Venture Out at Mesa, Inc. FYE 6.30.24 Quarterly Assessment Components

		<u>FYE</u> 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 22 to FYE 23 % Change	oposed 6-30 <u>2024</u>		В	FYE 2024 udget Cash omponents	
Lot Owners		1,749	1,749	1,749	1,749	1,749						
Regular Assessment/Lot Special Light Assessment MMR Reserve Assessment Total Quarterly Assessment Total Increase From Prior FY	\$ \$ \$	568.65 95.35 664.00 2.3%	\$ 587 - 100 \$ 687 3.5%	\$ 605 - 105 \$ 710 3.3%		\$ 625 - 115 \$ 740 0.7%	4.2% -100% 4.5% 0.7%	\$ 679.47	8.0%	\$	4,753,564	Total Cash Needs-EXCLUDING Cap Ex
Regular Assessment % change		3.1%	3.2%	3.1%	-0.8%	4.2%		\$ 12.86		\$	90,000	Additions / Alterations to Common Element (\$90k cap Section 6.8 CCRs)- see Reserve Exp & Other Cap Ex
								\$ 9.87		\$	69,081	Other Cap Ex Spending - see Reserve Exp & Other Cap Ex
								\$ (22.42)		\$	(156,851)	Increase/ (Decrease) in Level of Operating Cash (SET to "Zero Net") Section 6.3 CCRs
							sessment/Lot	680.00	8.8%	\$	4,755,795	Total Operating Fund ASSESSMENT Revenue Needed
							d Assessment e Assessment	120.00	4.3%			
					Total	Quarterl	y Assessment	\$ 800.00	8.1%			

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
Revenues	ļ.			I		I					'		
- 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											

Printed on Tuesday, August 22 2023

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)

Printed on Tuesday, August 22 2023

Venture Out at Mesa, Inc.

Projected Operating Fund Cash thru 6.30.2023							
\$ 1,217,709	Operating Cash as of Jan 31, 2023		.31.2023 Balances				
(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

Reserve Fund

\$\$ Spent in FY	Έ
6.30.2023	

Operating Fund <u>Supplmental</u>

Operating Fund
Common Other Cap
Elements 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 Electical survey/update
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 Paint Sprayer Macr

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	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	97,233 - 63,443 - 37,699 6,000 250,000	12,858 29,500 - 12,321	Aero Drive Storm Drain assessment - Dibble Engineering Water & Sewer Inspection, partial cleaning and Report - Dibble Engineering Refinish/Repair Community Center ballroom floor Remove & Replace caulking - NE Tennis Courts - Elite Remove & Replace caulking - NE Pickleball - Elite Remove & Replace caulking - SW Tennis - Elite Valley Gutter - Vincon Resurface Shuffleboard courts - Arizona Royal Community Center Roof - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat & repair)- Lyons Roofing Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses Aero Drive Storm Drainage Repair Costs?? Other FYE 2024 Spending
		75,000		Other FYE 2024 Spending
75,000 Other FYE 2024 Spending		250,000		Aero Drive Storm Drainage Repair Costs??
,	Υ	6,000		6 benches for Bath Houses
250,000 Aero Drive Storm Drainage Repair Costs??	Υ	37,699		Reline Bathouse #1 plumbing/drainage - NuFlow
Y 6,000 6 benches for Bath Houses 250,000 Aero Drive Storm Drainage Repair Costs??	Υ	-	12,321	
Y - 12,321 repair)- Lyons Roofing Y 37,699 Reline Bathouse #1 plumbing/drainage - NuFlow Y 6,000 6 benches for Bath Houses 250,000 Aero Drive Storm Drainage Repair Costs??	Υ	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 Y 6,000 Y 6,000 Y 6,000 Aero Drive Storm Drainage Repair Costs??	Υ	-	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 Y 6,000 - Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses 250,000 - Aero Drive Storm Drainage Repair Costs??	Υ	97,233		Valley Gutter - Vincon
Y - 29,500 Resurface Shuffleboard courts - Arizona Royal Y 63,443 - Community Center Roof - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Y 37,699 Y 6,000 Y 6,000 Y 6,000 Aero Drive Storm Drainage Repair Costs??	Υ		-	Remove & Replace caulking - SW Tennis - Elite
Y 97,233 Y 29,500 Resurface Shuffleboard courts - Arizona Royal Community Center Roof - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing X 37,699 Y 6,000 Y 6,000 Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses Aero Drive Storm Drainage Repair Costs??	Υ		-	Remove & Replace caulking - NE Pickleball - 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) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Y 37,699 Y 6,000 - Resurface Shuffleboard courts - Arizona Royal Community Center Roof - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses Aero Drive Storm Drainage Repair Costs??	Υ		-	Remove & Replace caulking - NE Tennis Courts - Elite
Y Y Y P7,233 Y P7,233 Y P7,233 Y P7,234 Y P7,235 Y P7,235 Y P7,236 Y P7,237 Y P7,237 Y P7,237 Y P7,238 Y P7,238 Y P7,239 Y P7,239 Y P7,230 Y P7,230 Y P7,231 Y P7,231 Y P7,231 Y P7,2321 Y	Υ	88,535		Refinish/Repair Community Center ballroom floor
Y - Remove & Replace caulking - NE Tennis Courts - Elite Y - Remove & Replace caulking - NE Tennis Courts - Elite Y - Remove & Replace caulking - NE Pickleball - 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) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Y 37,699 Y 6,000 Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses 250,000 Aero Drive Storm Drainage Repair Costs??	Υ	293,000		
Y 88,535 Y 88,535 Refinish/Repair Community Center ballroom floor Remove & Replace caulking - NE Tennis Courts - Elite Remove & Replace caulking - NE Pickleball - Elite Remove & Replace caulking - SW Tennis - Elite Remove & Replace caulking - SW Tennis - Elite Y 97,233 Y 29,500 Resurface Shuffleboard courts - Arizona Royal Community Center Roof - Travek (Lyons @ \$93,640) Community Center Roof - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Reline Bathouse #1 plumbing/drainage - NuFlow 6,000 Resurface Shuffleboard courts - Arizona Royal Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses Aero Drive Storm Drainage Repair Costs??	Y	-	12,858	
Water & Sewer Inspection, partial cleaning and Report - Dibble Engineering Y 88,535 Refinish/Repair Community Center ballroom floor Remove & Replace caulking - NE Tennis Courts - Elite Remove & Replace caulking - NE Pickleball - Elite Remove & Replace caulking - NE Pickleball - Elite Remove & Replace caulking - SW Tennis - Elite Valley Gutter - Vincon Y 97,233 Valley Gutter - Vincon Resurface Shuffleboard courts - Arizona Royal Community Center Roof - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat & repair) - Lyons Roofing Y 37,699 Y 6,000 Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses 250,000 Aero Drive Storm Drainage Repair Costs??		· ·	12.050	·
Y 293,000 Y 88,535 Y 8,535 Y 8,636 Y 9,7,233 Y 8,636 Y 9,7,233 Y 8,636 Y 8,535 Y 8,636 Y 8,636 Y 12,321 Y 12				3
Water & Sewer Inspection, partial cleaning and Repor Engineering Y 88,535 Refinish/Repair Community Center ballroom floor Remove & Replace caulking - NE Tennis Courts - Elite Remove & Replace caulking - NE Pickleball - Elite Remove & Replace caulking - SW Tennis - Elite Y 97,233 Y 97,233 Y 29,500 Resurface Shuffleboard courts - Arizona Royal Y 63,443 - Community Center Aniex - Arizona Royal Community Center Nor - Travek (Lyons @ \$93,640) Community Center Annex Foam Roof (acrylix top coat repair) - Lyons Roofing Y 37,699 Y 6,000 Reline Bathouse #1 plumbing/drainage - NuFlow 6 benches for Bath Houses Aero Drive Storm Drainage Repair Costs??	Y Y	10,500 75,000		Recoat Traffic Markings - M.R. Tanner Const EPC Shower Repair costs