

Venture Out at Mesa October 2023 Financials

Financial Highlights

CASH ANALYSIS REPORT OPERATING

DRAFT UNTIL FINAL AUDIT

Beginning Balance	\$9,778,397
Ending Balance	\$10,314,617
Net Change in Cash	\$536,220

NET INCOME REPORT

	<i>Current Month</i>	<i>Year-to-Date</i>
Total Operating Income	\$ 438,521	\$ 1,683,899
Less: Operating Expenses	\$ 388,649	\$ 1,670,197
Operating Surplus (Deficit)	\$ 49,872	\$ 13,702
Less: Reserve Contribution (Quarterly)	\$ 209,880	\$ 419,760

INCOME

Revenue for the month was \$438,521. YTD, Revenue is under the budgeted amount by \$9,723 which is mainly due to RV Overnight Space Rentals, Real Estate Office Rental, and Phone Directory Ad Sales.

HOME SALES

	Homes	2022	Homes	2023	Difference	Homes
October	3	\$ 1,500	6	\$ 2,400	\$ 900	3
YTD	13	\$ 6,500	21	\$ 9,900	\$ 3,400	8

EXPENSES

ASSOCIATION

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 49,995	\$ 20,886	\$ 25,280	\$ 30,404	\$ 5,124
YTD	\$ 71,890	\$ 72,057	\$ 71,429	\$ 69,075	\$ (2,354)

YTD this category is over the budgeted amount by \$2,353 and under the budgeted amount for the month by \$5,124 due to Federal & State Tax extension refunds.

ADMINISTRATIVE

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 66,058	\$ 57,814	\$ 74,421	\$ 97,784	\$ 23,363
YTD	\$ 201,266	\$ 255,854	\$ 281,996	\$ 340,074	\$ 58,078

YTD this category is under the budgeted amount by \$58,078 and under the budgeted amount for the month by \$23,363 due to reduced staff, and reduced Phone Directory Publication expenses.

ACTIVITIES

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 53,424	\$ 53,852	\$ 51,133	\$ 67,604	\$ 16,471
YTD	\$ 171,854	\$ 225,667	\$ 230,024	\$ 254,835	\$ 24,811

YTD this category is under the budgeted amount by \$24,811 and under the budgeted amount for the month by \$16,471 due to reduced Staff, Uniform Fees and Janitorial Supplies.

SECURITY

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 48,755	\$ 61,124	\$ 70,052	\$ 72,153	\$ 2,101
YTD	\$ 225,531	\$ 311,097	\$ 290,843	\$ 318,395	\$ 27,552

YTD this category is under the budgeted amount by \$27,452 and under the budgeted amount for the month by \$2,101 due to reduced Staff and Vehicle Repairs.

MAINTENANCE

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 49,756	\$ 47,781	\$ 27,280	\$ 49,832	\$ 22,552
YTD	\$ 143,782	\$ 212,233	\$ 131,019	\$ 212,092	\$ 81,073

YTD this category is under the budgeted amount by \$81,073 and under the budgeted amount for the month by \$22,552 due to reduced Staff, Electrical Contracted Services, HVAC Service & Repairs, Common Areas and General Building.

LANDSCAPING

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 32,375	\$ 34,486	\$ 8,634	\$ 10,273	\$ 1,639
YTD	\$ 139,324	\$ 172,145	\$ 101,480	\$ 137,803	\$ 36,323

YTD this category is under the budgeted amount by \$36,323 and under the budgeted amount for the month by \$1,639 due to reduced Staff.

JANITORIAL

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 18,075	\$ 21,956	\$ 21,882	\$ 22,630	\$ 748
YTD	\$ 61,026	\$ 85,860	\$ 90,884	\$ 88,490	\$ (2,394)

YTD this category is over the budgeted amount by \$2,394 and under the budgeted amount for the month by \$748.

POOL

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 12,555	\$ 7,482	\$ 13,298	\$ 10,038	\$ (3,260)
YTD	\$ 24,627	\$ 28,686	\$ 39,607	\$ 39,006	\$ (601)

YTD this category is over the budgeted amount by \$601 and over the budgeted amount for the month by \$3,260 due to Equipment Service & Repairs.

WASTE DISPOSAL

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 10,382	\$ 12,511	\$ 15,657	\$ 12,724	\$ (2,933)
YTD	\$ 30,970	\$ 46,547	\$ 48,789	\$ 50,899	\$ 2,110

YTD this category is under the budgeted amount by \$2,110 and over the budgeted amount for the month by \$2,933 due to Materials & Supplies.

IRRIGATION

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 4,942	\$ 4,543	\$ 5,708	\$ 4,590	\$ (1,118)
YTD	\$ 15,675	\$ 21,621	\$ 23,334	\$ 21,779	\$ (1,555)

YTD this category is over the budgeted amount by \$1,555 and over the budgeted amount for the month by \$1,118 due to Materials & Supplies.

LAUNDRY

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ -	\$ 50	\$ -	\$ 50	\$ 50
YTD	\$ -	\$ 850	\$ -	\$ 850	\$ 850

YTD this category is under the budgeted amount by \$850 and under the budgeted amount for the month by \$50.

UTILITIES

	2022 Actual	2022 Budget	2023 Actual	2023 Budget	Variance
October	\$ 52,853	\$ 49,771	\$ 68,859	\$ 54,572	\$ (14,287)
YTD	\$ 176,783	\$ 193,466	\$ 233,865	\$ 210,308	\$ (23,557)

YTD this category is over the budgeted amount by \$23,557 and over the budgeted amount for the month by \$14,287 due to an increase in Electricity, Solar Maintenance, Potable Water, Waste Water and Cable Television.

EXPENSES YTD

2022 Actual	\$ 1,772,054
2023 Actual	\$ 1,670,197
	<u>\$ (101,857)</u>

The 2023 expenses are under for the year by \$162,172.

RESERVE CONTRIBUTIONS

YTD the Reserve Contribution is \$419,760 as scheduled per budget.

SURPLUS (DEFICIT) BEFORE DEPRECIATION

YTD there is a surplus of \$13,702

Venture Out at Mesa Inc.
Consolidated Balance Sheet by Fund

	10/31/2023			
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
<u>Assets</u>				
Cash				
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	171			171
100105.00 - CIT Operating Checking Account	130,698			130,698
100110.00 - CIT Operating ICS Account	1,312,153			1,312,153
100115.00 - CIT Reserve Checking Account		332,742		332,742
100120.00 - CIT Reserve ICS Account		1,714,989		1,714,989
100125.00 - CIT Recreation Activities Checking Accou			59,806	59,806
100130.00 - Chase Operating Checking Account	67,766			67,766
100135.00 - Alliance Association Bank Account - CDAR		1,000,614		1,000,614
TOTAL Cash	1,513,287	3,048,345	59,806	4,621,439
Owner HOA Dues Receivables				
Owner Receivables	48,948			48,948
TOTAL Owner HOA Dues Receivables	48,948	0	0	48,948
Prepaid Expenses & Other				
100200.00 - Prepaid Expense - Insurance	2,759			2,759
101600.00 - Prepaid Expenses	1,005			1,005
100205.00 - Prepaid Expense - Other	871			871
Other Receivables	2,895			2,895
100250.00 - VOSC Credit Card Charges Receivable	577			577
TOTAL Prepaid Expenses & Other	8,107	0	0	8,107
149999.00 - Interfund Due From / (To)	6,730	(6,730)		
Fixed Assets - Net				

Venture Out at Mesa Inc.
Consolidated Balance Sheet by Fund

	10/31/2023			
	<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	10,645,597			10,645,597
100315.00 - Office Furniture & Equipment	145,772			145,772
100320.00 - Computer Equipment & Software	93,972			93,972
100325.00 - Operating Equipment	770,092			770,092
100330.00 - Installed Facilities	4,259,041			4,259,041
100335.00 - Laundry Equipment	45,910			45,910
TOTAL Fixed Assets - Cost	19,498,743			19,498,743
Accumulated Depreciation				
100405.00 - Accum Depr - Land Improvements	(2,821,155)			(2,821,155)
100410.00 - Accum Depr - Buildings	(5,062,736)			(5,062,736)
100415.00 - Accum Depr - Office Furniture & Fix	(134,553)			(134,553)
100420.00 - Accum Depr - Computer Equipment &	(83,990)			(83,990)
100425.00 - Accum Depr - Operating Equip	(570,456)			(570,456)
100430.00 - Accum Depr - Installed Facilities	(2,571,385)			(2,571,385)
100435.00 - Accum Depr - Laundry Equipment	(44,217)			(44,217)
TOTAL Accumulated Depreciation	(11,288,491)			(11,288,491)
TOTAL Fixed Assets - Net	8,210,252	0	0	8,210,252
100340.00 - Operating ROU Asset	527,292			527,292
 <u>Total Assets</u>	10,314,617	3,041,615	59,806.00	13,416,038.00
 <u>Liabilities</u>				
Accounts Payable - Net Total	57,921			57,921
RV Overnight & Storage Reservation Deposits	35,147			35,147
Prepaid Assessments	186,094			186,094

Venture Out at Mesa Inc.
Consolidated Balance Sheet by Fund

	10/31/2023			
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
200150.00 - Unearned Marketing Revenue	69,960			69,960
Other Payables				
200045.00 - HSA Contributions Payable	1,100			1,100
200005.00 - TPT Payable	325			325
TOTAL Other Payables	<u>1,425</u>	<u>0</u>	<u>0</u>	<u>1,425</u>
200030.00 - Wages Payable	82,213			82,213
200025.00 - Accrued Vacation & PTO	169,973			169,973
Deferred Revenue				
200100.00 - Deferred Revenue - Operating Fund	792,880			792,880
TOTAL Deferred Revenue	<u>792,880</u>	<u>0</u>	<u>0</u>	<u>792,880</u>
200106.00 - Deferred Revenue - West Pool		313,697		313,697
200107.00 - Deferred Revenue - Streets & Lights		559,680		559,680
203840.00 - Lease Liability	527,292			527,292
<u>Total Liabilities</u>	<u>1,922,905</u>	<u>873,377</u>	<u>0.00</u>	<u>2,796,282.00</u>
<u>Fund Balance</u>				
Net Income	13,705	186,316	10	200,031
Fund Balances				
600000.00 - Beginning Fund Balance - Operating Fund	8,378,007			8,378,015
600100.00 - Beginning Fund Balance - Reserve Fund		1,981,922		1,981,922
600200.00 - Beginning Fund Balance - Recreation Act			59,796	59,788
TOTAL Fund Balances	<u>8,378,007</u>	<u>1,981,922</u>	<u>59,796</u>	<u>10,419,725</u>
<u>Total Fund Balances</u>	<u>8,391,712</u>	<u>2,168,238</u>	<u>59,806.00</u>	<u>10,619,756.00</u>
<u>Total Liabilities and Fund Balances</u>	<u>10,314,617</u>	<u>3,041,615</u>	<u>59,806.00</u>	<u>13,416,038.00</u>

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Revenues						
Assessments	396,440	396,440		1,585,760	1,585,760	
Owner Fees	6,225	3,280	2,945	7,325	6,777	548
Transfer & Disclosure Fees	2,400	2,800	(400)	9,900	7,200	2,700
Other Service Fees	4,370	5,097	(727)	7,481	7,555	(74)
RV Overnight Space Rentals	8,396	10,500	(2,104)	17,875	30,850	(12,975)
Vehicle Storage	11,078	11,200	(122)	18,518	15,350	3,168
Real Estate Office Rental	1,806	4,500	(2,694)	15,800	10,100	5,700
Century Link Marketing Program	3,386	3,315	71	13,345	13,260	85
Laundry Operations	1,134	1,000	134	1,717	2,550	(833)
Water Vending Machines	975	400	575	1,453	950	503
Other Income	651	1,868	(1,217)	843	10,225	(9,382)
Interest Income	695	550	145	2,698	1,800	898
Retail Sales	965	791	174	1,184	1,245	(61)
Total Revenue	438,521	441,741	(3,220)	1,683,899	1,693,622	(9,723)
Expenses						
Association	25,280	30,404	5,124	71,429	69,075	(2,353)
Administration	74,421	97,784	23,363	281,996	340,074	58,078
Activities	51,133	67,604	16,471	230,024	254,835	24,811
Security	70,052	72,153	2,101	290,843	318,295	27,452
Maintenance	27,280	49,832	22,552	131,019	212,092	81,073
Landscaping	8,634	10,273	1,639	101,480	137,803	36,323

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Janitorial	21,882	22,630	748	90,884	88,490	(2,394)
Pool	13,298	10,038	(3,260)	39,607	39,006	(601)
Waste Disposal	15,657	12,724	(2,933)	48,789	50,899	2,110
Irrigation	5,708	4,590	(1,118)	23,334	21,779	(1,555)
Laundry Operations		50	50		850	850
Payroll Taxes, Insurance & Other Benefits	965	250	(715)	3,211	500	(2,711)
Utilities	68,859	54,572	(14,287)	233,865	210,308	(23,557)
Lease Expense	5,480	5,479	(1)	21,918	21,918	
Common Element Capital Purchases \$90,000 limit				66,444	66,444	
Community Center				200		(200)
Bathhouse 8				3,650		(3,650)
TOTAL Bathhouses				<u>3,650</u>		<u>(3,650)</u>
Aero Storm Drain Project				2,004		(2,004)
Shuffleboard Court Project				29,500		(29,500)
Total Expense	388,649	438,383	49,734	1,670,197	1,832,368	162,172
Net Income	49,872	3,358	46,514	13,702	(138,746)	152,448

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Reserve Fund

From 10/01/2023 to 10/31/2023

	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\$
Revenues						
Assessments	209,880	209,880		419,760	419,760	
Interest Income						
Interest Income - Reserve Fund	1,175	1,700	(525)	5,232	6,800	(1,568)
TOTAL Interest Income	1,175	1,700	(525)	5,232	6,800	(1,568)
Interest Income - Reserve Investment				614		614
Total Revenue	211,055	211,580	(525)	425,606	426,560	(954)
Expenses						
Unspent Reserve Contingency Expenses					75,000	75,000
Common Area		700	700	1,000	1,700	700
West Pool	2,955		(2,955)	226,675	228,019	1,344
EPC Pool						
EPC Pool Exterior Showers	2,301	2,300	(1)	2,301	2,300	(1)
EPC Pool Heaters	3,610		(3,610)	3,610		(3,610)
TOTAL EPC Pool	5,911	2,300	(3,611)	5,911	2,300	(3,611)
Streets & Lights Project						
Streets & Lights Expenses	2,864	3,000	136	5,704	3,000	(2,704)
TOTAL Streets & Lights Project	2,864	3,000	136	5,704	3,000	(2,704)

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Reserve Fund

From 10/01/2023 to 10/31/2023

	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\$
Total Expense	11,730	6,000	(5,730)	239,290	310,019	70,729
Net Income	199,325	205,580	(6,255)	186,316	116,541	69,775

Venture Out at Mesa Inc.
Consolidated Balance Sheet by Fund

	10/31/2023			
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
<u>Assets</u>				
Cash	1,513,287	3,048,345	59,806	4, 621, 439
Owner HOA Dues Receivables	48,948			48, 948
Prepaid Expenses & Other	8,107			8, 107
149999.00 - Interfund Due From / (To)	6,730	(6,730)		
Fixed Assets - Net	8,210,252			8, 210, 252
100340.00 - Operating ROU Asset	527,292			527, 292
<u>Total Assets</u>	<u>10,314,617</u>	<u>3,041,615</u>	<u>59,806.00</u>	<u>13,416,038.00</u>
<u>Liabilities</u>				
Accounts Payable - Net Total	57,921			57, 921
RV Overnight & Storage Reservation Deposits	35,147			35, 147
Prepaid Assessments	186,094			186, 094
200150.00 - Unearned Marketing Revenue	69,960			69, 960
Other Payables	1,425			1, 425
200030.00 - Wages Payable	82,213			82, 213
200025.00 - Accrued Vacation & PTO	169,973			169, 973
Deferred Revenue	792,880			792, 880
200106.00 - Deferred Revenue - West Pool		313,697		313, 697
200107.00 - Deferred Revenue - Streets & Lights		559,680		559, 680
203840.00 - Lease Liability	527,292			527, 292
<u>Total Liabilities</u>	<u>1,922,905</u>	<u>873,377</u>	<u>0.00</u>	<u>2,796,282.00</u>
<u>Fund Balance</u>				
Net Income	13,705	186,316	10	200, 031

Venture Out at Mesa Inc.
Consolidated Balance Sheet by Fund

	10/31/2023			
	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Recreation Activities Fund</u>	<u>Total Funds</u>
Fund Balances	8,378,007	1,981,922	59,796	10, 419, 725
<u>Total Fund Balances</u>	<u>8,391,712</u>	<u>2,168,238</u>	<u>59,806.00</u>	<u>10,619,756.00</u>
<u>Total Liabilities and Fund Balances</u>	<u>10,314,617</u>	<u>3,041,615</u>	<u>59,806.00</u>	<u>13,416,038.00</u>

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Reserve Fund

From 10/01/2023 to 10/31/2023

	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\$
Revenues						
Assessments						
Reserve Assessment Income	209,880	209,880		419,760	419,760	
TOTAL Assessments	209,880	209,880		419,760	419,760	
Interest Income						
Interest Income - Reserve Fund	1,175	1,700	(525)	5,232	6,800	(1,568)
TOTAL Interest Income	1,175	1,700	(525)	5,232	6,800	(1,568)
Interest Income - Reserve Investment				614		614
Total Revenue	211,055	211,580	(525)	425,606	426,560	(954)
Expenses						
Unspent Reserve Contingency Expenses					75,000	75,000
Common Area						
Common Area Pole Lights - Large		700	700	1,000	1,700	700
TOTAL Common Area		700	700	1,000	1,700	700
West Pool						
West Pool Architect & Construction Management				2,344	6,644	4,300
West Pool Construction Expenses - Non contract	2,955		(2,955)	2,955		(2,955)
New West Pool Construction Expenses				221,376	221,375	(1)
TOTAL West Pool	2,955		(2,955)	226,675	228,019	1,344

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Reserve Fund

From 10/01/2023 to 10/31/2023

	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\$
EPC Pool						
EPC Pool Exterior Showers	2,301	2,300	(1)	2,301	2,300	(1)
EPC Pool Heaters	3,610		(3,610)	3,610		(3,610)
TOTAL EPC Pool	<u>5,911</u>	<u>2,300</u>	<u>(3,611)</u>	<u>5,911</u>	<u>2,300</u>	<u>(3,611)</u>
Streets & Lights Project						
Streets & Lights Expenses	2,864	3,000	136	5,704	3,000	(2,704)
TOTAL Streets & Lights Project	<u>2,864</u>	<u>3,000</u>	<u>136</u>	<u>5,704</u>	<u>3,000</u>	<u>(2,704)</u>
Total Expense	11,730	6,000	(5,730)	239,290	310,019	70,729
Net Income	199,325	205,580	(6,255)	186,316	116,541	69,775

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Revenues						
Assessments						
Regular Assessment Income	396,440	396,440		1,585,760	1,585,760	
TOTAL Assessments	396,440	396,440		1,585,760	1,585,760	
Owner Fees						
Late Fees	3,299	2,300	999	3,539	5,225	(1,686)
NSF/ ACH Return Fees	75		75	195		195
Legal Fees Charged to Owners	1,230		1,230	1,650		1,650
Daily Guest Fees - Owners	1,382	800	582	1,659	1,267	392
Badge Replacements - Owners	239	180	59	282	285	(3)
TOTAL Owner Fees	6,225	3,280	2,945	7,325	6,777	548
Transfer & Disclosure Fees						
Transfer Fees	1,800	2,100	(300)	7,500	5,400	2,100
Disclosure Fees	600	700	(100)	2,400	1,800	600
TOTAL Transfer & Disclosure Fees	2,400	2,800	(400)	9,900	7,200	2,700
Other Service Fees						
Third Party Fees	3,025	3,625	(600)	4,500	5,250	(750)
Badges - Renters & Guests	819	660	159	922	1,105	(183)
Daily Guest Fees - Renters	21	112	(91)	44	200	(156)
Notary Service	55	75	(20)	115	150	(35)
Dumpster Fees	450	625	(175)	1,900	850	1,050
TOTAL Other Service Fees	4,370	5,097	(727)	7,481	7,555	(74)

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
RV Overnight Space Rentals						
RV Overnight Rentals <= 29 Days	2,362	3,000	(638)	3,838	9,750	(5,912)
RV Overnight Rentals >= 30 Days	6,034	7,500	(1,466)	14,037	21,100	(7,063)
TOTAL RV Overnight Space Rentals	8,396	10,500	(2,104)	17,875	30,850	(12,975)
Vehicle Storage						
Vehicle Storage - North	1,750	1,200	550	2,845	1,450	1,395
Vehicle Storage - South	9,328	10,000	(672)	15,673	13,900	1,773
TOTAL Vehicle Storage	11,078	11,200	(122)	18,518	15,350	3,168
Real Estate Office Rental						
Real Estate Office Rental	1,806	4,500	(2,694)	15,800	10,100	5,700
TOTAL Real Estate Office Rental	1,806	4,500	(2,694)	15,800	10,100	5,700
Century Link Marketing Program						
Century Link Marketing Program	3,386	3,315	71	13,345	13,260	85
TOTAL Century Link Marketing Program	3,386	3,315	71	13,345	13,260	85
Laundry Operations						
Laundry Operations	1,134	1,000	134	1,717	2,550	(833)
TOTAL Laundry Operations	1,134	1,000	134	1,717	2,550	(833)
Water Vending Machines						
Water Vending Machines	975	400	575	1,453	950	503
TOTAL Water Vending Machines	975	400	575	1,453	950	503

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Other Income						
Other Operating Income		1,040	(1,040)		3,640	(3,640)
Phone Directory Ad sales		650	(650)		6,200	(6,200)
Credit Card Surcharge Fees	94	178	(84)	286	385	(99)
Recycling Income	557		557	557		557
TOTAL Other Income	651	1,868	(1,217)	843	10,225	(9,382)
Interest Income						
Interest Income - Operating Fund	695	550	145	2,698	1,800	898
TOTAL Interest Income	695	550	145	2,698	1,800	898
Retail Sales						
Gate Sticker - Renters & Guests	250	475	(225)	340	825	(485)
Gate Stickers - Owner	310		310	360		360
Greeting Cards	77	73	4	100	83	17
Clips & Lanyards	8	46	(38)	8	62	(54)
PO Box Rekey Service	60	90	(30)	105	105	
Copy Service		2	(2)	2	5	(3)
Fax Service		5	(5)		15	(15)
Other Retail Sales				9		9
Lot Sign / Sign Holder Replacement	260	100	160	260	150	110
TOTAL Retail Sales	965	791	174	1,184	1,245	(61)
Total Revenue	438,521	441,741	(3,220)	1,683,899	1,693,622	(9,723)

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Expenses						
Association						
Association - Legal Fees: General Matters	3,339	3,000	(339)	6,159	7,500	1,342
Association - Legal Fees: Owner Collections	1,230		(1,230)	1,650		(1,650)
Association - Insurance: Property	3,827	4,278	451	15,308	17,112	1,804
Association - Insurance: D & O	1,146	1,192	46	4,584	4,766	182
Association - Insurance: Auto	991	675	(316)	3,964	2,700	(1,264)
Association - Insurance: Umbrella	829	859	30	3,316	3,436	120
Association - Insurance: Cyber Liability	265	285	20	1,060	1,140	80
Association - Audit and Tax Preparation fees	4,475	4,100	(375)	8,950	8,200	(750)
Association - Taxes: Real Estate	10,716	12,154	1,438	10,716	12,154	1,438
Association - Taxes: Federal Income	(4,810)		4,810	340		(340)
Association - Taxes: State Income		50	50	1,043	50	(993)
Association - Board Member and Meeting Expenses	966		(966)	3,902	250	(3,652)
Association - Channel 17 Equipment Purchases & Supplies		1,500	1,500	141	1,500	1,359
Association - Channel 17 Wage Allocations	2,306	2,311	5	10,296	10,267	(29)
TOTAL Association	25,280	30,404	5,124	71,429	69,075	(2,353)
Administration						
Admin - Supervisory Wages	32,276	28,013	(4,263)	121,642	126,058	4,416
Admin - Office Wages	23,495	33,608	10,113	123,113	145,226	22,113
Admin - Contracted IT Services		750	750		1,750	1,750
Admin - Automated Cloud Data Back-up Service				12		(12)
Admin - Software Licensing and Support	3,311	2,537	(774)	12,851	11,689	(1,162)
Admin - Web Site Hosting and Support Fees		25,000	25,000		25,000	25,000

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Admin - Computer Equipment and Supplies	1,414		(1,414)	2,678	2,500	(178)
Admin - Office Supplies	1,618	1,600	(18)	4,240	3,350	(890)
Admin - Contracted Other Professional Services				1,193		(1,193)
Admin - Mail Equipment Lease and Service					818	818
Admin - Postage	1,005	1,500	495	1,405	1,500	95
Admin - Copier Lease & Service	1,338	647	(691)	3,681	2,588	(1,093)
Admin - Copier contractual usages fees		50	50		100	100
Admin - Phone Directory publication costs					12,500	12,500
Admin - Printing - other	123	680	557	1,256	1,430	174
Admin - Telephony Equipment Leasing	1,466	1,083	(383)	3,461	4,332	871
Admin - Wi-fi & internet service	498	465	(33)	1,993	1,860	(133)
Admin - Telephone - analog services	6,092	1,265	(4,827)	7,630	5,122	(2,508)
Admin - Telephone - mobile service	466	400	(66)	2,300	1,600	(700)
Admin - Golf Cart Repairs and Maintenance				547	500	(47)
Admin - Licenses and Permits	862	1,500	638	896	1,700	804
Admin - Items Purchased for Resale	312		(312)	312		(312)
Admin - Bank Fees - Op Fund	37	40	3	46	40	(6)
Admin - Credit Card Processing Fees	303	238	(65)	1,266	1,028	(238)
Admin - Payroll Processing Fees	491	650	159	4,821	2,925	(1,896)
Admin - Off-Site Storage		166	166	171	664	493
Admin - Recruiting and Background Checks	1,619	500	(1,119)	3,996	500	(3,496)
Admin - Professional Licensing, Memberships and Dues				464	115	(349)
Admin - Periodical Subscriptions					355	355
Admin - Board and Staff Training and Education		1,800	1,800	161	2,200	2,039
Admin - Conferences and Meetings		1,200	1,200		1,200	1,200
Admin - Travel	(806)	1,000	1,806	(374)	1,250	1,624

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Admin - General Manager Discretionary	3,867	1,000	(2,867)	6,182	2,900	(3,282)
Admin - Miscellaneous		100	100	361	300	(61)
Admin - Administration Other Capital Purchases				(5)	10,000	10,005
Admin - Tax, Insurance & Benefits Allocation	(8,217)	(8,008)	209	(32,528)	(33,026)	(498)
Admin - Document Storage	2,851		(2,851)	5,785		(5,785)
Admin - Homeowner Forums				2,440		(2,440)
TOTAL Administration	74,421	97,784	23,363	281,996	340,074	58,078
Activities						
Activities - Office Wages	18,913	21,275	2,362	94,548	94,734	186
Activities - Janitorial Wages	15,419	19,792	4,373	57,406	67,859	10,453
Activities - Contracted Services		3,520	3,520	500	3,520	3,020
Activities - Recruiting and Background Checks	150	200	50	2,339	200	(2,139)
Activities - Janitorial Supplies	351	2,000	1,649	1,351	3,500	2,149
Activities - Janitorial Equipment Purchases and Service		500	500		2,000	2,000
Activities - Paper	1,752	487	(1,265)	1,752	853	(899)
Activities - Office Equipment, Supplies and Service					250	250
Activities - Golf Cart Repairs and Maintenance					350	350
Activities - Uniforms	173	415	242	1,566	1,660	94
Activities - Miscellaneous		50	50		50	50
Activities - Tax, Insurance & Benefits Allocation	14,375	19,365	4,990	70,562	79,859	9,297
TOTAL Activities	51,133	67,604	16,471	230,024	254,835	24,811
Security						
Security - Wages	36,875	42,410	5,535	166,172	196,095	29,923
Security - Contract Labor	1,421		(1,421)	1,421		(1,421)

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Security - Uniforms	119		(119)	119	3,300	3,181
Security - Recruiting and Background Checks	65	650	585	319	1,300	981
Security - Software Support - ABDI	610	560	(50)	2,440	2,240	(200)
Security - Track Tik	499	499		1,996	1,996	
Security - Resident ID Badges	5,294	5,000	(294)	5,294	5,000	(294)
Security - Vehicle Decals for Gate Access	6,742	6,000	(742)	6,742	6,000	(742)
Security - Medical Supplies and Equipment	43		(43)	1,417	200	(1,217)
Security - Fire Alarm Monitoring	285		(285)	2,196	180	(2,016)
Security - Fire Inspections	290		(290)	1,577	1,485	(92)
Security - Gate Repairs and Service				824		(824)
Security - Lock Services		250	250	56	1,350	1,294
Security - Monitoring Systems Service and Repairs	1,283	500	(783)	1,283	1,245	(38)
Security - Equipment Purchases and Misc Supplies	689	700	11	2,081	3,750	1,669
Security - Vehicle Maintenance and Repairs	36	700	664	108	775	667
Security - Fuel	70	100	30	359	400	41
Security - Golf Cart Maintenance and Repairs		100	100	266	500	234
Security - Miscellaneous	40	25	(15)	322	25	(297)
Security - Other Capital Purchases				32,083	32,000	(83)
Security - Tax, Insur & Benefits Allocation	15,691	14,659	(1,032)	63,768	60,454	(3,314)
TOTAL Security	70,052	72,153	2,101	290,843	318,295	27,452
Maintenance						
Maintenance - Wages	7,425	14,449	7,024	30,158	63,534	33,376
Maintenance - Recruiting and Background Checks	278	950	672	2,816	2,250	(566)
Maintenance - Uniforms	635	500	(135)	3,662	3,035	(627)
Maintenance - General Building	1,280	2,500	1,220	8,197	12,000	3,803

Venture Out at Mesa Inc.

Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Maintenance - Carpet Cleaning	550	500	(50)	2,250	500	(1,750)
Maintenance - Exterior Wall Repair and Maintenance					2,000	2,000
Maintenance - Plumbing Contracted Services		1,000	1,000		4,000	4,000
Maintenance - Plumbing Supplies	3,359	500	(2,859)	6,580	3,000	(3,580)
Maintenance - Misc Street/Sidewalk Repairs					2,000	2,000
Maintenance - Electrical Contracted Services		3,000	3,000		4,200	4,200
Maintenance - Electrical Supplies	421	600	179	923	3,700	2,777
Maintenance - HVAC Service and Repairs		3,500	3,500	6,302	5,750	(552)
Maintenance - HVAC Supplies	43	100	57	944	1,600	656
Maintenance - Paint and Supplies	234	2,000	1,766	835	6,000	5,165
Maintenance - Painting Contracted Services		1,250	1,250		1,250	1,250
Maintenance - Other Contracted Services		1,000	1,000	4,200	6,000	1,800
Maintenance - Tractor Service and Repairs					750	750
Maintenance - Vehicle Service and Repairs		1,000	1,000	50	1,000	950
Maintenance - Vehicle and Tractor Fuel	358	200	(158)	1,059	975	(84)
Maintenance - Golf Cart Service and Repairs	975	1,000	25	2,960	5,500	2,540
Maintenance - Equipment Repairs and Service	261	450	189	681	850	169
Maintenance - Equipment Rentals		350	350	41	1,050	1,009
Maintenance - Small Tools	18		(18)	419	500	81
Maintenance - Pest Control	562	1,500	938	3,619	7,650	4,031
Maintenance - Signs: Streets, Buildings and Common Areas		1,800	1,800	4,348	3,300	(1,048)
Maintenance - Kitchen Equipment Repairs and Service	207		(207)	1,263	1,500	237
Maintenance - Homeowner Maintenance					2,000	2,000
Maintenance - Miscellaneous	119	100	(19)	1,516	350	(1,166)
Maintenance - Other Capital Purchases				3,340	18,081	14,741
Maintenance - Tax, Insurance & Benefits Allocation	10,555	11,583	1,028	44,585	47,767	3,182

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Maintenance - Summer Equipment				271		(271)
TOTAL Maintenance	27,280	49,832	22,552	131,019	212,092	81,073
Landscaping						
Landscaping - Wages	5,846	6,106	260	26,811	27,301	490
Landscaping - Palm Tree Trimming				65,000	90,520	25,520
Landscaping - Palm Tree Owner Claims					400	400
Landscaping - Contracted Services		500	500		8,130	8,130
Landscaping - Materials & Supplies		700	700	315	2,950	2,635
Landscaping - Plants & Seeds	1,438	1,500	62	1,438	1,542	104
Landscaping - Equipment Service & Repairs		200	200	1,085	1,350	265
Landscaping - Equipment Purchases				1,415		(1,415)
Landscaping - Equipment Rentals					386	386
Landscaping - Miscellaneous				30		(30)
Landscaping - Tax, Insurance & Benefits Allocation	1,350	1,267	(83)	5,386	5,224	(162)
TOTAL Landscaping	8,634	10,273	1,639	101,480	137,803	36,323
Janitorial						
Janitorial - Wages	14,657	14,941	284	64,933	66,409	1,476
Janitorial - Contracted Services		2,200	2,200	299	2,200	1,901
Janitorial - Materials & Supplies	3,978	2,000	(1,978)	10,792	5,500	(5,292)
Janitorial - Equipment Purchases				400		(400)
Janitorial - Miscellaneous		50	50	88	200	112
Janitorial - Tax, Insurance & Benefits Allocation	3,247	3,439	192	14,372	14,181	(191)
TOTAL Janitorial	21,882	22,630	748	90,884	88,490	(2,394)

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Pool						
Pool - Wages	3,968	3,762	(206)	17,785	17,228	(557)
Pool - Chemicals	3,458	3,394	(64)	11,557	13,579	2,022
Pool - Materials & Supplies	83		(83)	642	1,000	358
Pool - Equipment Service & Repairs	4,505	1,500	(3,005)	4,505	1,500	(3,005)
Pool - Miscellaneous		25	25		100	100
Pool - Tax, Insurance & Benefits Allocation	1,284	1,357	73	5,118	5,599	481
TOTAL Pool	13,298	10,038	(3,260)	39,607	39,006	(601)
Waste Disposal						
Waste Disposal - Wages	5,827	6,875	1,048	26,160	30,941	4,781
Waste Disposal - Materials and Supplies	5,165		(5,165)	5,263		(5,263)
Waste Disposal - Equipment Purchases				177		(177)
Waste Disposal - Equipment Service and Repairs		250	250		250	250
Waste Disposal - City of Mesa Disposal Services	3,520	4,218	698	12,767	14,043	1,276
Waste Disposal - Miscellaneous		250	250		1,000	1,000
Waste Disposal - Tax, Insurance & Benefits Allocation	1,145	1,131	(14)	4,422	4,665	243
TOTAL Waste Disposal	15,657	12,724	(2,933)	48,789	50,899	2,110
Irrigation						
Irrigation - Wages	4,436	4,138	(298)	19,836	18,262	(1,574)
Irrigation - Contracted Services					500	500
Irrigation - Materials and Supplies	865		(865)	1,814	1,150	(664)
Irrigation - Tax, Insurance & Benefits Allocation	407	452	45	1,684	1,867	183
TOTAL Irrigation	5,708	4,590	(1,118)	23,334	21,779	(1,555)

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Laundry Operations						
Laundry - Equipment Service and Repairs					500	500
Laundry - Vending Supplies		50	50		100	100
Laundry - Change Machine Service and Repairs					250	250
TOTAL Laundry Operations		50	50		850	850
Payroll Taxes, Insurance & Other Benefits						
Medical Insurance Premiums	22,517	26,085	3,568	101,572	104,341	2,769
Medical Insurance Premiums: Employee Contributions	(4,248)	(6,824)	(2,576)	(21,852)	(30,710)	(8,858)
Employer HSA Contributions	2,200	3,100	900	10,325	12,400	2,075
Dental Insurance Premiums	1,828	2,129	301	7,059	8,514	1,455
Dental Insurance Premiums: Employee Contributions	(367)	(650)	(283)	(1,862)	(2,925)	(1,063)
Vision Care - Fixed Benefit	615	250	(365)	2,001	1,000	(1,001)
Disability, AD&D and Life Insurance	1,485	1,948	463	6,095	7,792	1,697
Workers Comp Insurance	2,960	3,000	40	8,482	13,500	5,018
401(K) Employer Match Expense	914	1,500	586	4,344	6,750	2,406
401(k) Administration Expense				860	900	40
Employer Payroll Taxes: FICA	12,734	14,551	1,817	56,495	63,517	7,022
Employer Payroll Taxes: FUTA	146	125	(21)	419	325	(94)
Employer Payroll Taxes: SUI	18	281	263	54	729	675
Bonus				6,589	500	(6,089)
Awards & Incentives					450	450
Payroll Tax, Insurance & Benefits Allocation	(39,837)	(45,245)	(5,408)	(177,370)	(186,583)	(9,213)
TOTAL Payroll Taxes, Insurance & Other Benefits	965	250	(715)	3,211	500	(2,711)
Utilities						

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
Electricity	12,037	9,628	(2,409)	41,286	43,056	1,770
Solar Maintenance	5,363	2,474	(2,889)	10,616	4,948	(5,668)
Natural Gas	2,867	3,002	135	7,657	7,005	(652)
Water: Potable	12,858	8,230	(4,628)	31,288	28,292	(2,996)
Water: Waste	9,733	8,723	(1,010)	27,743	29,277	1,534
Water: Irrigation Meter 306909; 280683	1,682	1,058	(624)	10,398	6,265	(4,133)
Water: Irrigation Meter 306912; 280680	1,311	1,382	71	8,256	6,906	(1,350)
Water: Irrigation Meter 306913; 280682	1,836	1,495	(341)	10,888	8,449	(2,439)
Water: Irrigation Meter 306914; 280681	1,691	1,062	(629)	9,461	6,040	(3,421)
Cable Television	19,481	17,518	(1,963)	76,272	70,070	(6,202)
TOTAL Utilities	68,859	54,572	(14,287)	233,865	210,308	(23,557)
Lease Expense						
Solar Lease	5,480	5,479	(1)	21,918	21,918	
TOTAL Lease Expense	5,480	5,479	(1)	21,918	21,918	
Common Element Capital Purchases \$90,000 limit						
OP Fund: Common Elements Budgeted Purchases - \$90k limit				66,444	66,444	
TOTAL Common Element Capital Purchases \$90,000 limit				66,444	66,444	
Community Center						
Community Cntr Elevator Equipment				200		(200)
TOTAL Community Center				200		(200)
Bathhouse 8						
Bathhouse 8 Remodel/Replace				3,650		(3,650)

Venture Out at Mesa Inc.
Revenues and Expenses Statement - Operating Fund

From 10/01/2023 to 10/31/2023

	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\$
TOTAL Bathhouse 8				3,650		(3,650)
TOTAL Bathhouses				3,650		(3,650)
Aero Storm Drain Project						
Aero Storm Drain - OP Fund				2,004		(2,004)
TOTAL Aero Storm Drain Project				2,004		(2,004)
Shuffleboard Court Project						
Shuffleboard Courts - OP Fund				29,500		(29,500)
TOTAL Shuffleboard Court Project				29,500		(29,500)
Total Expense	388,649	438,383	49,734	1,670,197	1,832,368	162,172
Net Income	49,872	3,358	46,514	13,702	(138,746)	152,448