

Venture Out at Mesa Inc.

Monthly and Annual Budgets 2023 - 2024- Operating Fund

Annual	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24
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Revenues

	Annual	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24
- Assessments	4,757,280	396,440	396,440	396,440	396,440	396,440	396,440	396,440	396,440	396,440	396,440	396,440	396,440
- Owner Fees	37,936	3,807	(485)	175	3,280	3,290	3,385	5,789	5,435	7,965	5,245	(25)	75
- Transfer & Disclosure Fees	40,000	1,200	1,600	1,600	2,800	3,600	4,400	4,400	5,200	5,600	6,000	2,400	1,200
- Other Service Fees	39,013	741	342	1,375	5,097	5,544	6,206	6,235	6,220	3,775	2,325	805	348
- RV Overnight Space Rentals	150,434	7,000	6,000	7,350	10,500	20,500	17,900	24,544	21,240	20,060	9,440	3,186	2,714
- 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	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	12,865	1,605	3,010	3,742	1,868	986	335	539	400	300	50	20	10
- Interest Income	5,000	550	400	300	550	400	300	550	400	300	550	400	300
- Retail Sales	6,940	137	114	203	791	1,027	1,211	1,265	886	878	346	62	20
Total - Revenues	5,219,498	417,995	416,236	417,650	441,741	447,852	442,942	458,377	457,536	456,333	435,111	420,203	407,522

Expenses

- Association	197,536	10,966	15,200	24,659	18,250	16,100	16,896	27,005	19,401	14,756	12,101	11,101	11,101
- Administration	960,141	71,628	64,591	106,071	97,784	92,978	98,627	65,884	64,155	100,977	65,948	66,403	65,095
- Activities	812,266	56,608	54,538	76,085	67,604	67,507	72,560	71,442	80,155	93,001	58,042	56,783	57,941
- Security	881,312	103,517	66,967	90,658	66,153	60,921	68,508	66,917	69,792	93,616	66,217	64,091	63,955
- Maintenance	600,653	60,803	46,839	54,618	49,832	59,639	48,342	53,665	56,565	54,293	42,974	38,399	34,684
- Landscaping	331,784	84,081	29,559	48,890	10,273	10,372	8,696	9,575	9,724	14,843	11,601	10,339	83,831
- Janitorial	294,866	19,080	19,166	27,614	22,630	25,562	26,357	27,213	29,481	33,964	22,588	20,548	20,663
- Pool	117,175	8,740	9,710	10,518	10,038	10,070	8,821	9,091	11,469	10,899	8,800	9,987	9,032
- Waste Disposal	177,136	11,557	11,453	15,165	12,724	13,192	18,441	15,930	18,762	19,349	14,933	14,284	11,346
- Irrigation	67,829	4,911	5,403	6,875	4,590	6,201	4,763	5,187	5,829	8,745	5,106	5,102	5,117
- Laundry Operations	3,150	250	50	500	50	250	550	250	500	500	250		
- Utilities	841,018	60,961	54,328	56,886	60,051	72,100	75,980	94,238	87,993	89,649	75,630	58,892	54,310
- Common Element Capital Purchases \$	90,000	90,000											

Monthly and Annual Budgets 2023 - 2024- Operating Fund

	Annual	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24
Total - Expenses	5,374,866	583,102	377,804	518,539	419,979	434,892	448,541	446,397	453,826	534,592	384,190	355,929	417,075
Net Income	(155,368)	(165,107)	38,432	(100,889)	21,762	12,960	(5,599)	11,980	3,710	(78,259)	50,921	64,274	(9,553)

Venture Out at Mesa, Inc.

Projected Operating Fund Cash thru 6.30.2023

		1.31.2023
		Balances
\$ 1,217,709	Operating Cash as of Jan 31, 2023	
(34,700)	Net Projected Cash Inflow /(Outflow) for Q3	
13,248	Net Projected Cash Inflow /(Outflow) for Q4	
(728,750)	Deferred Revenue included in Cash flow for Q3	
(26,000)	Refund of excess transfer fees	
22,665	Increase / Decrease in guest deposits @1.31	\$ 17,335
315,058	Increase /(Decrease) in Prepaid Assessments @1.31	\$ 169,942
6,026	Increase /(Decrease) in Accounts Payable @1.31	\$ 58,974
(17,107)	(Increase) / Decrease in prepaid expenses @1.31	\$ 32,893
65,000	Collections against existing AR @ 1.31	\$ 107,905
(54,679)	Supplemental Operating Budget	
\$ 778,471	Projected Operating Ending Cash at FYE 6/30/2023	

Projected Reserve Fund Cash thru 6.30.2024

\$ 1,823,066	Reserve CASH Balance as of January 31, 2023
192,390	Current FY Q4 Assessment Income due April 1, 2023
8,500	Investment Income - awaiting on board action re investment policy/brokerage
(25,000)	Other Current FY Reserve Expenses
559,680	Special Assessment due April 1, 2023
(70,000)	Refund of Special Assessment re Drainage project
-	Expenses over budget/special assessment West Pool
(249,549)	Streets from Specail Assessment
(671,410)	Next FY Approved Reserve Expenses Spent Prior to Curent FYE
\$ 1,567,677	Projected Reserve Fund Cash at Year Ended 6/30/23
839,520	FYE 2024 Reserve Assessment Income
(310,131)	Lights - from special assessment
20,400	Investment Income - awaiting on board action re investment policy/brokerage
(250,000)	Aero Drive Storm Drainage Repair Costs
(75,000)	Other Unbudgeted Reserve Expenditures for Next FY Budget
\$ 1,792,466	Projected Reserve Fund Cash at Quarter Ended 6/30/2024

Venture Out At Mesa, Inc.
 FYE 6-30-2024 Proposed Capital Expenitures

\$\$ Spent in FYE 6.30.2023	Reserve Fund	Operating Fund Supplemental	Operating Fund		Expenditure Description
			Common Elements	Other Cap Ex	
			-		ADA Ramp to Dog Park (not approved)
			5,000		Handicap Door at Community Center
			73,000		Electronic key lock system - all bldgs
			-		Access control code for Back door & Conference room
			12,000		Back gate redesign/engineering
			-		Balance remaining of \$90,000
				10,000	Venture In Realty Golf Cart (last purchased in 2009)
				3,081	2 Lawn Mowers
				-	Rekey of VO buildings - excluding sheds (not apprvd)
				5,000	Hobby Center Electrical survey/update
				36,000	AV Room/Ballroom Camera System for monitoring 2nd floor area (multiple options with more or less cost)
				5,000	Concrete repair at lawn bowling wall
				5,000	Paint Sprayer Machine
				5,000	2nd Video Camera
				-	
Y	10,500				Recoat Traffic Markings - M.R. Tanner Const
Y	75,000				EPC Shower Repair costs
Y	-	12,858			Aero Drive Storm Drain assessment - Dibble Engineering
Y	293,000				Water & Sewer Inspection, partial cleaning and Report - Dibble Engineering
Y	88,535				Refinish/Repair Community Center ballroom floor
Y					Remove & Replace caulking - NE Tennis Courts - Elite
Y					Remove & Replace caulking - NE Pickleball - Elite
Y					Remove & Replace caulking - SW Tennis - Elite
Y	97,233				Valley Gutter - Vincon
Y	-	29,500			Resurface Shuffleboard courts - Arizona Royal
Y	63,443				Community Center Roof - Travek (Lyons @ \$93,640)
Y	-	12,321			Community Center Annex Foam Roof (acrylix top coat & repair)- Lyons Roofing
Y	37,699				Reline Bathhouse #1 plumbing/drainage - NuFlow
Y	6,000				6 benches for Bath Houses
	250,000				Aero Drive Storm Drainage Repair Costs??
	75,000				Other FYE 2024 Spending
	\$ 996,410	\$ 54,679	\$ 90,000	\$ 69,081	Totals