

Bella Vista Village POA
CONSOLIDATED BALANCE SHEET
As of July 31, 2017

ASSETS	2017	2016	Change
Current Assets			
Cash and Short Term Investments	2,642,790	5,208,137	(2,565,347)
Debt Service Sinking Fund	641,968	630,562	11,406
Accounts Receivable	1,069,818	1,126,164	(56,346)
Inventories	731,365	678,936	52,429
Prepaid Expenses	203,582	77,861	125,721
Total Current Assets	5,289,523	7,721,660	(2,432,137)
Delinquent Assessments Receivable (Net of Allowance)	(59,624)	0	(59,624)
Property, Plant & Equipment	98,264,625	93,926,503	4,338,122
Capital Projects - WIP	940,134	1,537,269	(597,135)
Less Accumulated Depreciation	(49,886,500)	(47,487,389)	(2,399,111)
Net Property, Plant & Equipment	49,318,259	47,976,383	1,341,876
Other Assets			
Long Term Investments	13,662,994	13,302,284	360,710
Total Other Assets	13,662,994	13,302,284	360,710
TOTAL ASSETS	68,211,152	69,000,327	(789,175)
LIABILITIES			
Current Liabilities			
Payables and Accruals	852,006	839,494	12,512
Accrued Payroll	721,018	1,559,520	(838,502)
Prepaid Assessments	1,150,684	1,079,400	71,284
Accrued Taxes	817,957	851,131	(33,174)
Member Functions	372,233	363,000	9,233
Advance Deposits - Food and Beverage Events	9,605	0	9,605
Short Term / Water Bond 2009	519,814	495,336	24,478
Total Current Liabilities	4,443,317	5,187,881	(744,564)
Long Term Portion - Water Bond 2009	5,391,608	6,154,251	(762,643)
Total Long-Term Liabilities	5,391,608	6,154,251	(762,643)
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	1,868,357	1,068,126	800,231
Year-To-Date Designated for Debt Service	0	0	0
Members' Equity at Month End	58,376,227	57,658,195	718,032
TOTAL LIABILITIES & MEMBERS' EQUITY	68,211,152	69,000,327	(789,175)



Treasurer

Bella Vista Village POA
WATER UTILITY - BALANCE SHEET
As of July 31, 2017

ASSETS	2017	2016	Change
Current Assets			
Cash and Short Term Investments	1,439,225	2,171,445	(732,220)
Accounts Receivable	793,229	702,355	90,874
Debt Service - Reserved	641,968	630,562	11,406
Total Current Assets	2,874,422	3,504,362	(629,940)
Property, Plant & Equipment	37,743,394	37,522,128	221,266
Capital Projects - WIP	667,147	380,141	287,006
Less Accumulated Depreciation	(22,642,212)	(21,698,417)	(943,795)
Net Property, Plant & Equipment	15,768,329	16,203,852	(435,523)
Other Assets			
Long Term Investments	5,465,198	4,921,845	543,353
Total Other Assets	5,465,198	4,921,845	543,353
TOTAL ASSETS	24,107,949	24,630,059	(522,110)
LIABILITIES			
Current Liabilities			
Payables and Accruals	726,464	670,588	55,876
Accrued Payroll	84,539	179,756	(95,217)
Member Functions - Water Deposits	289,221	293,736	(4,515)
Short Term/ Water Bond	519,814	495,336	24,478
Total Current Liabilities	1,620,038	1,639,416	(19,378)
Long Term Water Bond Issue	5,391,608	6,154,251	(762,643)
Total Long-Term Liabilities	5,391,608	6,154,251	(762,643)
Members' Equity			
Contributed Capital	0	0	0
Cumulative Excess of Revenue over Expenses	21,333,540	21,066,894	266,646
Est. Allocations to Water 1992 thru 2003	(4,710,492)	(4,710,492)	0
Designated for Debt Service	0	0	0
Beginning Equity	16,623,048	16,356,402	266,646
Year-To-Date Contributions	0	0	0
Year-To-Date Gain/Loss	473,255	479,990	(6,735)
Year-To-Date Designated for Debt Service	0	0	0
Members' Equity at Month End	17,096,303	16,836,392	259,911
TOTAL LIABILITIES & MEMBERS' EQUITY	24,107,949	24,630,059	(522,110)

Bella Vista Village POA
POA BALANCE SHEET
As of July 31, 2017

ASSETS	2017	2016	Change
Current Assets			
Cash and Short Term Investments	1,203,565	3,036,692	(1,833,127)
Debt Service Sinking Fund	0	0	0
Accounts Receivable	276,589	423,809	(147,220)
Inventories	731,365	678,936	52,429
Prepaid Expenses	203,582	77,861	125,721
Total Current Assets	2,415,101	4,217,298	(1,802,197)
Delinquent Assessments Receivable (Net of Allowance)			
	(59,624)	0	(59,624)
Property, Plant & Equipment	60,521,231	56,404,375	4,116,856
Capital Projects - WIP	272,987	1,157,128	(884,141)
Less Accumulated Depreciation	(27,244,288)	(25,788,972)	(1,455,316)
Net Property, Plant & Equipment	33,549,930	31,772,531	1,777,399
Other Assets			
Long Term Investments	8,197,796	8,380,439	(182,643)
Bond Issuance Costs (Net of amortz)	0	0	0
Other Assets Total	8,197,796	8,380,439	(182,643)
TOTAL ASSETS	44,103,203	44,370,268	(267,065)
LIABILITIES			
Current Liabilities			
Payables and Accruals	125,542	168,906	(43,364)
Accrued Payroll	636,479	1,379,764	(743,285)
Prepaid Assessments	1,150,684	1,079,400	71,284
Accrued Taxes	817,957	851,131	(33,174)
Member Functions	83,012	69,264	13,748
Advance Deposits - Food and Beverage Events	9,605	0	9,605
Total Current Liabilities	2,823,279	3,548,465	(725,186)
Long Term Portion - Water Bond 2014	0	0	0
Total Long-Term Liabilities	0	0	0
Members' Equity			
Contributed Capital	32,628,285	32,628,285	0
Cumulative Excess of Revenue over Expenses	7,256,537	7,605,382	(348,845)
Designated for Debt Service	0	0	0
Beginning Equity	39,884,822	40,233,667	(348,845)
Year-To-Date Contributions	0	0	0
Year-To-Date Gain/Loss	1,395,102	588,136	806,966
Year-To-Date Designated for Debt Service	0	0	0
Members' Equity at Month End	41,279,924	40,821,803	458,121
TOTAL LIABILITIES & MEMBERS' EQUITY	44,103,203	44,370,268	0 (267,065)

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

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	4,597,739	4,622,380	4,803,827	(24,641)	(206,088)
City of Bella Vista	5,814	8,000	66,155	(186)	(60,341)
Food and Beverage	267,003	291,422	10,576	(24,419)	256,427
Golf	2,884,064	3,049,754	2,958,774	(165,690)	(74,710)
Pro Shop	271,128	316,472	264,842	(45,344)	6,286
Other Recreation	14,842	47,029	48,414	(32,187)	(31,572)
RV	217,076	194,450	192,920	22,626	24,156
Facility Use Fees	626,703	520,646	612,805	106,057	13,898
Boat	354,671	361,766	342,819	(7,095)	11,852
Investment Income	582,912	182,000	741,214	380,912	(178,302)
Water	4,020,396	3,925,345	3,904,279	95,051	116,117
Restricted Revenue	1,572	42	48	1,530	1,524
Stump Dump	52,645	34,450	17,145	18,195	35,500
Lot Sales	134,069	79,000	36,646	55,069	97,423
Transfer Fees	290,803	264,030	233,643	26,573	56,960
Past Due Collections	371,712	129,500	25,872	242,212	345,840
Advertising Income	75,381	69,060	65,849	6,321	9,532
Rebates	93,029	85,000	0	8,029	93,029
POA Lot Inventory Valuation	79,512	67,329	0	12,183	79,512
Water Capital Buy In Fees	210,000	125,000	0	85,000	210,000
Water Late Fees	86,841	103,500	0	(16,859)	86,841
AR MO Land Income	1,500	0	0	1,500	1,500
Street Cuts Repair Income	8,418	11,250	0	(2,832)	8,418
Gain / Loss Disposal Surplus Assets	12,207	0	(64,975)	12,207	77,182
Water Rent Income (1)	2	3	0	(1)	2
Commissions	456	0	0	456	456
Cell Tower Rents	41,006	68,075	0	(27,069)	41,006
Legal Fee Income	6,126	0	0	6,126	6,126
Rents Leased Facilities	3,500	4,200	0	(700)	3,500
Donations Received	180,013	0	0	180,013	180,013
NSF Checks	3,475	0	0	3,475	3,475
Other Income	88,958	102,180	402,431	(13,222)	(313,473)
Total Income	15,563,173	14,659,883	14,661,284	903,290	901,889
Food and Beverage	109,199	94,333	6,850	(14,866)	(102,549)
Water	1,281,990	1,242,310	1,242,316	(39,680)	(39,674)
Pro Shop	225,384	221,739	207,329	(3,645)	(18,055)
Recreation	16,655	15,848	16,883	(807)	228
Total Cost of Goods	1,633,228	1,574,230	1,473,178	(58,998)	(160,050)
Gross Profit	13,929,945	13,085,653	13,188,106	844,292	741,839
Expenses					
Salary and Wages	4,839,351	5,128,903	4,501,763	289,552	(337,588)
Employee Benefits	963,035	1,365,503	1,262,777	402,468	299,742
Memberships, Training and Travel	63,595	79,556	64,676	15,961	1,081
Supplies	683,835	658,403	620,208	(25,432)	(63,627)
Fuel and Oil	130,773	162,287	131,325	31,514	552
Equipment & Tools	281,335	314,851	225,202	33,516	(56,133)
Lease, Rents and Licenses (1)	485,482	500,493	483,136	15,011	(2,346)
Maintenance and Repairs	702,064	860,089	816,813	178,025	114,749
Maintenance and Service Agreements	295,616	284,691	197,499	(10,925)	(98,117)
Outside Contracts	270,899	285,111	318,962	14,412	48,263
Professional Services	119,952	123,858	151,206	3,904	31,254
Insurance	212,057	316,220	299,466	104,163	87,409
Utilities	556,189	570,329	519,779	14,140	(36,410)
Taxes and Permits	343,962	339,111	326,846	(4,851)	(17,116)
Postage	80,766	89,426	89,394	8,660	8,628
Credit Card Fees & Interest Expense	252,098	227,042	225,629	(25,056)	(26,469)
Membership Elections	36,949	38,750	42,291	1,801	5,342
Advertising	91,449	107,905	72,095	16,456	(19,354)
Bad Debts	27,102	18,375	133,439	(8,727)	106,337
Uniforms	40,130	25,830	33,238	(14,300)	(6,892)
Investment Fund Fees	51,206	42,280	43,317	(8,926)	(7,889)
Donations	5,965	20,000	5,063	14,035	(902)
Other Expense	20,826	65,867	85,134	45,041	64,308
Total Operating Expenses	10,554,436	11,644,878	10,649,258	1,090,442	94,822
EBITDA	3,375,509	1,440,775	2,538,848	1,934,734	836,661
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	3,375,509	1,440,775	2,538,848	1,934,734	836,661
Depreciation	1,507,152	1,548,506	1,470,723	41,354	(36,429)
Net Income / Cost of Operations	1,868,357	(107,731)	1,068,125	1,976,088	800,232
Simple Cash Flow					
Add: Depreciation	1,507,152	1,548,506	1,470,723	(41,354)	36,429
+/- Non Cash Adjustments	(170,000)	0	30,632	(170,000)	(200,632)
Subtract Capital Projects	(3,242,475)	(3,058,771)	(1,743,813)	(183,704)	(1,498,862)
Add: Reserves Carry Over & Current Capital	2,465,521	2,196,675	1,208,437	268,846	1,257,084
Add: Reserves for Other Projects	180,167	0	320,202	180,167	(140,035)
Subtract: Debt Service	(391,008)	(280,000)	(274,169)	(111,008)	(116,839)
Simple Cash Flow	2,217,114	298,679	2,080,337	1,919,035	137,377

Note (1): Intercompany income and expense of \$38,308 eliminated from 2017 and 2016 consolidated report

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

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	4,597,039	4,621,680	4,803,127	(24,641)	(206,088)
City of Bella Vista	5,814	6,000	41,016	(186)	(35,202)
Food and Beverage	267,003	291,422	10,576	(24,419)	256,427
Golf	2,884,064	3,049,754	2,958,774	(165,690)	(74,710)
Pro Shop	271,128	316,472	264,842	(45,344)	6,286
Other Recreation	14,842	47,029	46,414	(32,187)	(31,572)
RV	217,076	194,450	192,920	22,626	24,156
Facility Use Fees	626,703	520,646	612,805	106,057	13,898
Boat	354,671	361,766	342,819	(7,095)	11,852
Investment Income	391,022	126,000	466,985	265,022	(75,943)
Stump Dump	52,645	34,450	17,145	18,195	35,500
Lot Sales	134,069	79,000	36,646	55,069	97,423
Transfer Fees	290,603	264,030	233,643	26,573	56,960
Past Due Collections	371,712	129,500	25,872	242,212	345,840
Advertising Income	75,381	69,060	65,849	6,321	9,532
Rebates	93,029	85,000	0	8,029	93,029
POA Lot Inventory Valuation	79,512	67,329	0	12,183	79,512
AR MO Land Income	1,500	0	0	1,500	1,500
Street Cuts Repair Income	8,418	11,250	0	(2,832)	8,418
Gain / Loss Disposal Surplus Assets	12,207	0	(64,975)	12,207	77,182
Water Rents	38,310	38,311	0	(1)	38,310
Commissions	456	0	0	456	456
Cell Tower Rents	41,006	68,075	0	(27,069)	41,006
Legal Fee Income	6,126	0	0	6,126	6,126
Rents Leased Facilities	3,500	4,200	0	(700)	3,500
Donations Received	180,013	0	0	180,013	180,013
NSF Checks	2,375	0	0	2,375	2,375
Other Income	63,160	97,760	235,980	(34,600)	(172,820)
Total Income	11,083,384	10,483,184	10,290,418	600,200	792,966
Food and Beverage	109,199	94,333	6,650	(14,866)	(102,549)
Pro Shop	225,384	221,739	207,329	(3,645)	(18,055)
Recreation	16,655	15,848	16,883	(807)	228
Total Cost of Goods	351,238	331,920	230,862	(19,318)	(120,376)
Gross Profit	10,732,146	10,151,264	10,059,556	580,882	672,590
Expenses					
Salary and Wages	4,304,556	4,548,111	3,968,718	243,555	(335,838)
Employee Benefits	831,303	1,175,747	1,094,281	344,444	262,978
Memberships, Training and Travel	57,998	72,206	53,126	14,208	(4,872)
Supplies	584,306	556,208	492,243	(28,098)	(92,063)
Fuel and Oil	102,251	136,282	108,460	34,031	6,209
Equipment & Tools	264,644	302,806	211,400	38,162	(53,244)
Lease, Rents and Licenses	482,985	497,900	480,634	14,935	(2,331)
Maintenance and Repairs	608,626	750,839	690,079	142,213	81,453
Maintenance and Service Agreements	280,781	249,026	188,575	(11,755)	(72,206)
Outside Contracts	211,613	223,761	262,685	12,148	51,072
Professional Services	107,188	111,856	134,177	4,668	26,989
Insurance	184,269	252,639	234,210	88,370	69,941
Utilities	499,823	512,864	466,775	13,041	(33,048)
Taxes and Permits	235,331	230,417	222,386	(4,914)	(12,945)
Postage	53,264	62,026	62,760	8,762	9,496
Credit Card Fees & Interest Expense	111,509	93,202	81,343	(18,307)	(30,166)
Membership Elections	36,949	38,750	42,291	1,801	5,342
Advertising	91,449	107,905	72,095	16,456	(19,354)
Bad Debts	28,043	17,500	135,532	(10,543)	107,489
Uniforms	37,571	22,330	30,486	(15,241)	(7,085)
Investment Fund Fees	35,712	28,000	27,290	(7,712)	(8,422)
Donations	765	0	5,083	(765)	4,298
Other Expense	19,048	65,267	85,091	46,219	66,043
Total Operating Expenses	9,129,964	10,055,642	9,149,700	925,678	19,736
EBITDA	1,602,182	95,622	909,856	1,506,560	692,326
Allocations - MAC	(234,858)	(234,858)	(108,872)	0	125,986
Allocations - F & A	(508,720)	(508,720)	(490,056)	0	18,664
Total Allocations	(743,578)	(743,578)	(598,928)	0	144,650
Pre Depreciation Gross	2,345,760	839,200	1,508,784	1,506,560	838,976
Depreciation	950,658	973,863	920,649	23,205	(30,009)
Net Income / Cost of Operations	1,395,102	(134,663)	588,135	1,529,765	806,967
Simple Cash Flow					
Add: Depreciation	950,658	973,863	920,649	(23,205)	30,009
+/- Non Cash Adjustments	(170,000)	0	30,632	(170,000)	(200,632)
Subtract Capital Projects	(2,592,318)	(2,394,761)	(1,490,231)	(197,557)	(1,102,087)
Add: Reserves Carry Over & Current Capital	2,037,928	1,757,865	1,183,676	280,283	854,252
Add: Reserves for Other Projects	180,167	0	317,075	180,167	(136,908)
Simple Cash Flow	1,801,537	202,104	1,549,936	1,599,433	251,601

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

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	700	700	700	0	0
City of Bella Vista	0	0	25,139	0	(25,139)
Investment Income	171,890	56,000	274,249	115,890	(102,359)
Water	4,020,396	3,925,345	3,904,279	95,051	116,117
Restricted Revenue	1,572	42	48	1,530	1,524
Water Capital Buy In Fees	210,000	125,000	0	85,000	210,000
Water Late Fees	86,641	103,500	0	(16,859)	86,641
NSF Checks	1,100	0	0	1,100	1,100
Other Income	25,798	4,420	204,759	21,378	(178,961)
Total Income	4,518,097	4,215,007	4,409,174	303,090	108,923
Water	1,281,990	1,242,310	1,242,316	(39,680)	(39,674)
Total Cost of Goods	1,281,990	1,242,310	1,242,316	(39,680)	(39,674)
Gross Profit	3,236,107	2,972,697	3,166,858	263,410	69,249
Expenses					
Salary and Wages	534,795	580,792	533,045	45,997	(1,750)
Employee Benefits	131,732	189,756	168,496	58,024	36,764
Memberships, Training and Travel	5,597	7,350	11,550	1,753	5,953
Supplies	99,529	102,195	127,965	2,666	28,436
Fuel and Oil	28,522	26,005	22,865	(2,517)	(5,657)
Equipment & Tools	16,691	12,045	13,802	(4,646)	(2,889)
Lease, Rents and Licenses	40,825	40,901	40,810	76	(15)
Maintenance and Repairs	93,438	129,250	126,734	35,812	33,296
Maintenance and Service Agreements	34,835	35,665	8,924	830	(25,911)
Outside Contracts	59,086	61,350	56,277	2,264	(2,809)
Professional Services	12,764	12,000	17,029	(764)	4,265
Insurance	47,788	63,581	65,256	15,793	17,468
Utilities	56,366	57,465	53,004	1,099	(3,362)
Taxes and Permits	108,631	108,694	104,460	63	(4,171)
Postage	27,502	27,400	26,634	(102)	(868)
Credit Card Fees & Interest Expense	140,589	133,840	144,286	(6,749)	3,697
Bad Debts	(941)	875	(2,093)	1,816	(1,152)
Uniforms	2,559	3,500	2,752	941	193
Investment Fund Fees	15,494	14,280	16,027	(1,214)	533
Donations	5,200	20,000	0	14,800	(5,200)
Other Expense	1,778	600	43	(1,178)	(1,735)
Total Operating Expenses	1,462,780	1,627,544	1,537,866	164,764	75,086
EBITDA	1,773,327	1,345,153	1,628,992	428,174	144,335
Allocations - MAC	234,858	234,858	108,872	0	(125,986)
Allocations - F & A	508,720	508,720	490,056	0	(18,664)
Total Allocations	743,578	743,578	598,928	0	(144,650)
Pre Depreciation Gross	1,029,749	601,575	1,030,064	428,174	(315)
Depreciation	556,494	574,643	550,074	18,149	(6,420)
Net Income / Cost of Operations	473,255	26,932	479,990	446,323	(6,735)
Simple Cash Flow					
Add: Depreciation	556,494	574,643	550,074	(18,149)	6,420
Subtract Capital Projects	(650,157)	(664,010)	(253,382)	13,853	(396,775)
Add: Reserves Carry Over & Current Capital	427,593	439,010	24,761	(11,417)	402,832
Add: Reserves for Other Projects	0	0	3,127	0	(3,127)
Subtract: Debt Service	(391,008)	(280,000)	(274,169)	(111,008)	(116,839)
Simple Cash Flow	416,177	96,575	530,401	319,602	(114,224)

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

Description	Jul-17		Jul-17		Jul-16	
	Y-T-D Actual	Y-T-D Budget	Y-T-D Actual	Variance	Y-T-D Actual	Variance
Food and Beverage	(452,332)	(256,728)	(120,261)	(195,604)	(120,261)	(332,071)
Clubhouses	(273,705)	(312,927)	(590,900)	39,222	(590,900)	317,195
Golf Maintenance	(2,936,678)	(3,184,444)	(3,222,343)	247,766	(3,222,343)	285,665
Golf Pro Shops	1,835,256	1,887,281	1,533,116	(52,025)	1,533,116	302,140
Recreation	(370,964)	(727,450)	(1,213,647)	356,486	(1,213,647)	842,683
Maintenance & Construction	(784,782)	(999,349)	11,720	214,567	11,720	(796,502)
Lakes and Parks	(49,888)	(141,614)	(488,287)	91,726	(488,287)	438,399
General Manager's Office	(221,262)	(246,274)	(527,937)	25,012	(527,937)	306,675
Human Resources	(195,363)	(186,490)	(30,394)	(8,873)	(30,394)	(164,969)
Communications and Marketing	(307,613)	(378,077)	(354,198)	70,464	(354,198)	46,585
Legal	323,935	14,174	(77,052)	309,761	(77,052)	400,987
Accounting	(206,824)	(268,664)	(3,261)	61,840	(3,261)	(203,563)
Member Services	(256,922)	(321,901)	(52,388)	64,979	(52,388)	(204,534)
Information Technology	(369,847)	(360,922)	(35,121)	(8,925)	(35,121)	(334,726)
General Income	5,662,089	5,348,720	5,759,090	313,369	5,759,090	(97,001)
Water	473,256	26,933	479,990	446,323	479,990	(6,734)
POA Consolidated Total	1,868,356	(107,732)	1,068,127	1,976,088	1,068,127	800,229
Simple Cash Flow	1,507,153	1,548,507	1,470,723	(41,354)	1,470,723	36,430
Add: Depreciation	(170,000)	0	30,632	(170,000)	30,632	(200,632)
+/- Non Cash Adjustments	(3,242,475)	(3,058,771)	(1,743,613)	(183,704)	(1,743,613)	(1,498,862)
Subtract Capital Projects	2,465,521	2,196,675	1,208,437	268,846	1,208,437	1,257,084
Add: Reserves Carry Over & Current Capital	180,167	0	320,202	180,167	320,202	(140,035)
Add: Reserves for Other Projects	(391,008)	(280,000)	(274,169)	(111,008)	(274,169)	(116,839)
Subtract: Debt Service						
Simple Cash Flow	2,217,714	298,679	2,080,339	1,919,035	2,080,339	137,375

**Bella Vista Property Owners' Association
POA Cash Reserve Assessment As of July 31, 2017**

	Previous	Current	Change
Cash & Investments (ST & LT)	9,620,300	9,401,400	(218,900)
Current Receivables & Adjusted Liabilities			
Receivables	343,000	276,600	(66,400)
Liabilities	(1,055,100)	(982,600)	72,500
Restricted Funds			
Bond Payment	0	0	0
Other Insurance Reserve	(235,600)	(261,800)	(26,200)
Water - Capacity Expansion	0	0	0
Water - 2014 Water Bond Restricted Cash	0	0	0
Proceeds from Sale of Property to City of BV (ADA)	(321,200)	(321,200)	0
Water Building 2016 Budget 11/19/15	0	0	0
2015 Carry Over Projects - Branchwood Phase 2 and other Gun Range projects 12/31/15	(153,800)	(153,800)	0
Golf Maintenance Chemical Wash Rack 07/21/16	(350,000)	(350,000)	0
2017 Budget - Country Club Renovations Project 12/15/16	(1,527,900)	(1,473,100)	54,800
2017 Budget - Recreation Capital - Branchwood Building Extension and Blowing Springs Bathrooms 12/15/16	(59,000)	(59,000)	0
2017 Budget - MAC Maintenance Capital and Three Park Parking Lot 12/15/16	(12,000)	(28,600)	(16,600)
2017 Budget - ADA Projects 12/15/16	(400,000)	(400,000)	0
2016 Carry Over Capital - RV Park Entrance 12/31/16	(30,000)	(30,000)	0
Branchwood Parking Lot Project (Reassign from Branchwood Building Expansion Capital) 03/16/17	(34,900)	(34,900)	0
Lake Avalon Beach Project (Reassign from Branchwood Building Expansion Capital) 03/16/17	(227,700)	(224,800)	2,900
Estimated Golf Course Flood Damage May 2017	(120,800)	(36,500)	84,300
Commitment to Purchase 14 Previous Leased Parcels from Cooper Communities 05/18/17	(2,646,500)	(2,646,500)	0
Renovate Highland's Golf Course 06/15/17	(293,497)	(280,800)	12,697
Total Cash Available	2,495,303	2,394,400	(100,903)
Catastrophic Emergency Fund	1,200,000	1,200,000	0
Uncommitted Reserves	1,295,303	1,194,400	(100,903)

Bella Vista Property Owners' Association
Water Cash Reserve Assessment As of July 31, 2017

	Previous	Current	Change
Cash & Investments (ST & LT)	7,322,800	7,546,400	223,600
Current Receivables & Adjusted Liabilities			
Receivables	627,300	793,200	165,900
Liabilities	(903,700)	(1,130,000)	(226,300)
Restricted Funds			
Bond Payment	(480,000)	(480,000)	0
Other Insurance Reserve	(70,400)	(78,200)	(7,800)
Water - Capacity Expansion	0	0	0
Water - 2014 Water Bond Restricted Cash	(844,600)	(642,000)	202,600
Proceeds from Sale of Property to City of BV (ADA)	0	0	0
Water Building 2016 Budget 11/19/15	(6,200)	(6,000)	200
2015 Carry Over Projects - Branchwood Phase 2 and others 12/31/15	0	0	0
Golf Maintenance Chemical Wash Rack 07/21/16	0	0	0
2017 Budget - Country Club Renovations Project 12/15/16	0	0	0
2017 Budget - Other Capital Rec 12/15/16	0	0	0
2017 Budget - Other Capital MAC 12/15/16	0	0	0
2017 Budget - ADA Projects 12/15/16	0	0	0
2016 Carry Over Capital 12/31/16	(91,800)	(90,500)	1,300
Branchwood Parking Lot Project (Reassign from Branchwood Building Expansion Capital) 03/16/17	0	0	0
Lake Avalon Beach Project (Reassign from Branchwood Building Expansion Capital) 03/16/17	0	0	0
Estimated Golf Course Flood Damage May 2017	0	0	0
Commitment to Purchase 14 Previous Leased Parcels from Cooper Communities 05/18/17	0	0	0
Renovate Highland's Golf Course 06/15/17	0	0	0
Total Cash Available	5,553,400	5,912,900	359,500
Catastrophic Emergency Fund	500,000	500,000	0
Uncommitted Reserves	5,053,400	5,412,900	359,500

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

Description	Net Income / (Cost) of Operations	Depreciation	Non Cash Adjust	Capital	Reserves CO & Cur Year Cap.	Reserves Other	Debt Service	Simple Cash Flow
Food and Beverage	(452,332)	27,913	0	(1,714,081)	1,714,081	-	-	(424,419)
Clubhouses	(273,705)	167,541	0	(43,954)	43,954	-	-	(106,164)
Golf Maintenance	(2,936,678)	345,037	0	(464,582)	0	160,004	-	(2,896,219)
Golf Pro Shops	1,835,256	34,065	0	(39,673)	0	-	-	1,829,648
Recreation	(370,964)	113,638	(170,000)	(15,400)	15,400	-	-	(427,326)
Maintenance & Construction	(784,782)	95,279	0	(113,639)	113,639	-	-	(689,503)
Lakes and Parks	(49,888)	76,763	0	(60,177)	34,540	20,163	-	21,401
General Manager's Office	(221,262)	2,289	0	(116,314)	116,314	-	-	(218,973)
Human Resources	(195,363)	0	0	0	0	-	-	(195,363)
Communications and Marketing	(307,613)	2,039	0	0	0	-	-	(305,574)
Legal	323,935	0	0	0	0	-	-	323,935
Accounting	(206,824)	0	0	0	0	-	-	(206,824)
Member Services	(256,922)	0	0	0	0	-	-	(256,922)
Information Technology	(369,847)	86,095	0	(24,498)	0	-	-	(308,250)
General Income	5,662,089	0	0	0	0	-	-	5,662,089
Water	473,256	556,494	0	(650,157)	427,593	-	(391,008)	416,178
POA Consolidated Total	1,868,356	1,507,153	(170,000)	(3,242,475)	2,465,521	180,167	(391,008)	2,217,714

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

Description	Jul-17 Y-T-D Actual	Jul-17 Y-T-D Budget	Variance
Food and Beverage	(424,419)	(211,587)	(212,832)
Clubhouses	(106,164)	(142,029)	35,865
Golf Maintenance	(2,896,219)	(3,353,235)	457,016
Golf Pro Shops	1,829,648	1,882,596	(52,948)
Recreation	(427,326)	(610,313)	182,987
Maintenance & Construction	(689,503)	(905,420)	215,917
Lakes and Parks	21,401	(123,288)	144,689
General Manager's Office	(218,973)	(242,318)	23,345
Human Resources	(195,363)	(186,490)	(8,873)
Communications and Marketing	(305,574)	(375,137)	69,563
Legal	323,935	14,174	309,761
Accounting	(206,824)	(268,664)	61,840
Member Services	(256,922)	(321,901)	64,979
Information Technology	(308,250)	(303,005)	(5,245)
General Income	5,662,089	5,348,720	313,369
Water	416,178	96,576	319,602
POA Consolidated Total	2,217,714	298,679	1,919,035
POA w/o Water	1,801,536	202,103	1,599,433