



Date: April 28, 2026

Owners at Venture Out,

**The Board of Directors approved the following quarterly assessments for 2026-2027:**

Assessment "Common Expenses"	\$826.00
Reserve Assessment	\$226.00
Special Assessment-Sewers	\$ 57.00
<hr/>	
Quarterly Assessment Total	\$1110.00 <u>Starting July 1, 2026</u>

**The 2024-2025 assessments were:**

Assessment "Common Expenses"	\$743.00
Reserve Assessment	\$126.00
Special Assessment	\$ 25.00
Prior Year Surplus	\$(28.00)
<hr/>	
Quarterly Assessment Total	\$866.00

Your Board of Directors has approved the next fiscal year's budget, and your HOA dues contribution will be \$1110.00 per quarter (rounded up to the nearest dollar). This quarterly amount will ensure our fiduciary responsibilities cover the operating cost of the Association.

Your assessments are crucial and help generate adequate funds to cover annual expenditures while maintaining our high-quality resort. By working together, we can keep our community friendly and beautiful!

Thank you for your cooperation and understanding.

**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VENTURE OUT AT MESA, INC., A CONDOMINIUM**

**6. Assessments and Budget 6.2 Assessment Ratio.**

The Association shall levy annually an Assessment against each Lot in an amount equal to the total amount of Common Expenses, including fees and costs for any television service set forth in the budget, divided by the total number of Lots in the Property. Any fees and costs payable by the Association for television service shall be assessed equally to all Lot Owners in the Property. The foregoing ratio of sharing Common Expenses and Assessments shall remain regardless of the purchase price of the Condominium Parcels, their location, or the square footage included in each Lot. The Assessment will be payable quarterly unless otherwise specified by the Board.

Best regards,  
Venture Out at Mesa Board of Directors