

Bella Vista Village POA
CONSOLIDATED BALANCE SHEET
As of February 28, 2017

ASSETS	2017	2016	Change
Current Assets			
Cash and Short Term Investments	5,073,615	7,074,983	(2,001,368)
Debt Service Sinking Fund	621,564	451,728	169,836
Accounts Receivable	580,791	1,085,247	(504,456)
Inventories	701,914	625,567	76,347
Prepaid Expenses	141,506	186,110	(44,604)
Total Current Assets	7,119,390	9,423,635	(2,304,245)
Delinquent Assessments Receivable (Net of Allowance)	(53,845)	0	(53,845)
Property, Plant & Equipment	95,714,626	94,145,328	1,569,298
Capital Projects - WIP	1,013,481	1,458,627	(445,146)
Less Accumulated Depreciation	(48,840,672)	(48,088,192)	(752,480)
Net Property, Plant & Equipment	47,887,435	47,515,763	371,672
Other Assets			
Long Term Investments	13,457,620	11,951,842	1,505,778
Total Other Assets	13,457,620	11,951,842	1,505,778
TOTAL ASSETS	68,410,600	68,891,240	(480,640)
LIABILITIES			
Current Liabilities			
Payables and Accruals	1,025,850	668,891	356,959
Accrued Payroll	693,816	1,582,375	(888,559)
Prepaid Assessments	1,646,863	1,504,271	142,592
Accrued Taxes	588,454	626,843	(38,389)
Member Functions	329,880	340,821	(10,941)
Advance Deposits - Food and Beverage Events	4,000	0	4,000
Water Capital Buy In Fee - Unearned	0	0	0
Short Term / Water Bond 2009	513,781	489,304	24,477
Total Current Liabilities	4,802,644	5,212,505	(409,861)
Long Term Portion - Water Bond 2009	5,556,608	6,154,251	(597,643)
Total Long-Term Liabilities	5,556,608	6,154,251	(597,643)
Members' Equity			
Contributed Capital	32,628,285	32,628,285	0
Cumulative Excess of Revenue over Expenses	23,879,585	23,961,784	(82,199)
Designated for Debt Service	0	0	0
Beginning Equity	56,507,870	56,590,069	(82,199)
Year-To-Date Contributions	0	0	0
Year-To-Date Gain/Loss	1,543,478	934,415	609,063
Year-To-Date Designated for Debt Service	0	0	0
Members' Equity at Month End	58,051,348	57,524,484	526,864
TOTAL LIABILITIES & MEMBERS' EQUITY	68,410,600	68,891,240	(480,640)



Treasurer

Bella Vista Village POA
WATER UTILITY - BALANCE SHEET
As of February 28, 2017

ASSETS	2017	2016	Change
Current Assets			
Cash and Short Term Investments	1,555,731	1,601,352	(45,621)
Accounts Receivable	272,727	563,178	(290,451)
Debt Service - Reserved	621,564	451,728	169,836
Total Current Assets	2,450,022	2,616,258	(166,236)
Property, Plant & Equipment	37,743,394	37,425,211	318,183
Capital Projects - WIP	19,860	193,889	(174,029)
Less Accumulated Depreciation	(22,245,157)	(21,254,448)	(990,709)
Net Property, Plant & Equipment	15,518,098	16,364,652	(846,554)
Other Assets			
Long Term Investments	5,652,200	5,019,774	632,427
Bond Issuance Costs (Net of amortz)	0	0	0
Total Other Assets	5,652,200	5,019,774	632,427
TOTAL ASSETS	23,620,320	24,000,684	(380,364)
LIABILITIES			
Current Liabilities			
Payables and Accruals	482,609	521,659	(39,050)
Accrued Payroll	97,525	146,226	(48,701)
Water Capital Buy In Fee - Unearned	0	0	0
Member Functions - Water Deposits	280,254	299,147	(18,893)
Short Term/ Water Bond	513,781	489,304	24,477
Total Current Liabilities	1,374,169	1,456,336	(82,167)
Long Term Water Bond Issue	5,556,608	6,154,251	(597,643)
Total Long-Term Liabilities	5,556,608	6,154,251	(597,643)
Members' Equity			
Contributed Capital	0	0	0
Cumulative Excess of Revenue over Expenses	21,303,924	21,066,894	237,030
Est. Allocations to Water 1992 thru 2003	(4,710,492)	(4,710,492)	0
Designated for Debt Service	0	0	0
Beginning Equity	16,593,432	16,356,402	237,030
Year-To-Date Contributions	0	0	0
Year-To-Date Gain/Loss	96,111	33,695	62,416
Year-To-Date Designated for Debt Service	0	0	0
Members' Equity at Month End	16,689,543	16,390,097	299,446
TOTAL LIABILITIES & MEMBERS' EQUITY	23,620,320	24,000,684	(380,364)

Bella Vista Village POA
POA BALANCE SHEET
As of February 28, 2017

ASSETS	2017	2016	Change
Current Assets			
Cash and Short Term Investments	3,517,884	5,473,631	(1,955,747)
Accounts Receivable	308,064	522,069	(214,005)
Inventories	701,914	625,567	76,347
Prepaid Expenses	141,506	186,110	(44,604)
Total Current Assets	4,669,368	6,807,377	(2,138,009)
Delinquent Assessments Receivable (Net of Allowance)			
	(53,845)	0	(53,845)
Property, Plant & Equipment	57,971,232	56,720,117	1,251,115
Capital Projects - WIP	993,621	1,264,738	(271,117)
Less Accumulated Depreciation	(26,595,515)	(26,833,744)	238,229
Net Property, Plant & Equipment	32,369,337	31,151,111	1,218,226
Other Assets			
Long Term Investments	7,805,420	6,932,068	873,351
Other Assets Total	7,805,420	6,932,068	873,351
TOTAL ASSETS	44,790,280	44,890,556	(100,276)
LIABILITIES			
Current Liabilities			
Payables and Accruals	543,241	147,232	396,009
Accrued Payroll	596,290	1,436,149	(839,859)
Prepaid Assessments	1,646,863	1,504,271	142,592
Accrued Taxes	588,454	626,843	(38,389)
Member Functions	49,626	41,674	7,952
Advance Deposits - Food and Beverage Events	4,000	0	4,000
Total Current Liabilities	3,428,475	3,756,169	(327,694)
Total Long-Term Liabilities	0	0	0
Members' Equity			
Contributed Capital	32,628,285	32,628,285	0
Cumulative Excess of Revenue over Expenses	7,286,153	7,605,382	(319,229)
Designated for Debt Service	0	0	0
Beginning Equity	39,914,438	40,233,667	(319,229)
Year-To-Date Contributions	0	0	0
Year-To-Date Gain/Loss	1,447,367	900,720	546,647
Year-To-Date Designated for Debt Service	0	0	0
Members' Equity at Month End	41,361,805	41,134,387	227,418
TOTAL LIABILITIES & MEMBERS' EQUITY	44,790,280	44,890,556	0 (100,276)

Bella Vista Village POA Consolidated Income Statement
February 2017 Year To Date Compared with Budget and Prior Year

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	1,302,744	1,320,680	1,275,434	(17,936)	27,310
City of Bella Vista	0	0	18,825	0	(18,825)
Food and Beverage	11,399	3,056	911	8,343	10,488
Golf	1,318,737	1,241,947	1,238,627	76,790	80,110
Pro Shop	32,866	36,090	32,373	(3,224)	493
Other Recreation	3,292	7,925	7,917	(4,633)	(4,625)
RV	81,777	63,500	63,914	18,277	17,863
Facility Use Fees	186,548	148,467	180,894	40,081	5,654
Boat	118,358	118,724	113,814	(366)	4,544
Investment Income	238,795	52,000	25,871	186,795	212,924
Water	1,045,613	1,073,765	1,085,924	(28,152)	(20,311)
Restricted Revenue	153	12	24	141	129
Stump Dump	15,261	6,890	1,270	8,371	13,991
Lot Sales	51,849	13,000	2,423	38,849	49,426
Transfer Fees	72,642	64,030	44,470	8,612	28,172
Past Due Collections	227,606	37,000	7,155	190,606	220,451
Advertising Income	23,141	24,430	16,579	(1,289)	6,562
Rebates	92,996	85,000	0	7,996	92,996
POA Lot Inventory Valuation	29,284	0	0	29,284	29,284
Water Capital Buy In Fees	57,500	25,000	37,500	32,500	20,000
Water Late Fees	32,567	27,500	27,498	5,067	5,069
Street Cuts Repair Income	8,418	0	0	8,418	8,418
Gain / Loss Disposal Surplus Assets	5,270	0	0	5,270	5,270
Commissions	50	0	0	50	50
Cell Tower Rents	26,606	56,075	52,992	(29,469)	(26,386)
Legal Fee Income	2,030	0	0	2,030	2,030
Rents Leased Facilities	1,000	1,000	0	0	1,000
Donations Received	9,884	0	0	9,884	9,884
NSF Checks	650	0	0	650	650
Other Income	8,623	14,403	23,561	(5,780)	(14,938)
Total Income	5,005,659	4,418,494	4,237,976	587,165	767,683
Food and Beverage	1,844	1,168	190	(476)	(1,454)
Water	339,414	394,005	394,001	54,591	54,587
Pro Shop	25,035	29,497	26,426	4,462	1,391
Recreation	2,637	900	2,584	(1,737)	(53)
Total Cost of Goods	368,730	425,570	423,201	56,840	54,471
Gross Profit	4,636,929	3,992,924	3,814,775	644,005	822,154
Expenses					
Salary and Wages	1,125,803	1,217,756	1,037,533	91,953	(88,270)
Employee Benefits	292,249	376,338	306,141	84,089	13,892
Maintenance and Repairs	121,400	201,130	107,735	79,730	(13,665)
Supplies	191,976	290,234	170,609	98,258	(21,367)
Outside Contracts (1)	357,765	398,925	294,865	41,160	(62,900)
Insurance	66,068	89,556	86,291	23,488	20,223
Utilities	154,856	158,675	134,848	3,819	(20,008)
Memberships, Training and Travel	26,044	36,919	30,802	10,875	4,758
Fuel and Oil	30,262	25,953	22,890	(4,309)	(7,372)
Taxes and Permits	97,063	86,495	83,936	(10,568)	(13,127)
Professional Services	26,275	21,150	33,987	(5,125)	7,712
Membership Elections	23,200	25,000	27,590	1,800	4,390
Postage	27,058	36,583	34,435	9,525	7,377
Credit Card Fees & Interest Expense	74,740	72,816	72,206	(1,924)	(2,534)
Advertising	18,674	10,075	26,975	(8,599)	8,301
Bad Debts	3,378	5,250	(30,855)	1,872	(34,233)
Uniforms	4,801	3,700	2,908	(1,101)	(1,893)
Investment Fund Fees	13,929	12,080	10,252	(1,849)	(3,677)
Other Expense	12,621	19,909	16,113	7,288	3,492
Total Operating Expenses	2,668,162	3,088,544	2,469,261	420,382	(198,901)
EBITDA	1,968,767	904,380	1,345,514	1,064,387	623,253
Allocations - MAC	0	0	0	0	0
Allocations - F & A	0	0	0	0	0
Total Allocations	0	0	0	0	0
Pre Depreciation Gross	1,968,767	904,380	1,345,514	1,064,387	623,253
Depreciation	425,288	430,752	411,098	5,464	(14,190)
Net Income / Cost of Operations	1,543,479	473,628	934,416	1,069,851	609,083
Simple Cash Flow					
Add: Depreciation	425,288	430,752	411,098	(5,464)	14,190
Add: Book Value of Assets Sold / Retired / ReClass	0	0	0	0	0
Subtract Capital Projects	(898,099)	(1,191,693)	(433,806)	293,594	(464,293)
Add: Reserves Carry Over & Current Capital	630,100	714,573	254,012	(84,473)	376,088
Add: Reserves for Other Projects	6,000	0	18,881	6,000	(12,881)
Subtract: Debt Service	(111,008)	(80,000)	(78,334)	(31,008)	(32,674)
Simple Cash Flow	1,595,780	347,280	1,106,267	1,248,500	489,493

Note (1): Intercompany income and expense of \$10,946 eliminated from 2017 consolidated report

Bella Vista Village POA Income Statement
February 2017 Year To Date Compared with Budget and Prior Year

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	1,302,544	1,320,480	1,275,234	(17,936)	27,310
City of Bella Vista	0	0	11,672	0	(11,672)
Food and Beverage	11,399	3,056	911	8,343	10,488
Golf	1,318,737	1,241,947	1,238,627	76,790	80,110
Pro Shop	32,866	36,090	32,373	(3,224)	493
Other Recreation	3,292	7,925	7,917	(4,633)	(4,625)
RV	81,777	63,500	63,914	18,277	17,863
Facility Use Fees	186,548	146,467	180,894	40,081	5,654
Boat	118,358	118,724	113,814	(366)	4,544
Investment Income	152,829	36,000	16,825	116,829	136,004
Stump Dump	15,261	6,890	1,270	8,371	13,991
Lot Sales	51,849	13,000	2,423	38,849	49,426
Transfer Fees	72,642	64,030	44,470	8,612	28,172
Past Due Collections	227,606	37,000	7,155	190,606	220,451
Advertising Income	23,141	24,430	16,579	(1,289)	6,562
Rebates	92,996	85,000	0	7,996	92,996
POA Lot Inventory Valuation	29,284	0	0	29,284	29,284
Street Cuts Repair Income	8,418	0	0	8,418	8,418
Gain / Loss Disposal Surplus Assets	207	0	0	207	207
Water Rents	10,946	10,946	0	0	10,946
Commissions	50	0	0	50	50
Cell Tower Rents	26,606	56,075	52,992	(29,469)	(26,386)
Legal Fee Income	2,030	0	0	2,030	2,030
Rents Leased Facilities	1,000	1,000	0	0	1,000
Donations Received	9,884	0	0	9,884	9,884
NSF Checks	650	0	0	650	650
Other Income	8,350	13,323	23,217	(4,973)	(14,867)
Total Income	3,789,270	3,265,883	3,090,287	503,387	698,983
Food and Beverage	1,644	1,168	190	(476)	(1,454)
Pro Shop	25,035	29,497	26,426	4,462	1,391
Recreation	2,637	900	2,584	(1,737)	(53)
Total Cost of Goods	29,316	31,565	29,200	2,249	(116)
Gross Profit	3,759,954	3,254,318	3,061,087	505,636	698,867
Expenses					
Salary and Wages	988,046	1,062,544	903,681	74,498	(84,365)
Employee Benefits	247,215	321,367	263,768	74,152	16,553
Maintenance and Repairs	104,587	167,680	84,442	63,093	(20,145)
Supplies	155,169	261,024	149,988	105,855	(5,181)
Outside Contracts	301,228	343,345	273,082	42,117	(28,146)
Insurance	47,304	71,390	67,220	24,086	19,916
Utilities	137,386	141,635	116,213	4,249	(21,173)
Memberships, Training and Travel	23,238	35,504	22,360	12,266	(878)
Fuel and Oil	21,964	18,953	17,194	(3,011)	(4,770)
Taxes and Permits	65,730	55,440	54,599	(10,290)	(11,131)
Professional Services	26,275	21,150	33,072	(5,125)	6,797
Membership Elections	23,200	25,000	27,590	1,800	4,390
Postage	19,206	30,883	28,852	11,677	9,646
Credit Card Fees & Interest Expense	33,747	34,576	31,389	829	(2,358)
Advertising	18,674	10,075	26,975	(8,599)	8,301
Bad Debts	4,487	5,000	(29,297)	513	(33,784)
Uniforms	4,801	3,700	2,908	(1,101)	(1,893)
Investment Fund Fees	8,915	8,000	6,664	(915)	(2,251)
Other Expense	10,369	9,909	16,112	(460)	5,743
Total Operating Expenses	2,241,541	2,627,175	2,096,812	385,634	(144,729)
EBITDA	1,518,413	627,143	964,275	891,270	554,138
Allocations - MAC	(63,360)	(63,360)	(16,265)	0	47,095
Allocations - F & A	(131,444)	(131,444)	(175,107)	0	(43,663)
Total Allocations	(194,804)	(194,804)	(191,372)	0	3,432
Pre Depreciation Gross	1,713,217	821,947	1,155,647	891,270	557,570
Depreciation	265,849	268,734	254,925	2,885	(10,924)
Net Income / Cost of Operations	1,447,368	553,213	900,722	894,155	546,646
Simple Cash Flow					
Add: Depreciation	265,849	268,734	254,925	(2,885)	10,924
Add: Book Value of Assets Sold / Retired / Reclass	0	0	0	0	0
Subtract Capital Projects	(895,229)	(1,117,654)	(360,881)	222,425	(534,348)
Add: Reserves Carry Over & Current Capital	627,230	640,534	229,251	(13,304)	397,979
Add: Reserves for Other Projects	6,000	0	18,881	6,000	(12,881)
Simple Cash Flow	1,451,218	344,827	1,042,898	1,106,391	408,320

Bella Vista Village Water Utility Income Statement
February 2017 Year To Date Compared with Budget and Prior Year

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	200	200	200	0	0
City of Bella Vista	0	0	7,153	0	(7,153)
Investment Income	85,966	16,000	9,046	69,966	76,920
Water	1,045,613	1,073,765	1,065,924	(28,152)	(20,311)
Restricted Revenue	153	12	24	141	129
Water Capital Buy In Fees	57,500	25,000	37,500	32,500	20,000
Water Late Fees	32,567	27,500	27,498	5,067	5,069
Gain / Loss Disposal Surplus Assets	5,063	0	0	5,063	5,063
Other Income	273	1,080	344	(807)	(71)
Total Income	1,227,335	1,143,557	1,147,689	83,778	79,646
Water	339,414	394,005	394,001	54,591	54,587
Total Cost of Goods	339,414	394,005	394,001	54,591	54,587
Gross Profit	887,921	749,552	753,688	138,369	134,233
Expenses					
Salary and Wages	137,757	155,212	133,852	17,455	(3,905)
Employee Benefits	45,034	54,971	42,373	9,937	(2,661)
Maintenance and Repairs	16,813	33,450	23,293	16,637	6,480
Supplies	36,807	29,210	20,621	(7,597)	(16,186)
Outside Contracts	67,483	66,526	21,783	(957)	(45,700)
Insurance	18,764	18,166	19,071	(598)	307
Utilities	17,470	17,040	18,635	(430)	1,165
Memberships, Training and Travel	2,806	1,415	8,442	(1,391)	5,636
Fuel and Oil	8,298	7,000	5,696	(1,298)	(2,602)
Taxes and Permits	31,333	31,055	29,337	(278)	(1,996)
Professional Services	0	0	915	0	915
Postage	7,852	5,700	5,583	(2,152)	(2,269)
Credit Card Fees & Interest Expense	40,993	38,240	40,817	(2,753)	(176)
Bad Debts	(1,109)	250	(1,558)	1,359	(449)
Investment Fund Fees	5,014	4,080	3,588	(934)	(1,426)
Other Expense	2,252	10,000	1	7,748	(2,251)
Total Operating Expenses	437,567	472,315	372,449	34,748	(65,118)
EBITDA	450,354	277,237	381,239	173,117	69,115
Allocations - MAC	63,360	63,360	16,265	0	(47,095)
Allocations - F & A	131,444	131,444	175,107	0	43,663
Total Allocations	194,804	194,804	191,372	0	(3,432)
Pre Depreciation Gross	255,550	82,433	189,867	173,117	65,683
Depreciation	159,439	162,018	156,173	2,579	(3,266)
Net Income / Cost of Operations	96,111	(79,585)	33,694	175,696	62,417
Simple Cash Flow					
Add: Depreciation	159,439	162,018	156,173	(2,579)	3,266
Add: Book Value of Assets Sold / Retired / Reclass	0	0	0	0	0
Subtract Capital Projects	(2,870)	(74,039)	(72,925)	71,169	70,055
Add: Reserves Carry Over & Current Capital	2,870	74,039	24,761	(71,169)	(21,891)
Add: Reserves for Other Projects	0	0	0	0	0
Subtract: Debt Service	(111,008)	(80,000)	(78,334)	(31,008)	(32,674)
Simple Cash Flow	144,542	2,433	63,369	142,109	81,173

**Bella Vista Village POA Consolidated
Summary Financial Results**

Description	Feb-17 Y-T-D Actual	Feb-17 Y-T-D Budget	Variance	Feb-16 Y-T-D Actual	Variance
Food and Beverage	(38,359)	(40,423)	2,064	(34,389)	(3,970)
Clubhouses	(82,450)	(85,736)	3,286	(135,276)	52,826
Golf Maintenance	(667,025)	(767,890)	100,865	(741,028)	74,003
Golf Pro Shops	1,059,536	951,740	107,796	867,426	192,110
Recreation	(109,255)	(176,496)	67,241	(271,400)	162,145
Maintenance & Construction	(192,966)	(273,708)	80,742	25,134	(218,100)
Lakes and Parks	39,709	(10,175)	49,884	(74,828)	114,537
General Manager's Office	(94,073)	(107,667)	13,594	(140,666)	46,593
Human Resources	(52,952)	(57,965)	5,013	3,762	(56,714)
Communications and Marketing	(86,701)	(109,568)	22,867	(102,925)	16,224
Legal	220,592	(19,302)	239,894	(30,183)	250,775
Accounting	(44,116)	(72,935)	28,819	10,396	(54,512)
Member Services	(85,569)	(120,105)	34,536	(27,854)	(57,715)
Information Technology	(145,233)	(148,800)	3,567	68,144	(213,377)
General Income	1,726,230	1,592,242	133,988	1,484,407	241,823
Water	96,111	(79,585)	175,696	33,695	62,416
POA Consolidated Total	1,543,479	473,627	1,069,852	934,415	609,064
Simple Cash Flow					
Add: Depreciation	425,288	430,753	(5,465)	411,098	14,190
Add: Book Value of Assets Sold / Retired / Reclass	0	0	0	0	0
Subtract Capital Projects	(898,099)	(1,191,693)	293,594	(433,806)	(464,293)
Add: Reserves Carry Over & Current Capital	630,100	714,573	(84,473)	254,012	376,088
Add: Reserves for Other Projects	6,000	0	6,000	18,881	(12,881)
Subtract: Debt Service	(111,008)	(80,000)	(31,008)	(78,334)	(32,674)
Simple Cash Flow	1,595,760	347,260	1,248,501	1,106,266	489,494

Bella Vista Property Owners' Association
POA Cash Reserve Assessment As of February 28, 2017

	Previous	Current	Change
Cash & Investments (ST & LT)	11,812,400	11,323,300	(489,100)
Current Receivables & Adjusted Liabilities			
Receivables	325,900	308,100	(17,800)
Liabilities	(1,092,500)	(1,094,700)	(2,200)
Restricted Funds			
Bond Payment	0	0	0
Other Insurance Reserve	(104,700)	(130,900)	(26,200)
Proceeds from Sale of Property to City of BV (ADA)			
2014 Carry Over Projects	(321,200)	(321,200)	0
Estimated Flood Damage December 2015 12/31/15 (w/o bridge repair on Berkdale)	(34,800)	(23,000)	11,800
2015 Carry Over Projects - Range Master Facility and Stream Bank Erosion Project 12/31/15	(150,000)	(150,000)	0
Loch Lonond Fishing Dock 04/21/16	(154,000)	(153,800)	200
Yacht Club Renovation with Kinco Construction 05/19/16	(1,100)	0	1,100
SCM Architecture & Kinco Construction - Design & Cost Estimates (Scottsdale Pro Shop and Other Buildings) 05/19/16	(1,297,700)	(698,000)	599,700
Golf Maintenance Chemical Wash Rack 07/21/16	(26,700)	(18,100)	8,600
2017 Budget - Country Club Renovations Project 12/15/16	(350,000)	(350,000)	0
2017 Budget - Recreation Capital - Branchwood Building Extension and Blowing Springs Bathrooms 12/15/16	(1,588,300)	(1,571,800)	16,500
2017 Budget - MAC Maintenance Capital and Tthree Park Parking Lot 12/15/16	(337,000)	(337,000)	0
2017 Budget - ADA Projects 12/15/16	(142,500)	(142,500)	0
2016 Carry Over Capital 12/31/16	(400,000)	(400,000)	0
Highlands Club Renovation (Reassign \$50k from Branchwood Building Extension Capital) 01/19/17	(30,000)	(30,000)	0
	(50,000)	(49,900)	100
Total Cash Available	6,057,800	6,160,500	102,700
Catastrophic Emergency Fund	1,200,000	1,200,000	0
Uncommitted Reserves	4,857,800	4,960,500	102,700

Bella Vista Property Owners' Association
Water Cash Reserve Assessment As of February 28, 2017

	Previous	Current	Change
Cash & Investments (ST & LT)	7,108,700	7,829,500	720,800
Current Receivables & Adjusted Liabilities			
Receivables	581,100	272,700	(308,400)
Liabilities	(844,900)	(884,500)	(39,600)
Restricted Funds			
Bond Payment	(480,000)	(480,000)	0
Other Insurance Reserve	(31,300)	(39,100)	(7,800)
Water - Capacity Expansion	0	0	0
Water - 2014 Water Bond Restricted Cash	(510,500)	(621,600)	(111,100)
Water Building 2016 Budget 11/19/15	(404,000)	(404,000)	0
2016 Carry Over Capital 12/31/16	(119,000)	(117,100)	1,900
Total Cash Available	5,300,100	5,555,900	255,800
Catastrophic Emergency Fund	100,000	100,000	0
Uncommitted Reserves	5,200,100	5,455,900	255,800

Bella Vista Village POA Consolidated
Summary Year To Date Simple Cash Flow By Division
February-17

Description	Net Income / (Cost) of Operations	Depreciation	Book Value Assets Sold / Retired	Capital	Reserves CO & Cur Year Cap.	Reserves Other	Debt Service	Simple Cash Flow
Food and Beverage	(38,359)	6,332	0	(603,171)	603,171	=		(32,027)
Clubhouses	(82,450)	47,883	0	(8,690)	8,633	=		(34,624)
Golf Maintenance	(667,025)	93,887	0	(214,358)	0	=		(787,496)
Golf Pro Shops	1,059,536	9,669	0	(11,419)	0	=		1,057,786
Recreation	(109,255)	32,374	0	0	0	=		(76,881)
Maintenance & Construction	(192,966)	26,568	0	0	0	=		(166,398)
Lakes and Parks	39,709	22,723	0	(15,426)	15,426	6,000		68,432
General Manager's Office	(94,073)	654	0	(17,667)	0	=		(111,086)
Human Resources	(52,952)	0	0	0	0	=		(52,952)
Communications and Marketing	(86,701)	583	0	0	0	=		(86,118)
Legal	220,592	0	0	0	0	=		220,592
Accounting	(44,116)	0	0	0	0	=		(44,116)
Member Services	(85,569)	0	0	0	0	=		(85,569)
Information Technology	(145,233)	25,176	0	(24,498)	0	=		(144,555)
General Income	1,726,230	0	0	0	0	=		1,726,230
Water	96,111	159,439	0	(2,870)	2,870	=	(111,008)	144,542
POA Consolidated Total	1,543,479	425,288	0	(898,099)	630,100	6,000	(111,008)	1,595,760

**Bella Vista Village POA Consolidated
Simple Cash Flow Results**

Description	Feb-17 Y-T-D Actual	Feb-17 Y-T-D Budget	Variance
Food and Beverage	(32,027)	(34,091)	2,064
Clubhouses	(34,624)	(46,893)	12,269
Golf Maintenance	(787,496)	(1,037,183)	249,687
Golf Pro Shops	1,057,786	947,979	109,807
Recreation	(76,881)	(143,138)	66,257
Maintenance & Construction	(166,398)	(247,265)	80,867
Lakes and Parks	68,432	13,609	54,823
General Manager's Office	(111,086)	(197,433)	86,347
Human Resources	(52,952)	(57,965)	5,013
Communications and Marketing	(86,118)	(108,728)	22,610
Legal	220,592	(19,302)	239,894
Accounting	(44,116)	(72,935)	28,819
Member Services	(85,569)	(120,105)	34,536
Information Technology	(144,555)	(123,965)	(20,590)
General Income	1,726,230	1,592,242	133,988
Water	144,542	2,433	142,109
POA Consolidated Total	1,595,760	347,260	1,248,500
POA w/o Water	1,451,218	344,827	1,106,391