

# Venture Out at Mesa

## August 2023 Financials

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### Financial Highlights

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#### CASH ANALYSIS REPORT OPERATING

DRAFT UNTIL FINAL AUDIT

Beginning Balance	\$ 10,434,235
Ending Balance	\$ 10,288,345
Net Change in Cash	\$ (145,890)

#### NET INCOME REPORT

	<i>Current Month</i>	<i>Year-to-Date</i>
Total Operating Income	<u>\$ 414,493</u>	<u>\$ 830,588</u>
Less: Operating Expenses	<u>\$ 452,234</u>	<u>\$ 864,848</u>
Operating Surplus (Deficit)	<u>\$ (37,741)</u>	<u>\$ (34,260)</u>
Less: Reserve Contribution (Quarterly)	<u>\$ -</u>	<u>\$ 209,880</u>

#### INCOME

Revenue for the month was \$414,493. YTD, Revenue is under the budgeted amount by \$3,643 which is mainly due to Owner Fees, RV Rentals, Laundry Operations, and Phone Directory Ad Sales.

#### HOME SALES

		Homes	2022		Homes	2023	Difference	Homes
August	4	\$	2,000		4	\$ 1,600	\$ (400)	0
YTD	9	\$	4,500		15	\$ 6,000	\$ 1,500	6

## EXPENSES

### ASSOCIATION

	2022	2023	Difference
August	\$ 19,620	\$ 16,022	\$ 3,598
YTD	\$ 42,789	\$ 27,952	\$ 14,837

YTD this category is over the budgeted amount by \$1,785 and over the budgeted amount for the month by \$822.

### ADMINISTRATIVE

	2022	2023	Difference
August	\$ 61,291	\$ 77,880	\$ (16,589)
YTD	\$ 117,301	\$ 149,559	\$ (32,258)

YTD this category is over the budgeted amount by \$13,340 and over the budgeted amount for the month by \$13,289 due to Vacation Payouts, Software Support, Office Supplies, Payroll Fees, and Recruitment Fees.

### ACTIVITIES

	2022	2023	Difference
August	\$ 50,139	\$ 52,032	\$ (1,893)
YTD	\$ 100,828	\$ 104,331	\$ (3,503)

YTD this category is under the budgeted amount by \$6,815 and under the budgeted amount for the month by \$2,506 due to Payroll, Payroll Taxes and Uniform Fees.

### SECURITY

	2022	2023	Difference
August	\$ 50,990	\$ 83,856	\$ (32,866)
YTD	\$ 149,967	\$ 155,484	\$ (5,517)

YTD this category is under the budgeted amount by \$14,725 and under the budgeted amount for the month by \$9,112 due to Wages

### MAINTENANCE

	2022	2023	Difference
August	\$ 60,288	\$ 29,569	\$ 30,719
YTD	\$ 92,088	\$ 63,490	\$ 28,598

YTD this category is under the budgeted amount by \$44,152 and under the budgeted amount for the month by \$17,270 due to Wages, General Building, Uniforms, Pest Control and pending Capital Purchase Items.

**LANDSCAPING**

	2022	2023	Difference
August	\$ 36,533	\$ 6,756	\$ 29,777
YTD	\$ 107,822	\$ 81,263	\$ 26,559

YTD this category is under the budgeted amount by \$32,377 and is under the budgeted amount for the month by \$22,803 due to Palm Tree Trimming payments made in July instead of August.

**JANITORIAL**

	2022	2023	Difference
August	\$ 15,783	\$ 21,014	\$ (5,231)
YTD	\$ 33,571	\$ 39,177	\$ (5,606)

YTD this category is over the budgeted amount by \$931 and is over the budgeted amount for the month by \$1,848 due to Wages.

**POOL**

	2022	2023	Difference
August	\$ 7,862	\$ 8,426	\$ (564)
YTD	\$ 14,160	\$ 14,946	\$ (786)

YTD this category is under the budgeted amount by \$3,504 due to Equipment Service & Repairs and Chemicals and under the budgeted amount for the month by \$1,285 due to Payroll and Materials & Supplies.

**WASTE DISPOSAL**

	2022	2023	Difference
August	\$ 9,437	\$ 10,364	\$ (927)
YTD	\$ 18,945	\$ 20,154	\$ (1,209)

YTD this category is under the budgeted amount by \$2,856 and under the budgeted amount for the month by \$1,089 due to Wages.

**IRRIGATION**

	2022	2023	Difference
August	\$ 4,748	\$ 4,836	\$ (88)
YTD	\$ 9,166	\$ 9,979	\$ (813)

YTD this category is under the budgeted amount by \$335 and under the budgeted amount for the month by \$567.

**LAUNDRY**

	2022	2023	Difference
August	\$ -	\$ -	\$ -
YTD	\$ -	\$ -	\$ -

YTD this category is under the budgeted amount by \$300 and under the budgeted amount for the month by \$50.

**UTILITIES**

	2022	2023	Difference
August	\$ 53,382	\$ 57,131	\$ (3,749)
YTD	\$ 120,551	\$ 110,490	\$ 10,061

YTD this category is under the budgeted amount by \$4,799 and over the budgeted amount for the month by \$2,803 due to Irrigation and Cable Television.

**EXPENSES YTD**

2022 Actual	\$ 864,157
2023 Actual	\$ 864,848
	\$ 691

The 2023 expenses are under for the year by \$57,752.

**RESERVE CONTRIBUTIONS**

YTD the Reserve Contribution is \$209,880 as scheduled per budget.

**SURPLUS (DEFICIT) BEFORE DEPRECIATION**

YTD there is a deficit of \$34,260

**Venture Out at Mesa Inc.**  
**Consolidated Balance Sheet by Fund**

08/31/2023

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
<b><u>Assets</u></b>				
<b>Cash</b>				
Petty Cash				
100005.00 - Front Desk Cash Drawer	300			300
100010.00 - Petty Cash - Admin	1,000			1,000
100015.00 - Laundry Coin Changer	1,200			1,200
TOTAL Petty Cash	2,500			2,500
100000.00 - Items credited to Receivables and not yet d	16			16
100105.00 - CIT Operating Checking Account	80,170			80,170
100110.00 - CIT Operating ICS Account	1,110,904			1,110,904
100115.00 - CIT Reserve Checking Account		366,424		366,424
100120.00 - CIT Reserve ICS Account		1,712,698		1,712,698
100125.00 - CIT Recreation Activities Checking Accou			59,801	59,801
100130.00 - Chase Operating Checking Account	48,933			48,933
100135.00 - Alliance Association Bank Account - CDAR		1,000,044		1,000,044
<b>TOTAL Cash</b>	1,242,523	3,079,166	59,801	4,381,491
<b>Owner HOA Dues Receivables</b>				
Owner Receivables	28,987			28,987
<b>TOTAL Owner HOA Dues Receivables</b>	28,987	0	0	28,987
<b>Prepaid Expenses &amp; Other</b>				
100200.00 - Prepaid Expense - Insurance	2,938			2,938
101600.00 - Prepaid Expenses	1,005			1,005
100205.00 - Prepaid Expense - Other	871			871
Other Receivables	5,505			5,505
100250.00 - VOSC Credit Card Charges Receivable	(368)			(368)
<b>TOTAL Prepaid Expenses &amp; Other</b>	9,952	0	0	9,952
<b>149999.00 - Interfund Due From / (To)</b>	232,406	(232,406)		
<b>Fixed Assets - Net</b>				

**Venture Out at Mesa Inc.**  
**Consolidated Balance Sheet by Fund**

	08/31/2023			
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
Fixed Assets - Cost				
100300.00 - Land	183,684			183, 684
100305.00 - Land Improvements	3,354,676			3, 354, 676
100310.00 - Buildings	10,641,647			10, 641, 647
100315.00 - Office Furniture & Equipment	145,772			145, 772
100320.00 - Computer Equipment & Software	93,972			93, 972
100325.00 - Operating Equipment	700,784			700, 784
100330.00 - Installed Facilities	4,234,894			4, 234, 894
100335.00 - Laundry Equipment	45,910			45, 910
100503.00 - West Pool Design & Construction	108			108
TOTAL Fixed Assets - Cost	19,401,446			19, 401, 446
Accumulated Depreciation				
100405.00 - Accum Depr - Land Improvments	(2,711,712)			(2, 711, 712)
100410.00 - Accum Depr - Buildings	(4,747,421)			(4, 747, 421)
100415.00 - Accum Depr - Office Furniture & Fix	(132,477)			(132, 477)
100420.00 - Accum Depr - Computer Equipment &	(79,466)			(79, 466)
100425.00 - Accum Depr - Operating Equip	(516,261)			(516, 261)
100430.00 - Accum Depr - Installed Facilities	(2,395,751)			(2, 395, 751)
100435.00 - Accum Depr - Laundry Equipment	(43,881)			(43, 881)
TOTAL Accumulated Depreciation	(10,626,968)			(10, 626, 968)
<b>TOTAL Fixed Assets - Net</b>	<b>8,774,478</b>	<b>0</b>	<b>0</b>	<b>8, 774, 478</b>
 <b><u>Total Assets</u></b>	<b>10,288,345</b>	<b>2,846,760</b>	<b>59,801.00</b>	<b>13,194,906.00</b>
 <b><u>Liabilities</u></b>				
<b>Accounts Payable - Net Total</b>	324,929			324, 929
<b>RV Overnight &amp; Storage Reservation Deposits</b>	49,972			49, 972
<b>Prepaid Assessments</b>	280,813			280, 813

**Venture Out at Mesa Inc.**  
**Consolidated Balance Sheet by Fund**

	08/31/2023			
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
<b>200150.00 - Unearned Marketing Revenue</b>	75,790			75,790
<b>Other Payables</b>				
200040.00 - 401(k) Contributions Payable	778			778
200035.00 - Garnishments Payable	(168)			(168)
200045.00 - HSA Contributions Payable	1,000			1,000
200000.00 - Accrued Expenses	(993)			(993)
200005.00 - TPT Payable	(270)			(270)
<b>TOTAL Other Payables</b>	346	0	0	346
<b>200030.00 - Wages Payable</b>	82,213			82,213
<b>200025.00 - Accrued Vacation &amp; PTO</b>	169,973			169,973
<b>Deferred Revenue</b>				
200100.00 - Deferred Revenue - Operating Fund	396,440			396,440
<b>TOTAL Deferred Revenue</b>	396,440	0	0	396,440
 <b><u>Total Liabilities</u></b>	<b>1,380,477</b>	<b>0</b>	<b>0.00</b>	<b>1,380,477.00</b>
 <b><u>Fund Balance</u></b>				
<b>Net Income</b>	(34,257)	(8,538)	5	(42,790)
<b>Fund Balances</b>				
600000.00 - Beginning Fund Balance - Operating Fund	8,942,125			8,942,134
600100.00 - Beginning Fund Balance - Reserve Fund		2,855,298		2,855,299
600200.00 - Beginning Fund Balance - Recreation Act			59,796	59,786
<b>TOTAL Fund Balances</b>	8,942,125	2,855,298	59,796	11,857,219
 <b><u>Total Fund Balances</u></b>	<b>8,907,868</b>	<b>2,846,760</b>	<b>59,801.00</b>	<b>11,814,429.00</b>
 <b><u>Total Liabilities and Fund Balances</u></b>	<b>10,288,345</b>	<b>2,846,760</b>	<b>59,801.00</b>	<b>13,194,906.00</b>

# Venture Out at Mesa Inc.

## Revenues and Expenses Statement - Operating Fund

From 08/01/2023 to 08/31/2023

	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\$
<b>Revenues</b>						
Assessments	396,440	396,440		792,880	792,880	
Owner Fees	594	(485)	1,079	977	3,322	(2,345)
Transfer & Disclosure Fees	1,600	1,600		6,000	2,800	3,200
Other Service Fees	768	342	426	1,336	1,083	253
RV Overnight Space Rentals	2,812	6,000	(3,188)	5,097	13,000	(7,903)
Vehicle Storage	2,470	1,800	670	4,383	2,800	1,583
Real Estate Office Rental	4,322	2,700	1,622	10,534	4,400	6,134
Century Link Marketing Program						
Century Link Marketing Program	3,386	3,315	71	6,579	6,630	(51)
<b>TOTAL Century Link Marketing Program</b>	<b>3,386</b>	<b>3,315</b>	<b>71</b>	<b>6,579</b>	<b>6,630</b>	<b>(51)</b>
Laundry Operations	583	850	(267)	583	1,150	(567)
Water Vending Machines	540	150	390	519	350	169
Other Income						
Other Operating Income		500	(500)		500	(500)
Phone Directory Ad sales		2,500	(2,500)		4,050	(4,050)
Credit Card Surcharge Fees	45	10	35	112	65	47
<b>TOTAL Other Income</b>	<b>45</b>	<b>3,010</b>	<b>(2,965)</b>	<b>112</b>	<b>4,615</b>	<b>(4,503)</b>
Interest Income						
Interest Income - Operating Fund	828	400	428	1,429	950	479
<b>TOTAL Interest Income</b>	<b>828</b>	<b>400</b>	<b>428</b>	<b>1,429</b>	<b>950</b>	<b>479</b>
Retail Sales	105	114	(9)	159	251	(92)



# Venture Out at Mesa Inc.

## Revenues and Expenses Statement - Operating Fund

From 08/01/2023 to 08/31/2023

	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\$
<b>Total Revenue</b>	<b>414,493</b>	<b>416,236</b>	<b>(1,743)</b>	<b>830,588</b>	<b>834,231</b>	<b>(3,643)</b>

### Expenses

<b>Association</b>	16,022	15,200	(822)	27,952	26,166	(1,785)
<b>Administration</b>	77,880	64,591	(13,289)	149,559	136,219	(13,340)
<b>Activities</b>	52,032	54,538	2,506	104,331	111,146	6,815
<b>Security</b>	83,856	92,967	9,112	140,759	155,484	14,725
<b>Maintenance</b>	29,569	46,839	17,270	63,490	107,642	44,152
<b>Landscaping</b>	6,756	29,559	22,803	81,263	113,640	32,377
<b>Janitorial</b>	21,014	19,166	(1,848)	39,177	38,246	(931)
<b>Pool</b>	8,426	9,710	1,285	14,946	18,450	3,504
<b>Waste Disposal</b>	10,364	11,453	1,089	20,154	23,010	2,856
<b>Irrigation</b>	4,836	5,403	567	9,979	10,314	335
<b>Laundry Operations</b>		50	50		300	300
<b>Payroll Taxes, Insurance &amp; Other Benefits</b>	1,150	250	(900)	1,150	250	(900)
<b>Utilities</b>	57,131	54,328	(2,803)	110,490	115,289	4,799
<b>Common Element Capital Purchases \$90,000 limit</b>	66,444	66,444		66,444	66,444	
Bathhouse 8						
Bathhouse 8 Remodel/Replace				3,650		(3,650)
<b>TOTAL Bathhouse 8</b>				<u>3,650</u>		<u>(3,650)</u>
<b>TOTAL Bathhouses</b>				<u>3,650</u>		<u>(3,650)</u>
<b>Aero Storm Drain Project</b>						
Aero Storm Drain - OP Fund	2,004		(2,004)	2,004		(2,004)

## Venture Out at Mesa Inc.

### Revenues and Expenses Statement - Operating Fund

From 08/01/2023 to 08/31/2023

	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\$
<b>TOTAL Aero Storm Drain Project</b>	2,004		(2,004)	2,004		(2,004)
<b>Shuffleboard Court Project</b>						
Shuffleboard Courts - OP Fund	14,750		(14,750)	29,500		(29,500)
<b>TOTAL Shuffleboard Court Project</b>	14,750		(14,750)	29,500		(29,500)
<b>Total Expense</b>	<b>452,234</b>	<b>470,498</b>	<b>18,266</b>	<b>864,848</b>	<b>922,600</b>	<b>57,753</b>
<b>Net Income</b>	<b>(37,741)</b>	<b>(54,262)</b>	<b>16,521</b>	<b>(34,260)</b>	<b>(88,369)</b>	<b>54,109</b>

# Venture Out at Mesa Inc.

## Revenues and Expenses Statement - Reserve Fund

From 08/01/2023 to 08/31/2023

	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\$
<b>Revenues</b>						
Assessments				209,880	209,880	
Interest Income						
Interest Income - Reserve Fund	1,221	1,700	(479)	2,914	3,400	(486)
<b>TOTAL Interest Income</b>	<b>1,221</b>	<b>1,700</b>	<b>(479)</b>	<b>2,914</b>	<b>3,400</b>	<b>(486)</b>
Interest Income - Reserve Investment	44		44	44		44
<b>Total Revenue</b>	<b>1,265</b>	<b>1,700</b>	<b>(435)</b>	<b>212,838</b>	<b>213,280</b>	<b>(442)</b>
<b>Expenses</b>						
Unspent Reserve Contingency Expenses					75,000	75,000
West Pool	221,376		(221,376)	221,376	221,375	(1)
<b>Total Expense</b>	<b>221,376</b>	<b>0</b>	<b>(221,376)</b>	<b>221,376</b>	<b>296,375</b>	<b>74,999</b>
<b>Net Income</b>	<b>(220,111)</b>	<b>1,700</b>	<b>(221,811)</b>	<b>(8,538)</b>	<b>(83,095)</b>	<b>74,557</b>