

Venture Out at Mesa - Revenue and Expense Statement

Operating Fund - May 2025

	Actual Current Period	Budget Current Period	Variance \$	Actual Current YTD	YTD Budget	Variance \$
Revenues						
Assessments	271,095	416,845	(145,750)	4,585,295	4,585,295	-
Owner Fees	(34)	110	(144)	82,607	45,785	36,822
Transfer & Disclosure Fees	1,200	2,400	(1,200)	42,800	35,200	7,600
Other Service Fees	440	1,935	(1,495)	20,862	37,968	(17,106)
RV Overnight Space Rentals	2,560	7,058	(4,498)	140,698	127,666	13,032
Vehicle Storage	8,118	7,600	518	47,662	47,640	22
Real Estate Office Rental	16,199	3,000	13,199	70,227	62,200	8,027
Century Link Marketing Program	2,915	3,380	(465)	32,947	37,220	(4,273)
Laundry Operations	-	1,200	(1,200)	16,506	17,300	(794)
Water Vending Machines	-	500	(500)	12,757	13,210	(453)
Interest Income	121	980	(859)	814	7,180	(6,366)
Retail Sales	343	237	106	7,117	8,871	(1,754)
Other Income	382	190	192	30,200	12,466	17,734
Total Revenue	303,339	445,435	(142,096)	5,090,492	5,038,001	52,491
Expenses						
Association	18,532	11,280	(7,252)	190,253	181,530	(8,723)
Administration	93,116	52,715	(40,401)	873,590	626,322	(247,268)
Activities	44,820	61,269	16,449	639,594	843,367	203,773
Security	54,439	66,424	11,985	785,178	858,805	73,627
Facilities	90,188	102,316	12,128	1,362,758	1,470,984	108,226
Laundry Operations	-	-	-	5,973	-	(5,973)
Payroll Taxes, Insurance & Other Benefits	53	-	(53)	(19,243)	12,001	31,244
Utilities	60,152	51,442	(8,710)	873,701	840,059	(33,642)
Lease Expense	5,565	5,480	(85)	71,651	60,280	(11,371)
Operating Fund Projects						
Common Element Capital Purchases \$90,000 limit	-	-	-	48,824	66,444	17,620
Common Area	-	-	-	2,195	-	(2,195)
EPC Clubhouse	-	-	-	3,789	-	(3,789)
Community Center	-	-	-	2,840	-	(2,840)
Hobby Center Turf	-	-	-	2,554	-	(2,554)
Community Center Camera & Alarms	-	-	-	33,701	92,397	58,696
Total Expense	366,865	350,926	(15,939)	4,877,358	5,052,189	174,831
Net Income / (Loss)	(63,526)	94,509	(158,035)	213,134	(14,188)	227,322

Venture Out at Mesa - Revenue and Expense Statement

Reserve & Special Assessment Fund - May 2025

	Actual Current Period	Budget Current Period	Variance \$	Actual Current YTD	YTD Budget	Variance YTD \$
Revenues						
Assessments	233,783	88,033	145,750	968,363	968,363	-
Interest Income	7,477	-	7,477	78,855	-	78,855
Total Revenue	241,260	88,033	153,227	1,047,218	968,363	78,855
Expenses						
Security	(6,465)	-	6,465	12,929	-	(12,929)
Maintenance	-	-	-	3,362	-	(3,362)
Laundry Operations	44,689	-	(44,689)	80,687	-	(80,687)
Gatehouse	10,121	-	(10,121)	10,121	-	(10,121)
Common Area	-	-	-	6,690	-	(6,690)
Shuffleboard Courts	-	-	-	4,700	-	(4,700)
West Pool	-	-	-	5,000	-	(5,000)
East Pool	-	-	-	46,391	-	(46,391)
EPC Clubhouse	2,416	-	(2,416)	51,687	-	(51,687)
Community Center	-	-	-	1,310	-	(1,310)
Administration Building	81,836	-	(81,836)	104,436	-	(104,436)
Laundry Building	29,385	-	(29,385)	53,435	-	(53,435)
Oasis Building	-	-	-	8,800	-	(8,800)
Electronics Building	-	-	-	16,100	-	(16,100)
Streets & Lights Project	264,907	-	(264,907)	269,743	-	(269,743)
Water & Sewer Project	-	43,725	43,725	144,919	131,175	(13,744)
Community Cameras & Alarms	-	-	-	100,770	-	(100,770)
Total Expense	426,889	43,725	(383,164)	921,080	131,175	(789,905)
Net Income / (Loss)	(185,629)	44,308	(229,937)	126,138	837,188	(711,050)

Venture Out at Mesa - Balance Sheet
as of 05/31/2025

	Operating Fund	Reserve & Special Assment Fund	Recreation Activities Fund	Total Funds
Assets				
Cash	452,597	1,575,464	47,942	2,076,003
Investments	-	2,626,717	-	2,626,717
Owner HOA Dues Receivables	56,830	-	-	56,830
Prepaid Expenses & Other Assets	776,860	(761,459)	(158)	15,243
Fixed Assets - Net	8,327,779	-	-	8,327,779
Total Assets	9,614,066	3,440,722	47,784	13,102,572
Liabilities				
Accounts Payable	133,511	-	-	133,511
Deferred Revenue	714,359	88,033	-	802,392
Unearned Marketing Revenue	14,575	-	-	14,575
Other Payables	203,754	-	-	203,754
Pickleball Light Donations	42,335	-	-	42,335
Lease Liability	462,789	-	-	462,789
Total Liabilities	1,571,323	88,033	-	1,659,356
Fund Balance				
Net Income	213,137	126,138	(2,379)	336,896
Fund Balances	7,829,606	3,226,551	50,163	11,106,320
Total Fund Balances	8,042,743	3,352,689	47,784	11,443,216
Total Liabilities and Fund Balances	9,614,066	3,440,722	47,784	13,102,572