2,585	1,061	1,524
Retail Sales	662	1,219	(557)	2,911	3,514	(603)
<b>Total Revenue</b>	<b>416,295</b>	<b>413,514</b>	<b>2,781</b>	<b>2,418,730</b>	<b>2,377,511</b>	<b>41,219</b>

### **Expenses**

Association	20,008	14,432	(5,576)	159,917	101,123	(58,794)
Administration	61,384	61,278	(106)	386,575	373,182	(13,393)
Activities	60,596	58,541	(2,055)	345,515	337,826	(7,689)
Security	51,691	66,371	14,680	371,174	436,724	65,550
Maintenance	60,159	46,278	(13,880)	297,938	308,355	10,418
Landscaping	10,786	10,051	(735)	187,604	192,707	5,103

## Venture Out at Mesa Inc.

### Revenues and Expenses Statement - Operating Fund

From 12/01/2022 to 12/31/2022

	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	23,802	25,521	1,719	123,690	136,111	12,421
Pool	5,541	7,213	1,672	51,236	43,224	(8,012)
Waste Disposal	16,001	14,967	(1,034)	69,644	76,397	6,754
Irrigation	4,676	4,714	39	30,093	32,487	2,394
Laundry Operations	250	550	300	390	1,650	1,260
Payroll Taxes, Insurance & Other Benefits	2		(2)	2		(2)
Utilities	72,519	74,499	1,980	371,698	361,056	(10,642)
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	
Bathhouse 6 repipe/reline - Op Fund				37,699	37,700	1
Bath House 5 Roofing repair - accidental damage				5,400		(5,400)
<b>Total Expense</b>	<b>387,415</b>	<b>384,415</b>	<b>(2,998)</b>	<b>2,508,645</b>	<b>2,508,661</b>	<b>18</b>
<b>Net Income</b>	<b>28,880</b>	<b>29,099</b>	<b>(219)</b>	<b>(89,915)</b>	<b>(131,150)</b>	<b>41,235</b>

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

	Actual Current Period	Budget Current Period	Month Better / (Worse) than Budget	Actual YTD	Budget YTD	YTD Better / (Worse) than Budget
<b>Reserve Fund</b>						
<b>Revenues</b>						
Regular Assessment Income	\$ -	\$ -	\$ -	\$ 402,270	\$ 402,270	\$ -
Interest Income - Reserve Fund	1,745	-	1,745	11,499	-	11,499
<b>Total Revenue</b>	<b>1,745</b>	<b>-</b>	<b>1,745</b>	<b>413,769</b>	<b>402,270</b>	<b>11,499</b>
<b>Expenses</b>						
Ceramics Room Remodel	5,620	5,620	-	22,413	22,413	-
EPC Pool Heater	-	-	-	4,828	4,828	-
Community Center Ballroom Floor	-	-	-	22,105	23,500	1,395
Bath House 1 HVAC	3,850	3,850	-	3,850	3,850	-
Pole Lights	-	-	-	34,800	37,644	2,844
<b>Total Expenses</b>	<b>9,470</b>	<b>9,470</b>	<b>-</b>	<b>87,996</b>	<b>92,235</b>	<b>4,239</b>
<b>Net Income</b>	<b>\$ (7,725)</b>	<b>\$ (9,470)</b>	<b>\$ 1,745</b>	<b>\$ 325,773</b>	<b>\$ 310,035</b>	<b>\$ 15,738</b>

							Inception To Date	Total Budget	% Complete
<b>West Pool Project Fund</b>									
Special Assessment Income	\$ -	\$ -	\$ -	\$ 1,804,968	\$ 1,804,968	\$ -	2,707,452	3,609,936	75%
Project Expenses	591,742	591,742	-	2,804,313	2,798,906	(5,407)	3,194,888	3,632,681	88%
<b>Net Income</b>	<b>\$ (591,742)</b>	<b>\$ (591,742)</b>	<b>\$ -</b>	<b>\$ (999,345)</b>	<b>\$ (993,938)</b>	<b>\$ (5,407)</b>			

							Inception To Date	Total Budget	% Complete
<b>Drainage Project Fund</b>									
Special Assessment Income	\$ -	\$ -	\$ -	\$ 789,674	\$ 789,674	\$ -	1,184,510	1,579,347	75%
Project Expenses	575,000	575,000	-	934,522	925,252	(9,270)	940,693	1,579,347	60%
<b>Net Income</b>	<b>\$ (575,000)</b>	<b>\$ (575,000)</b>	<b>\$ -</b>	<b>\$ (144,848)</b>	<b>\$ (135,578)</b>	<b>\$ (9,270)</b>			