

FINANCIAL RESULTS FOR THE EIGHT MONTHS ENDED FEBRUARY 28, 2023

For the eight months ended February 28, 2023, **the net loss before depreciation is \$61,654 better than plan;** a (\$93,121) loss versus a planned loss of (\$154,775).

Operating Revenue is \$37,603 or 1.2%, 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 \$24,503 better than plan. Higher than planned utility expenses, primarily related to electricity, and higher than planned legal expenses, primarily due to continued CCR enforcement actions, were offset by savings in Security and Maintenance primarily related to lower than planned wage costs due to staff vacancies.

ACCOUNTS RECEIVABLE

The Owner Accounts Receivable balance at month end is \$59,754, inclusive of one homeowner with legal counsel. The receivable balance represents **2.31% of the combined quarterly regular and special assessment billing**, compared to **0.95%** at the same month end in the prior fiscal year.

RESERVE FUND

The Reserve Fund balance is \$1,813,831 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 \$3,439,825 or 95 % of the total project budget. The Drainage project expenses inception to date are \$1,385,487 or 88 % 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. **All special assessment billings have been completed as of Jan 31, 2023 and all related monies have been transferred from the operating fund to the respective special assessment funds.**

Venture Out at Mesa, Inc.

Balance Sheet
as of February 28, 2023

	Operating Fund	Reserve Fund	West Pool Special Assessment	48" Drain Special Assessment	Recreation Activities Fund	Consolidated
Assets						
Cash	\$ 952,986	\$ 1,820,543	\$ 340,111	\$ 193,860	\$ 64,871	\$ 3,372,371
Owner HOA Dues Receivables	59,754					59,754
Prepaid Expenses & Other	37,247					37,247
Interfund Due From / (To)	7,912	(6,712)	-	-	(1,200)	-
Fixed Assets - Net	8,771,895					8,771,895
Total Assets	\$ 9,829,794	\$ 1,813,831	\$ 340,111	\$ 193,860	\$ 63,671	\$ 12,241,267
Liabilities						
Accounts Payable	108,534					108,534
RV Overnight & Storage Reservation Deposits	26,445					26,445
Prepaid HOA & Special Assessments	226,689					226,689
Deferred Revenue	364,375					364,375
Unearned Marketing Revenue	93,280					93,280
Other Payables/ Accrued Expenses	8,397		170,000			178,397
Wages Payable	70,059					70,059
Accrued Vacation & PTO	184,336					184,336
Total Liabilities	\$ 1,082,115	\$ -	\$ 170,000	\$ -	\$ -	\$ 1,252,115
Fund Balances						
Net Income / (Loss)	(93,119)	511,068	(341,798)	(194,806)	(4,711)	(123,366)
Beginning Fund Balances	8,840,798	1,302,763	511,909	388,666	68,382	11,112,518
Total Fund Balances	\$ 8,747,679	\$ 1,813,831	\$ 170,111	\$ 193,860	\$ 63,671	\$ 10,989,152
Total Liabilities and Fund Balances	\$ 9,829,794	\$ 1,813,831	\$ 340,111	\$ 193,860	\$ 63,671	\$ 12,241,267

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 02/01/2023 to 02/28/2023

	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\$
Revenues						
Assessments	364,375	364,375		2,915,000	2,915,000	
Owner Fees	6,644	4,635	2,009	49,601	29,044	20,557
Transfer & Disclosure Fees	3,600	9,660	(6,060)	28,400	34,960	(6,560)
Other Service Fees	3,326	7,099	(3,773)	26,833	35,091	(8,258)
RV Overnight Space Rentals	19,517	18,000	1,517	102,544	89,130	13,414
Vehicle Storage	1,259	100	1,159	34,439	27,200	7,239
Real Estate Office Rental	3,964	12,000	(8,036)	37,457	37,300	157
Century Link Marketing Program	3,438	3,615	(177)	27,186	27,420	(234)
Laundry Operations	3,468	3,000	468	11,888	10,950	938
Water Vending Machines	3,515	2,600	915	10,425	8,100	2,325
Other Income	379	200	179	14,196	7,745	6,451
Interest Income	429	105	324	3,586	1,279	2,307
Retail Sales	543	912	(369)	4,963	5,696	(733)
Total Revenue	414,457	426,301	(11,844)	3,266,518	3,228,915	37,603

Expenses

Association	22,590	17,935	(4,655)	265,492	142,646	(122,846)
Administration	64,319	63,519	(800)	509,768	491,468	(18,300)
Activities	65,260	70,333	5,073	479,208	475,121	(4,087)
Security	51,658	63,034	11,376	476,026	570,405	94,379
Maintenance	41,618	52,549	10,931	377,179	408,528	31,349
Landscaping	8,167	11,234	3,067	204,159	240,999	36,840

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 02/01/2023 to 02/28/2023

	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	26,605	28,574	1,969	174,227	191,068	16,841
Pool	8,657	9,911	1,254	67,245	60,643	(6,602)
Waste Disposal	14,926	14,456	(470)	97,955	106,877	8,922
Irrigation	5,423	5,774	352	40,563	43,399	2,837
Laundry Operations		500	500	1,214	2,400	1,186
Payroll Taxes, Insurance & Other Benefits				3		(3)
Utilities	94,753	89,886	(4,867)	553,431	542,317	(11,113)
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)
Total Expense	403,976	427,705	23,730	3,359,639	3,383,690	24,053
Net Income	10,481	(1,404)	11,885	(93,121)	(154,775)	61,654

Venture Out at Mesa, Inc.
Revenue and Expenses Statements – Reserve and Special Project Funds
For the Eight Months Ended February 28, 2023

	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	\$ -	\$ -	\$ -	\$ 603,405	\$ 603,405	\$ -
Interest Income - Reserve Fund	1,382	-	1,382	14,688	-	14,688
Total Revenue	1,382	-	1,382	618,093	603,405	14,688
Expenses						
Streets Planning & Consulting	8,305	8,305	-	11,915	11,915	-
Ceramics Room Remodel	-	-	-	22,413	22,413	-
EPC Pool Heater	-	-	-	4,828	4,828	-
Community Center Ballroom Floor	-	-	-	22,107	23,500	1,393
Community Center HVAC	-	-	-	4,800	4,800	-
Bath House 1 HVAC	-	-	-	3,850	3,850	-
Pole Lights	2,312	2,312	-	37,112	39,956	2,844
Total Expenses	10,617	10,617	-	107,025	111,262	4,237
Net Income	\$ (9,235)	\$ (10,617)	\$ 1,382	\$ 511,068	\$ 492,143	\$ 18,925

West Pool Project Fund							Inception To Date	Total Budget	% Complete
Special Assessment Income			\$ -	\$ 2,707,452	\$ 2,707,452	\$ -	3,609,936	3,609,936	100%
Project Expenses	13,407	13,324	(83)	3,049,250	3,043,760	(5,490)	3,439,825	3,632,681	95%
Net Income	\$ (13,407)	\$ (13,324)	\$ (83)	\$ (341,798)	\$ (336,308)	\$ (5,490)			

Drainage Project Fund							Inception To Date	Total Budget	% Complete
Special Assessment Income	\$ -	\$ -	\$ -	\$ 1,184,510	\$ 1,184,510	\$ -	1,579,347	1,579,347	100%
Project Expenses	-	-	-	1,379,316	1,359,638	(19,678)	1,385,487	1,579,347	88%
Net Income	\$ -	\$ -	\$ -	\$ (194,806)	\$ (175,128)	\$ (19,678)			