

Venture Out at Mesa, Inc.  
 FYE 6.30.23 Quarterly Assessment Components

	<u>FYE</u> <u>2020</u>	<u>FYE</u> <u>2021</u>	<u>FYE</u> <u>2022</u>	<u>FYE 21 to</u> <u>FYE 22</u> <u>% Change</u>	<u>Proposed</u> <u>FYE 6-30</u> <u>2023</u>	<u>FYE 2023</u> <u>Budget Cash</u> <u>Components</u>
Lot Owners	1,749	1,749	1,749			
Regular Assessment/Lot	\$ 587	\$ 605	\$ 600	-0.8%	\$ 617.82	\$ 4,322,269 Total Cash Needs-EXCLUDING Cap Ex
Special Light Assessment			25			
MMR Reserve Assessment	100	105	110	4.8%		
<b>Total Quarterly Assessment</b>	<b>\$ 687</b>	<b>\$ 710</b>	<b>\$ 735</b>	3.5%		
Total Increase From Prior FY	3.5%	3.3%	3.5%			
Regular Assessment % change	3.2%	3.1%	-0.8%		\$ 12.86	\$ 90,000 Additions / Alterations to Common Element (\$90k cap Section 6.8 CCRs)- see Reserve Exp & Other Cap Ex
					\$ 16.93	\$ 118,471 Other Cap Ex Spending - see Reserve Exp & Other Cap Ex
					\$ (22.69)	\$ (158,731) Increase/ (Decrease) in Level of Operating Cash (SET to "Zero Net") Section 6.3 CCRs
						<b>Total Operating Fund ASSESSMENT Revenue Needed</b>
Regular Assessment/Lot					\$ 625.00	4.2%
Reserve Fund Assessment					115.00	4.5%
OTHER Reserve Assessment						
<b>Total Quarterly Assessment</b>					<b>\$ 740.00</b>	0.7%

## Venture Out at Mesa Inc.

### Monthly and Annual Budgets 2022 - 2023- Operating Fund

Annual	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23
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### Revenues

- Assessments	4,372,500	364,375	364,375	364,375	364,375	364,375	364,375	364,375	364,375	364,375	364,375	364,375	364,375
- Owner Fees	40,709	3,828	(453)	90	3,780	3,590	5,285	8,289	4,635	7,065	4,800	(200)	
- Transfer & Disclosure Fees	52,900	1,380	2,300	1,840	4,140	3,680	5,980	5,980	9,660	4,600	9,200	1,840	2,300
- Other Service Fees	43,424	791	325	1,435	5,369	5,745	7,005	7,322	7,099	4,742	2,505	742	344
- RV Overnight Space Rentals	119,130	4,800	6,200	6,700	5,000	13,000	16,630	18,800	18,000	17,000	8,000	2,700	2,300
- Vehicle Storage	42,600	1,000	1,800	1,350	11,200	8,900	2,500	350	100	800	4,900	8,600	1,100
- Real Estate Office Rental	57,400	1,700	2,700	1,200	4,500	2,200	4,000	9,000	12,000	11,000	4,000	3,500	1,600
- Century Link Marketing Program													
500620.00 - Century Link Marketing Progra	40,980	3,315	3,315	3,315	3,315	3,315	3,615	3,615	3,615	3,615	3,315	3,315	3,315
- TOTAL Century Link Marketing Progra	40,980	3,315	3,315	3,315	3,315	3,315	3,615	3,615	3,615	3,615	3,315	3,315	3,315
- Laundry Operations	16,150	300	850	400	1,000	1,000	1,400	3,000	3,000	3,000	1,000	1,000	200
- Water Vending Machines	12,900	200	150	200	400	650	1,250	2,650	2,600	2,600	1,500	500	200
- Other Income													
500320.00 - Phone Directory Ad sales	6,400	1,550	2,500	1,500	650	200							
500330.00 - Credit Card Surcharge Fees	1,525	55	10	142	178	286	135	339	200	100	50	20	10
- TOTAL Other Income	7,925	1,605	2,510	1,642	828	486	135	339	200	100	50	20	10
- Interest Income													
500600.00 - Interest Income - Operating F	1,918	200	150	211	220	160	120	113	105	155	174	135	175
- TOTAL Interest Income	1,918	200	150	211	220	160	120	113	105	155	174	135	175
- Retail Sales	7,184	149	113	211	798	1,024	1,219	1,270	912	919	443	107	19
<b>Total - Revenues</b>	<b>4,815,720</b>	<b>383,643</b>	<b>384,335</b>	<b>382,969</b>	<b>404,925</b>	<b>408,125</b>	<b>413,514</b>	<b>425,103</b>	<b>426,301</b>	<b>419,971</b>	<b>404,262</b>	<b>386,634</b>	<b>375,938</b>

### Expenses

- Association	189,832	10,535	14,736	25,900	20,886	14,634	14,432	23,588	17,935	14,275	11,635	10,635	10,641
- Administration	751,127	52,734	57,873	87,433	57,814	56,050	61,278	54,767	63,519	99,280	54,746	52,966	52,667
- Activities	731,310	50,832	50,518	70,465	53,852	53,618	58,541	66,962	70,333	84,371	64,913	53,015	53,890
- Security	871,008	105,904	56,661	87,408	61,124	59,256	66,371	70,647	63,034	108,340	67,767	62,442	62,054
- Maintenance	570,334	40,625	61,871	61,956	47,781	49,844	46,278	47,624	52,549	43,645	47,056	37,427	33,678
- Landscaping	361,854	76,902	44,071	16,686	34,486	10,511	10,051	37,058	11,234	12,901	16,381	11,572	80,001

## Monthly and Annual Budgets 2022 - 2023- Operating Fund

	Annual	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23
- Janitorial	283,487	18,623	18,558	26,723	21,956	24,730	25,521	26,383	28,574	24,768	29,232	19,157	19,262
- Pool	92,863	6,182	7,154	7,868	7,482	7,325	7,213	7,508	9,911	7,344	9,042	8,394	7,440
- Waste Disposal	161,478	10,621	9,883	13,532	12,511	14,883	14,967	16,024	14,456	13,866	16,597	12,862	11,276
- Irrigation	67,286	4,885	5,378	6,815	4,543	6,152	4,714	5,138	5,774	7,104	6,645	5,062	5,076
- Laundry Operations	3,150	250	50	500	50	250	550	250	500	500	250		
- Utilities	802,731	58,187	50,193	51,754	55,250	71,173	74,499	91,375	89,886	82,916	66,245	54,068	57,185
- Common Element Capital Purchases \$90	62,300	3,380	15,890	4,877						38,153			
424630.10 - Bathhouse 3 Repipe/Relining - O													
420104.10 - Pavement-Main: Invincible (Op F													
420114.10 - Pavement-Main: Dart (Op Fund													
420155.10 - Pavement: Seal & Crack Repair -	37,472				37,472								
420157.10 - Pavement: Stiping - OP fund	8,500					8,500							
424660.10 - Bathhouse 6 repipe/reline - Op F	37,700	18,850	18,850										
<b>Total - Expenses</b>	<b>5,032,432</b>	<b>458,510</b>	<b>411,686</b>	<b>461,917</b>	<b>415,207</b>	<b>376,926</b>	<b>384,415</b>	<b>447,324</b>	<b>427,705</b>	<b>537,463</b>	<b>390,509</b>	<b>327,600</b>	<b>393,170</b>
<b>Net Income</b>	<b>(216,712)</b>	<b>(74,867)</b>	<b>(27,351)</b>	<b>(78,948)</b>	<b>(10,282)</b>	<b>31199</b>	<b>29,099</b>	<b>(22,221)</b>	<b>(1,404)</b>	<b>(117,492)</b>	<b>13,753</b>	<b>59,034</b>	<b>(17,232)</b>

## Venture Out at Mesa, Inc.

### Projected Operating Fund Cash thru 6.30.2022

		1.31.2022
\$ 1,474,508	Operating Cash as of <b>Jan 31, 2022</b>	<b>Balances</b>
(763,058)	Net <b>Projected</b> Cash Outflow for Feb + Mar	
9,406	Net <b>Projected</b> Cash Inflow /(Outflow) for Quarter 4	
85,000	Balance of year better/ (worse) than projections	
22,665	Increase / Decrease in guest deposits @1.31	\$ 17,335
392,121	Increase / Decrease in Prepaid Assessments @1.31	\$ 157,879
(1,527)	Increase / Decrease in Accounts Payable @1.31	\$ 86,527
(29,830)	(Increase) / Decrease in prepaid expenses @1.31	\$ 20,170
5,000	Collections against existing AR @ 1.31	\$ 22,882
<b>(327,967)</b>	<b>Supplemental Operating Budget - Streets, etc.</b>	
<b>\$ 866,318</b>	<b>Projected Operating Ending Cash at FYE 6/30/2022</b>	

### Projected Reserve Fund Cash thru 6.30.2023

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

Venture Out At Mesa, Inc.  
 FYE 6-30-2023 Proposed Capital Expenitures

\$\$ Spent in FYE 6.30.2022	Reserve Fund	Operating Fund Supplemental	Operating Fund		Expenditure Description
			Common Elements	Other Cap Ex	
			37,700		Nuflow piper reline Bath House 6
			48,000		Additional Electrical Panels - per M. Schmit
			1,300		Balance remaining of \$90,000
			3,000		Install handicap accessible door at Activites Office
				24,500	Boom Lift (used 2016 model)
				3,444	Maintenance: Jumpng Jack, transport dolly & small Paddle
				18,178	Security XL golf cart
				25,000	Security - replace smart car
				3,900	HVAC for Admin storage shed
				3,295	Cameras for back gate
				12,284	Landscape: John Deer Greens Mower
				15,000	Renovation front office area
				12,870	48th Street Cameras
Y	230,000				Street Lights - 17 Lights
		282,045			<b>Asphalt Mill &amp; Pave - vendor Cactus</b>
		37,422			<b>Surface Crack &amp; Seal (Update 7.12.22 - work to be done in Oct 2022)</b>
		8,500			<b>Restriping - vendor MR Tanner Construction (Update 7.12.22 - work to be done in Oct 2022)</b>
Y	82,608				Valley Gutter replacement: vendor Vicon Engineering
Y	20,000				PMA Consulting Fees re Streets/Valley Gutter
	23,000				Refinish 13,000 sq f ballroom floor - AZ Hardwood Floor bid
Y	30,000				West Pool Architect Construction Administration
Y	10,000				West Pool Asbestos testing and removal
Y	4,680				Bath house redwood benches
	75,000				Other Unplanned Reserve Fund Expenses
	<b>\$ 475,288</b>	<b>\$ 327,967</b>	<b>\$ 90,000</b>	<b>\$ 118,471</b>	<b>Totals</b>