

Bella Vista Property Owners Association
 Bella Vista Village POA Consolidated
 For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year	Year To Year
	Actual	Budget	VAR	Actual					
Assessments	661,528	660,340	1,188	672,620	7,922,023	7,924,080	(2,057)	8,160,374	(238,351)
City of Bella Vista	2,765	3,000	(235)	9,501	11,344	12,000	(656)	113,721	(102,377)
Food and Beverage	45,535	127,759	(82,224)	3,595	589,330	866,100	(276,770)	30,211	559,119
Golf	88,008	106,206	(18,198)	70,814	4,077,970	4,469,300	(391,330)	4,155,609	(77,639)
Pro Shop	30,799	39,151	(8,352)	29,474	488,499	589,796	(101,297)	468,590	19,910
Other Recreation	866	2,872	(2,006)	1,448	23,755	69,829	(46,074)	70,237	(46,481)
RV	10,139	10,000	139	10,016	337,724	290,850	46,874	280,948	56,776
Facility Use Fees	24,472	61,569	(37,097)	16,022	845,460	758,066	87,394	808,422	37,038
Boat	21	12	9	6	364,993	369,994	(5,001)	350,578	14,415
Investment Income	7,650	26,000	(18,351)	92,948	727,155	312,000	415,155	645,645	81,510
Water	542,720	508,260	34,460	547,030	7,110,202	6,990,975	119,227	6,913,585	196,616
Restricted Revenue	530	650	(120)	22	4,340	716	3,624	121	4,220
Stump Dump	5,338	3,445	1,893	2,540	98,275	58,565	39,710	38,735	59,540
Lot Sales	5,643	3,000	2,643	15,738	203,509	103,000	100,509	126,322	77,187
Transfer Fees	29,000	30,000	(1,000)	14,625	466,809	414,030	52,779	372,310	94,500
Past Due Collections	44,858	18,500	26,358	3,103	506,828	222,000	284,828	42,902	463,925
Advertising Income	6,223	4,327	1,896	6,380	141,977	128,637	13,340	133,134	8,843
Rebates	0	0	0	0	93,088	85,000	8,088	0	93,088
POA Lot Inventory Valuation	73	0	73	0	109,514	89,772	19,742	0	109,514
Water Capital Buy In Fees	22,500	12,500	10,000	0	400,000	212,500	187,500	0	400,000
Water Late Fees	12,511	16,000	(3,489)	0	152,387	176,000	(23,613)	0	152,387
AR MO Land Income	0	0	0	0	4,001	0	4,001	0	4,001
Street Cuts Repair Income	0	0	0	0	8,418	18,750	(10,332)	0	8,418
Gain / Loss Disposal Surplus Assets	0	0	0	28,814	72,733	0	72,733	32,895	39,838
Water Rent	5,473	5,473	0	0	65,674	65,674	(2)	0	65,674
Commissions	17	0	17	0	599	0	599	0	599
Cell Tower Rents	39,203	2,400	36,803	0	87,410	80,075	7,335	0	87,410
Legal Fees	1,987	0	1,987	0	10,823	0	10,823	0	10,823
Rents - Leases Facilities	500	600	(100)	0	6,000	7,200	(1,200)	0	6,000
Donations Received	0	0	0	0	180,055	0	180,055	0	180,055
NSF Fees	375	0	375	0	6,275	0	6,275	0	6,275
Other	18,925	7,158	11,767	81,391	195,386	159,796	35,590	806,015	(610,628)
Total Income	1,607,657	1,649,222	(41,565)	1,606,087	25,312,556	24,474,707	837,849	23,550,353	1,762,202
Food and Beverage	29,104	40,735	11,631	1,554	276,596	278,973	2,377	15,451	(261,145)
Water	192,078	165,500	(26,578)	236,078	2,234,906	2,094,070	(140,836)	2,216,918	(17,988)
Pro Shop	17,279	26,023	8,744	59,403	393,451	421,348	27,897	403,612	10,161
Recreation	1,312	13,500	12,188	658	27,293	29,937	2,644	25,813	(1,479)
Total Cost of Goods	239,774	245,758	5,984	297,692	2,932,246	2,824,328	(107,918)	2,661,794	(270,452)
Gross Profit	1,367,884	1,403,464	(35,580)	1,308,395	22,380,310	21,650,379	729,931	20,888,559	1,491,750
Expenses									
Salary and Wages	1,028,562	765,588	(262,974)	69,395	9,052,006	9,127,822	75,816	7,397,979	(1,654,028)
Employee Benefits	307,167	178,203	(128,964)	185,241	2,004,512	2,297,903	293,391	2,175,475	170,963
Memberships, Training and Travel	16,860	8,955	(7,905)	9,495	133,248	130,507	(2,741)	109,447	(23,801)
Supplies	66,718	45,033	(21,685)	56,364	1,095,124	1,007,486	(87,638)	990,673	(104,451)
Fuel and Oil	14,913	21,071	6,158	6,191	237,337	277,416	40,079	238,907	1,570
Equipment and Tools	60,811	4,162	(56,649)	73,652	474,036	337,163	(136,873)	433,073	(40,963)
Lease, Rents and Licenses	54,694	72,786	18,092	53,475	889,781	918,521	28,740	924,874	35,093
Maintenance and Repairs	109,664	40,942	(68,722)	52,253	1,182,648	1,206,429	23,781	1,285,906	103,258
Maintenance and Service Agreements	38,805	20,117	(18,688)	30,947	467,582	427,934	(39,648)	375,883	(91,699)
Outside Contracts	34,018	22,127	(11,891)	41,935	477,468	473,810	(3,658)	554,031	76,564
Professional Services	265	8,075	7,810	5,281	160,935	175,921	14,986	410,203	249,269
Insurance	124,529	45,540	(78,989)	52,832	520,904	543,870	22,966	518,341	(2,563)
Utilities	88,090	80,160	(7,930)	89,412	1,012,849	1,018,137	5,288	960,550	(52,299)
Taxes and Permits	22,186	42,219	20,032	45,747	560,874	552,904	(7,970)	508,282	(52,592)
Postage	16,215	10,749	(5,466)	24,237	141,292	143,050	1,758	162,912	21,620

Bella Vista Property Owners Association
 Bella Vista Village POA Consolidated
 For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
Credit Card Fees & Interest Expense	30,453	50,555	20,102	14,163	422,970	394,090	(28,880)	384,722	(38,249)
Membership Elections	0	0	0	2,375	36,949	38,750	1,801	95,540	58,591
Advertising Expense	12,847	6,010	(6,837)	11,396	174,119	164,480	(9,639)	123,457	(50,662)
Bad Debts	(3,583)	2,625	6,208	(2,843)	36,611	31,500	(5,111)	128,253	91,642
Uniforms	4,016	100	(3,916)	8,050	61,386	47,210	(14,176)	56,236	(5,149)
Investment Fund Fees	5,035	6,040	1,005	7,159	78,166	72,480	(5,686)	77,860	(306)
Donations	0	0	0	0	18,705	25,000	6,295	10,011	(8,694)
Other	(2,643)	5,511	8,154	285,908	50,136	90,522	40,386	496,908	446,772
Total Operating Expenses	2,029,622	1,436,568	(593,055)	1,122,665	19,289,639	19,502,905	213,266	18,419,525	(870,114)
EBITDA	(661,739)	(33,104)	(628,635)	185,730	3,090,671	2,147,474	943,196	2,469,035	621,636
Allocations - MAC	0	0	0	0	0	0	0	0	0
Allocations - F & A	0	0	0	0	0	0	0	0	0
Pre Depreciation Gross	(661,739)	(33,104)	(628,635)	185,730	3,090,671	2,147,474	943,196	2,469,035	621,636
Depreciation	232,974	227,983	(4,990)	215,434	2,658,682	2,693,948	35,266	2,551,000	(107,682)
Net Income / Cost of Operations	<u>(894,712)</u>	<u>(261,087)</u>	<u>(633,625)</u>	<u>(29,705)</u>	<u>431,989</u>	<u>(546,474)</u>	<u>978,463</u>	<u>(81,965)</u>	<u>513,954</u>

Bella Vista Property Owners Association
Food and Beverage Division - Tommy Lee
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
Food and Beverage	41,327	124,875	(83,548)	0	432,672	797,925	(365,253)	0	432,672
Facility Use Fees	(2,298)	6,890	(9,188)	0	(2,897)	18,795	(21,692)	0	(2,897)
Gain / Loss Disposal Surplus Assets	0	0	0	0	597	0	597	2,328	(1,731)
Other	(15)	0	(15)	0	6,400	0	6,400	0	6,400
Total Income	39,014	131,765	(92,751)	0	436,771	816,720	(379,949)	2,328	434,443
Food and Beverage	26,372	39,630	13,258	0	199,680	249,431	49,751	0	(199,680)
Total Cost of Goods	26,372	39,630	13,258	0	199,680	249,431	49,751	0	(199,680)
Gross Profit	12,642	92,135	(79,493)	0	237,090	567,289	(330,199)	2,328	234,762
Expenses									
Salary and Wages	93,115	81,599	(11,516)	10,051	612,215	625,032	12,817	21,716	(590,499)
Employee Benefits	20,010	11,272	(8,738)	1,000	101,072	96,448	(4,623)	2,715	(98,356)
Memberships, Training and Travel	1,628	0	(1,628)	0	17,146	8,900	(8,246)	500	(16,646)
Supplies	5,607	11,645	6,038	0	76,702	71,790	(4,912)	241	(76,462)
Fuel and Oil	109	100	(9)	0	109	950	841	0	(109)
Equipment and Tools	107	500	393	397	53,299	3,000	(50,299)	4,232	(49,067)
Lease, Rents and Licenses	194	300	106	0	2,256	3,000	744	0	(2,256)
Maintenance and Repairs	1,921	150	(1,771)	1,752	44,867	3,800	(41,067)	10,506	(34,361)
Maintenance and Service Agreements	3,022	1,620	(1,402)	195	20,113	12,650	(7,463)	3,129	(16,985)
Outside Contracts	4,976	212	(4,764)	488	21,089	6,622	(14,467)	4,834	(16,255)
Professional Services	(5,000)	0	5,000	0	2,456	0	(2,456)	1,850	(606)
Insurance	3,044	1,456	(1,588)	695	15,570	14,861	(709)	9,666	(5,903)
Utilities	9,882	6,812	(3,070)	5,178	91,058	59,848	(31,210)	27,267	(63,791)
Taxes and Permits	700	1,622	922	1,611	22,250	20,783	(1,467)	12,844	(9,405)
Postage	1	0	(1)	0	91	0	(91)	0	(91)
Credit Card Fees & Interest Expense	1,244	0	(1,244)	0	16,026	0	(16,026)	0	(16,026)
Advertising Expense	7,657	650	(7,007)	4,740	31,809	9,850	(21,959)	6,678	(25,131)
Uniforms	75	0	(75)	0	5,694	1,000	(4,694)	176	(5,518)
Other	8	0	(8)	0	9,719	7,000	(2,719)	0	(9,719)
Total Operating Expenses	148,299	117,937	(30,362)	26,107	1,143,543	945,535	(198,008)	106,355	(1,037,188)
EBITDA	(135,657)	(25,802)	(109,855)	(26,107)	(906,452)	(378,246)	(528,206)	(104,027)	(802,425)
Allocations - MAC	0	0	0	5,832	0	0	0	80,452	80,452
Allocations - F & A	0	0	0	1,190	0	0	0	15,436	15,436
Total Allocations	0	0	0	7,022	0	0	0	95,888	95,888
Pre Depreciation Gross	(135,657)	(25,802)	(109,855)	(33,129)	(906,452)	(378,246)	(528,206)	(199,915)	(706,537)
Depreciation	14,593	8,911	(5,682)	3,175	98,756	89,696	(9,060)	40,284	(58,472)
Net Income / Cost of Operations	<u>(150,250)</u>	<u>(34,713)</u>	<u>(115,537)</u>	<u>(36,304)</u>	<u>(1,005,208)</u>	<u>(467,942)</u>	<u>(537,267)</u>	<u>(240,199)</u>	<u>(765,010)</u>

Bella Vista Property Owners Association
Clubhouses
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR						
Gain / Loss Disposal Surplus Assets	0	0	0	0	275	0	275	(24,633)	24,908
Rents - Leases Facilities	500	600	(100)	0	6,000	7,200	(1,200)	0	6,000
Other	0	0	0	500	0	0	0	11,900	(11,900)
Total Income	500	600	(100)	500	6,275	7,200	(925)	(12,733)	19,008
Gross Profit	500	600	(100)	500	6,275	7,200	(925)	(12,733)	19,008
Expenses									
Salary and Wages	0	0	0	(896)	0	0	0	12,674	12,674
Employee Benefits	0	0	0	(142)	0	0	0	1,936	1,936
Supplies	113	555	442	350	2,526	6,660	4,134	4,114	1,588
Equipment and Tools	0	0	0	0	2,376	17,600	15,225	8,492	6,117
Maintenance and Repairs	3,355	2,690	(665)	3,496	44,108	32,280	(11,828)	112,916	68,807
Maintenance and Service Agreements	4,600	2,311	(2,289)	4,879	30,223	29,491	(732)	22,699	(7,524)
Outside Contracts	488	1,690	1,202	499	7,624	10,149	2,525	8,369	745
Insurance	7,908	3,391	(4,517)	3,353	39,353	40,692	1,339	44,931	5,578
Utilities	1,725	4,692	2,967	3,255	24,354	59,294	34,940	36,938	12,584
Taxes and Permits	1,354	3,680	2,325	3,520	43,277	44,467	1,189	36,752	(6,525)
Advertising Expense	244	0	(244)	0	244	0	(244)	0	(244)
Bad Debts	0	0	0	0	0	0	0	13,909	13,909
Total Operating Expenses	19,789	19,009	(780)	18,313	194,086	240,633	46,547	303,730	109,644
EBITDA	(19,289)	(18,409)	(880)	(17,813)	(187,811)	(233,433)	45,622	(316,463)	128,652
Allocations - MAC	0	0	0	22,285	0	0	0	302,752	302,752
Allocations - F & A	0	0	0	4,316	0	0	0	56,064	56,064
Total Allocations	0	0	0	26,602	0	0	0	358,815	358,815
Pre Depreciation Gross	(19,289)	(18,409)	(880)	(44,415)	(187,811)	(233,433)	45,622	(675,279)	487,468
Depreciation	23,830	24,237	408	24,302	286,699	292,129	5,430	298,469	11,770
Net Income / Cost of Operations	(43,118)	(42,646)	(472)	(68,717)	(474,510)	(525,562)	51,052	(973,748)	499,238

Bella Vista Property Owners Association
Golf Maintenance - Keith Ihms (15 - 23)
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
Gain / Loss Disposal Surplus Assets	0	0	0	0	18,157	0	18,157	(57,587)	75,743
Other	0	0	0	0	9,205	0	9,205	0	9,205
Total Income	0	0	0	0	27,362	0	27,362	(57,587)	84,948
Gross Profit	0	0	0	0	27,362	0	27,362	(57,587)	84,948
Expenses									
Salary and Wages	173,288	126,963	(46,325)	(48,088)	1,827,955	1,824,258	(3,696)	1,629,569	(198,386)
Employee Benefits	59,227	35,491	(23,736)	37,619	427,855	500,805	72,950	477,464	49,608
Memberships, Training and Travel	982	2,350	1,368	780	11,188	17,790	6,602	8,685	(2,503)
Supplies	2,181	2,540	359	6,417	528,687	485,382	(43,305)	505,288	(23,399)
Fuel and Oil	4,439	3,133	(1,306)	(20,200)	91,344	104,311	12,966	89,788	(1,556)
Equipment and Tools	203	0	(203)	1,537	66,530	67,808	1,278	70,052	3,522
Lease, Rents and Licenses	18,643	44,523	25,880	47,089	509,953	559,141	49,188	586,608	76,655
Maintenance and Repairs	12,829	10,120	(2,709)	15,707	455,340	482,776	27,436	461,241	5,901
Maintenance and Service Agreements	98	790	692	1,132	10,356	9,855	(501)	11,227	871
Outside Contracts	9	25	16	1,159	189	300	111	17,687	17,498
Professional Services	0	0	0	0	3,915	3,200	(715)	3,200	(715)
Insurance	20,838	7,932	(12,906)	8,075	97,538	95,188	(2,350)	92,782	(4,756)
Utilities	18,053	14,888	(3,165)	18,632	256,961	251,622	(5,339)	260,138	3,177
Taxes and Permits	4,565	8,682	4,118	8,153	124,687	124,715	28	108,967	(15,720)
Postage	81	0	(81)	0	681	1,625	944	214	(467)
Credit Card Fees & Interest Expense	0	0	0	0	(3)	0	3	108	111
Uniforms	159	0	(159)	1,150	14,204	17,400	3,196	18,207	4,003
Other	0	0	0	0	795	550	(245)	51	(745)
Total Operating Expenses	315,594	257,437	(58,157)	79,162	4,428,175	4,546,727	118,551	4,341,276	(86,899)
EBITDA	(315,594)	(257,437)	(58,157)	(79,162)	(4,400,814)	(4,546,727)	145,913	(4,398,863)	(1,951)
Allocations - MAC	0	0	0	7,019	0	0	0	90,679	90,679
Allocations - F & A	0	0	0	15,639	0	0	0	196,327	196,327
Total Allocations	0	0	0	22,657	0	0	0	287,007	287,007
Pre Depreciation Gross	(315,594)	(257,437)	(58,157)	(101,819)	(4,400,814)	(4,546,727)	145,913	(4,685,869)	285,056
Depreciation	53,055	52,873	(182)	46,993	604,154	605,585	1,431	544,331	(59,823)
Net Income / Cost of Operations	<u>(368,649)</u>	<u>(310,310)</u>	<u>(58,339)</u>	<u>(148,813)</u>	<u>(5,004,967)</u>	<u>(5,152,311)</u>	<u>147,344</u>	<u>(5,230,200)</u>	<u>225,233</u>

Bella Vista Property Owners Association
Golf Pro Shops (25 - 33) Phillip Wright
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year	Year To Year
	Actual	Budget	VAR	Actual					
Food and Beverage	3,945	2,410	1,535	3,114	133,083	64,345	68,738	24,904	108,179
Golf	88,008	106,206	(18,198)	70,814	4,077,970	4,469,300	(391,330)	4,155,609	(77,639)
Pro Shop	30,799	39,151	(8,352)	29,474	488,499	589,796	(101,297)	468,590	19,910
Facility Use Fees	25	0	25	0	91	0	91	0	91
Gain / Loss Disposal Surplus Assets	0	0	0	0	0	0	0	1,631	(1,631)
Commissions	17	0	17	0	599	0	599	0	599
Other	472	3,524	(3,052)	7,824	32,952	94,369	(61,417)	101,536	(68,585)
Total Income	123,266	151,291	(28,025)	111,225	4,733,195	5,217,810	(484,615)	4,752,270	(19,076)
Food and Beverage	2,640	975	(1,665)	1,463	66,583	28,145	(38,438)	14,003	(52,580)
Pro Shop	17,279	26,023	(8,744)	59,403	393,451	421,348	(27,897)	403,612	10,161
Total Cost of Goods	19,919	26,998	7,079	60,866	460,034	449,493	(10,541)	417,615	(42,419)
Gross Profit	103,347	124,293	(20,946)	50,360	4,273,160	4,768,317	(495,157)	4,334,655	(61,495)
Expenses									
Salary and Wages	91,180	82,312	(8,867)	52,018	1,049,049	1,100,586	51,538	895,949	(153,100)
Employee Benefits	32,482	18,080	(14,402)	15,449	217,012	250,701	33,689	246,106	29,093
Memberships, Training and Travel	2,928	225	(2,703)	1,552	13,738	20,086	6,348	15,579	1,841
Supplies	2,794	1,144	(1,650)	4,467	54,348	29,014	(25,334)	38,075	(16,273)
Fuel and Oil	42	8,937	8,895	19,679	11,677	51,051	39,374	41,567	29,889
Equipment and Tools	10,786	347	(10,439)	13,274	15,362	14,778	(584)	59,067	43,704
Lease, Rents and Licenses	22,560	16,143	(6,417)	(5,503)	243,205	232,098	(11,107)	222,330	(20,875)
Maintenance and Repairs	11,833	1,565	(10,268)	5,121	26,333	47,647	21,314	73,152	46,819
Maintenance and Service Agreements	6,795	4,659	(2,136)	8,367	85,126	60,901	(24,225)	67,603	(17,524)
Outside Contracts	5,597	2,190	(3,407)	2,793	40,632	41,313	681	54,275	13,643
Professional Services	0	0	0	1,244	2,913	0	(2,913)	7,544	4,631
Insurance	6,615	2,828	(3,787)	2,604	34,499	33,936	(564)	30,663	(3,836)
Utilities	11,276	9,613	(1,663)	11,884	124,156	117,450	(6,706)	119,511	(4,645)
Taxes and Permits	659	1,137	478	802	27,028	29,427	2,398	35,719	8,691
Postage	39	112	73	22	1,243	456	(787)	199	(1,045)
Credit Card Fees & Interest Expense	11,509	20,649	9,140	12,596	90,928	82,470	(8,458)	79,607	(11,321)
Advertising Expense	1,800	1,200	(600)	320	35,926	48,480	12,554	4,833	(31,093)
Uniforms	0	0	0	1,162	0	0	0	12,172	12,172
Other	(3)	2,527	2,530	3,522	7,091	42,105	35,014	70,829	63,738
Total Operating Expenses	218,890	173,668	(45,222)	151,372	2,080,267	2,202,499	122,231	2,074,778	(5,490)
EBITDA	(115,543)	(49,375)	(66,168)	(101,013)	2,192,893	2,565,818	(372,925)	2,259,878	(66,985)
Allocations - MAC	0	0	0	9,308	0	0	0	123,445	123,445
Allocations - F & A	0	0	0	46,238	0	0	0	512,029	512,029
Total Allocations	0	0	0	55,546	0	0	0	635,474	635,474
Pre Depreciation Gross	(115,543)	(49,375)	(66,168)	(156,559)	2,192,893	2,565,818	(372,925)	1,624,403	568,490
Depreciation	4,309	4,503	194	4,857	55,675	57,345	1,669	46,671	(9,004)
Net Income / Cost of Operations	(119,852)	(53,878)	(65,974)	(161,416)	2,137,218	2,508,473	(371,256)	1,577,732	559,486

Bella Vista Property Owners Association
 Rec Division - Joan G.(40,41,53,42,43,45,46,50,55,57)
 For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year	Year To Year
	Actual	Budget	VAR	Actual					
Food and Beverage	263	474	(211)	481	23,575	3,830	19,745	5,307	18,268
Other Recreation	840	287	553	126	16,967	8,609	8,358	10,617	6,350
RV	10,118	10,000	118	10,016	244,379	202,350	42,029	190,772	53,607
Facility Use Fees	21,634	21,629	5	14,104	447,376	413,256	34,120	409,647	37,729
Gain / Loss Disposal Surplus Assets	0	0	0	0	230	0	230	971	(741)
Donations Received	0	0	0	0	171,659	0	171,659	0	171,659
Other	1,084	1,164	(80)	875	24,296	25,802	(1,506)	29,075	(4,779)
Total Income	33,939	33,554	385	25,602	928,483	653,847	274,636	646,389	282,094
Food and Beverage	92	130	38	91	10,333	1,397	(8,936)	1,448	(8,885)
Recreation	454	0	(454)	83	4,613	2,937	(1,676)	3,316	(1,297)
Total Cost of Goods	546	130	(416)	173	14,945	4,334	(10,611)	4,763	(10,182)
Gross Profit	33,393	33,424	(31)	25,429	913,538	649,513	264,025	641,625	271,912
Expenses									
Salary and Wages	61,715	45,068	(16,647)	29,816	621,951	618,127	(3,824)	594,382	(27,569)
Employee Benefits	16,033	7,999	(8,034)	6,558	106,063	111,539	5,476	109,473	3,410
Memberships, Training and Travel	812	408	(404)	510	7,992	9,419	1,427	3,902	(4,090)
Supplies	4,707	2,066	(2,641)	6,859	72,327	71,751	(576)	82,572	10,245
Fuel and Oil	98	80	(18)	95	1,614	1,607	(7)	1,452	(162)
Equipment and Tools	2,978	0	(2,978)	31,654	74,579	66,945	(7,634)	127,969	53,390
Lease, Rents and Licenses	373	250	(123)	42	4,370	3,000	(1,370)	3,425	(946)
Maintenance and Repairs	12,773	1,900	(10,873)	4,601	168,908	207,003	38,095	173,570	4,662
Maintenance and Service Agreements	6,901	6,144	(757)	7,287	74,205	84,161	9,956	71,807	(2,398)
Outside Contracts	1,856	1,372	(484)	2,201	63,543	64,692	1,149	71,936	8,393
Professional Services	0	0	0	0	781	0	(781)	11,775	10,994
Insurance	9,016	3,347	(5,669)	4,598	38,375	40,167	1,792	37,959	(416)
Utilities	19,955	16,737	(3,218)	19,329	228,597	223,863	(4,734)	218,695	(9,902)
Taxes and Permits	1,573	2,297	724	1,378	36,784	32,828	(3,956)	30,663	(6,122)
Postage	0	0	0	19	36	20	(16)	57	22
Credit Card Fees & Interest Expense	701	1,143	442	577	17,253	10,480	(6,773)	11,657	(5,597)
Membership Elections	0	0	0	0	0	750	750	0	0
Advertising Expense	0	0	0	0	50	625	575	0	(50)
Uniforms	0	0	0	1,097	771	1,710	939	5,094	4,323
Other	35	300	265	567	7,038	24,241	17,203	22,719	15,681
Total Operating Expenses	139,527	89,112	(50,416)	117,188	1,525,237	1,572,928	47,691	1,579,107	53,870
EBITDA	(106,134)	(55,688)	(50,446)	(91,759)	(611,699)	(923,415)	311,716	(937,481)	325,782
Allocations - MAC	0	0	0	38,378	0	0	0	524,778	524,778
Allocations - F & A	0	0	0	34,324	0	0	0	412,301	412,301
Total Allocations	0	0	0	72,702	0	0	0	937,079	937,079
Pre Depreciation Gross	(106,134)	(55,688)	(50,446)	(164,461)	(611,699)	(923,415)	311,716	(1,874,561)	1,262,861
Depreciation	15,638	16,652	1,015	16,174	192,613	201,185	8,572	180,105	(12,508)
Net Income / Cost of Operations	(121,772)	(72,340)	(49,432)	(180,635)	(804,312)	(1,124,600)	320,287	(2,054,666)	1,250,353

Bella Vista Property Owners Association
 Maint and Const - Mike Taggart -(60,61,62,63,64,65,67,47,54)
 For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR						
City of Bella Vista	0	0	0	570	284	0	284	6,823	(6,539)
Stump Dump	5,338	3,445	1,893	2,540	98,275	58,565	39,710	38,735	59,540
AR MO Land Income	0	0	0	0	4,001	0	4,001	0	4,001
Street Cuts Repair Income	0	0	0	0	8,418	18,750	(10,332)	0	8,418
Gain / Loss Disposal Surplus Assets	0	0	0	0	7,875	0	7,875	15,732	(7,857)
Cell Tower Rents	39,203	2,400	36,803	0	87,410	80,075	7,335	0	87,410
Other	3,294	1,830	1,464	31,557	54,162	31,110	23,052	181,376	(127,213)
Total Income	47,835	7,675	40,160	34,667	260,425	188,500	71,925	242,666	17,759
Gross Profit	47,835	7,675	40,160	34,667	260,425	188,500	71,925	242,666	17,759
Expenses									
Salary and Wages	130,320	102,203	(28,117)	(159,740)	1,264,973	1,293,023	28,049	939,907	(325,066)
Employee Benefits	42,676	28,763	(13,913)	35,140	287,570	382,601	95,031	390,941	103,371
Memberships, Training and Travel	0	0	0	240	1,976	1,150	(826)	994	(982)
Supplies	825	745	(80)	4,829	16,305	18,575	2,270	18,230	1,925
Fuel and Oil	4,813	3,629	(1,184)	2,730	60,598	56,738	(3,861)	49,549	(11,049)
Equipment and Tools	10,640	0	(10,640)	1,636	124,575	82,250	(42,325)	39,212	(85,363)
Lease, Rents and Licenses	856	740	(116)	666	3,324	1,730	(1,594)	3,278	(46)
Maintenance and Repairs	24,739	6,630	(18,109)	17,231	151,975	130,940	(21,035)	131,045	(20,930)
Maintenance and Service Agreements	570	430	(140)	704	8,131	5,790	(2,341)	6,858	(1,273)
Outside Contracts	905	35	(870)	2,361	40,925	43,440	2,515	39,803	(1,122)
Insurance	29,471	7,308	(22,162)	10,372	76,465	87,702	11,237	77,501	1,036
Utilities	3,340	4,051	711	4,138	36,650	40,509	3,859	37,465	815
Taxes and Permits	833	1,579	745	3,389	21,934	21,804	(130)	21,332	(602)
Postage	0	0	0	0	0	0	0	143	143
Credit Card Fees & Interest Expense	0	0	0	0	3	0	(3)	4	1
Bad Debts	0	0	0	0	0	0	0	(179)	(179)
Uniforms	226	0	(226)	709	7,582	8,400	818	7,923	341
Other	14	0	(14)	100	988	600	(388)	1,335	347
Total Operating Expenses	250,227	156,113	(94,114)	(75,496)	2,103,973	2,175,252	71,278	1,765,341	(338,632)
EBITDA	(202,392)	(148,438)	(53,954)	110,163	(1,843,549)	(1,986,752)	143,203	(1,522,675)	(320,873)
Allocations - MAC	(24,920)	(24,920)	0	(145,335)	(385,083)	(385,083)	0	(1,937,701)	(1,552,618)
Allocations - F & A	0	0	0	441	0	0	0	5,841	5,841
Total Allocations	(24,920)	(24,920)	0	(144,895)	(385,083)	(385,083)	0	(1,931,859)	(1,546,776)
Pre Depreciation Gross	(177,472)	(123,518)	(53,954)	255,057	(1,458,465)	(1,601,669)	143,203	409,184	(1,867,650)
Depreciation	12,766	12,984	218	13,578	159,428	159,166	(262)	174,748	15,321
Net Income / Cost of Operations	(190,238)	(136,502)	(53,737)	241,480	(1,617,893)	(1,760,834)	142,941	234,436	(1,852,329)

Bella Vista Property Owners Association
Lakes and Parks Div-Rick Echols(48,480,49,44,66,66,51,52)
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year	Year To Year
	Actual	Budget	VAR	Actual					
City of Bella Vista	2,765	3,000	(235)	0	11,060	12,000	(940)	0	11,060
Other Recreation	26	2,585	(2,559)	1,322	6,788	61,220	(54,432)	59,620	(52,832)
RV	21	0	21	0	93,345	88,500	4,845	90,176	3,169
Facility Use Fees	4,901	1,900	3,001	1,919	85,242	29,015	56,227	32,347	52,895
Boat	21	12	9	6	364,993	369,994	(5,001)	350,578	14,415
Gain / Loss Disposal Surplus Assets	0	0	0	0	0	0	0	11,415	(11,415)
Donations Received	0	0	0	0	8,396	0	8,396	0	8,396
Other	(20)	0	(20)	2,404	1,606	180	1,426	10,678	(9,072)
Total Income	7,714	7,497	217	5,650	571,430	560,909	10,521	554,813	16,617
Recreation	858	13,500	12,642	575	22,680	27,000	4,320	22,498	(182)
Total Cost of Goods	858	13,500	12,642	575	22,680	27,000	4,320	22,498	(182)
Gross Profit	6,856	(6,003)	12,859	5,075	548,750	533,909	14,841	532,315	16,434
Expenses									
Salary and Wages	39,810	30,043	(9,767)	18,224	357,372	383,534	26,162	292,986	(64,386)
Employee Benefits	9,799	4,518	(5,282)	5,545	62,376	67,019	4,644	62,568	192
Memberships, Training and Travel	55	150	95	0	821	2,815	1,995	4,371	3,551
Supplies	4,344	3,000	(1,344)	3,738	65,183	56,710	(8,473)	55,508	(9,675)
Fuel and Oil	1,107	975	(132)	755	18,634	13,750	(4,884)	13,385	(5,249)
Equipment and Tools	135	70	(65)	105	37,676	39,625	1,949	21,772	(15,904)
Lease, Rents and Licenses	85	110	25	34	1,072	900	(172)	1,052	(20)
Maintenance and Repairs	9,837	765	(9,072)	5,919	74,024	77,455	3,431	80,031	6,007
Maintenance and Service Agreements	1,957	1,310	(647)	2,413	35,761	16,460	(19,301)	29,855	(5,906)
Outside Contracts	1,053	1,320	267	366	24,383	28,900	4,517	28,862	4,479
Professional Services	0	0	0	0	6,000	0	(6,000)	6,424	424
Insurance	14,659	7,391	(7,268)	8,339	74,564	88,693	14,129	67,499	(7,065)
Utilities	3,598	3,088	(510)	4,249	36,700	35,480	(1,220)	39,163	2,463
Taxes and Permits	2,796	4,865	2,069	5,645	58,733	58,561	(172)	52,856	(5,876)
Postage	0	10	10	0	350	120	(230)	485	134
Credit Card Fees & Interest Expense	383	345	(38)	218	13,068	4,285	(8,783)	3,643	(9,424)
Uniforms	1,504	0	(1,504)	1,050	2,805	3,000	195	2,272	(533)
Other	0	15	15	4	(45)	180	225	158	204
Total Operating Expenses	91,123	57,975	(33,148)	56,603	869,475	877,487	8,012	762,890	(106,585)
EBITDA	(84,267)	(63,978)	(20,289)	(51,528)	(320,725)	(343,578)	22,852	(230,575)	(90,151)
Allocations - MAC	0	0	0	41,739	0	0	0	547,920	547,920
Allocations - F & A	0	0	0	25,150	0	0	0	246,451	246,451
Total Allocations	0	0	0	66,888	0	0	0	794,371	794,371
Pre Depreciation Gross	(84,267)	(63,978)	(20,289)	(118,416)	(320,725)	(343,578)	22,852	(1,024,946)	704,220
Depreciation	11,031	10,972	(60)	11,470	132,929	136,210	3,281	135,073	2,144
Net Income / Cost of Operations	(95,298)	(74,949)	(20,349)	(129,887)	(453,655)	(479,787)	26,133	(1,160,018)	706,364

Bella Vista Property Owners Association
Water Utility Consolidated
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
Assessments	100	100	0	100	1,200	1,200	0	1,200	0
City of Bella Vista	0	0	0	3,610	0	0	0	43,214	(43,214)
Investment Income	184,790	8,000	176,790	32,506	462,834	96,000	366,834	263,036	199,799
Water	542,720	508,260	34,460	547,030	7,110,202	6,990,975	119,227	6,913,585	196,616
Restricted Revenue	530	650	(120)	22	4,340	716	3,624	121	4,220
Water Capital Buy In Fees	22,500	12,500	10,000	0	400,000	212,500	187,500	0	400,000
Water Late Fees	12,511	16,000	(3,489)	0	152,387	176,000	(23,613)	0	152,387
Gain / Loss Disposal Surplus Assets	0	0	0	255	45,000	0	45,000	3,956	41,044
NSF Fees	200	0	200	0	2,600	0	2,600	0	2,600
Other	6,480	640	5,840	26,603	57,005	8,320	48,685	390,637	(333,631)
Total Income	769,830	546,150	223,680	610,127	8,235,568	7,485,711	749,857	7,615,748	619,820
Water	192,078	165,500	(26,578)	236,078	2,234,906	2,094,070	(140,836)	2,216,918	(17,988)
Total Cost of Goods	192,078	165,500	(26,578)	236,078	2,234,906	2,094,070	(140,836)	2,216,918	(17,988)
Gross Profit	577,751	380,650	197,101	374,049	6,000,662	5,391,641	609,021	5,398,830	601,832
Expenses									
Salary and Wages	167,030	77,606	(89,424)	60,659	1,030,644	1,006,372	(24,272)	933,357	(97,287)
Employee Benefits	48,429	23,547	(24,881)	28,906	280,048	311,713	31,666	297,600	17,553
Memberships, Training and Travel	793	555	(238)	709	13,072	8,692	(4,380)	18,269	5,198
Supplies	18,296	15,160	(3,136)	6,424	194,509	177,530	(16,979)	200,327	5,818
Fuel and Oil	4,082	3,955	(127)	2,897	50,144	45,690	(4,454)	40,327	(9,818)
Equipment and Tools	4,752	0	(4,752)	17,109	29,139	14,870	(14,269)	45,064	15,925
Lease, Rents and Licenses	5,853	5,843	(10)	5,645	70,210	70,116	(94)	69,982	(229)
Maintenance and Repairs	32,233	16,750	(15,483)	(3,389)	213,270	219,950	6,680	231,827	18,557
Maintenance and Service Agreements	551	645	94	748	39,414	39,990	576	12,524	(26,890)
Outside Contracts	7,548	7,100	(448)	17,214	95,187	96,950	1,763	96,313	1,125
Professional Services	368	0	(368)	11,721	13,571	12,000	(1,571)	227,117	213,545
Insurance	26,033	9,083	(16,950)	11,857	110,866	108,996	(1,870)	112,623	1,756
Utilities	8,508	8,520	13	9,234	95,739	99,340	3,601	92,887	(2,851)
Taxes and Permits	8,736	15,528	6,792	15,225	179,057	186,332	7,275	156,429	(22,628)
Postage	4,314	6,200	1,886	7,618	46,690	50,100	3,410	47,942	1,251
Credit Card Fees & Interest Expense	13,076	19,120	6,044	(5,145)	237,061	229,440	(7,621)	241,375	4,314
Bad Debts	1,654	125	(1,529)	757	3,041	1,500	(1,541)	(82)	(3,123)
Uniforms	87	0	(87)	0	5,839	7,000	1,161	5,913	74
Investment Fund Fees	20,238	2,040	(18,198)	2,231	49,753	24,480	(25,273)	31,720	(18,033)
Donations	0	0	0	0	15,700	25,000	9,300	0	(15,700)
Other	(5,197)	300	5,497	274,938	(2,620)	1,200	3,820	322,574	325,194
Total Operating Expenses	367,381	212,077	(155,304)	465,358	2,770,335	2,737,262	(33,073)	3,184,087	413,752
EBITDA	210,371	168,573	41,798	(91,309)	3,230,327	2,654,379	575,948	2,214,743	1,015,585
Allocations - MAC	24,920	24,920	0	15,085	385,083	385,083	0	192,452	(192,631)
Allocations - F & A	52,018	52,018	0	68,116	780,710	780,710	0	803,300	22,589
Total Allocations	76,938	76,938	0	83,202	1,165,793	1,165,793	0	995,752	(170,041)
Pre Depreciation Gross	133,432	91,635	41,798	(174,511)	2,064,534	1,488,586	575,948	1,218,991	845,543
Depreciation	85,565	83,963	(1,602)	81,409	977,070	998,110	21,040	952,344	(24,725)
Net Income / Cost of Operations	47,867	7,672	40,195	(255,919)	1,087,464	490,476	596,988	266,646	820,818

Bella Vista Property Owners Association
F & A Div (90,91,910,92,93,94,95,96,97,98,99,100,110)
For the Twelve Months Ending December 31, 2017

Pre Audit

DESCRIPTION	MTD				YTD				
	December 2017			Prior Year	Actual	Budget	VAR	Prior Year	Year To Year
	Actual	Budget	VAR	Actual					
Assessments	661,428	660,240	1,188	672,520	7,920,823	7,922,880	(2,057)	8,159,174	(238,351)
City of Bella Vista	0	0	0	5,321	0	0	0	63,684	(63,684)
Facility Use Fees	210	31,150	(30,940)	0	315,647	297,000	18,647	366,427	(50,780)
Investment Income	(177,140)	18,000	(195,140)	60,442	264,321	216,000	48,321	382,609	(118,288)
Lot Sales	5,643	3,000	2,643	15,738	203,509	103,000	100,509	126,322	77,187
Transfer Fees	29,000	30,000	(1,000)	14,625	466,809	414,030	52,779	372,310	94,500
Past Due Collections	44,858	18,500	26,358	3,103	506,828	222,000	284,828	42,902	463,925
Advertising Income	6,223	4,327	1,896	6,380	141,977	128,637	13,340	133,134	8,843
Rebates	0	0	0	0	93,088	85,000	8,088	0	93,088
POA Lot Inventory Valuation	73	0	73	0	109,514	89,772	19,742	0	109,514
Gain / Loss Disposal Surplus Assets	0	0	0	28,559	600	0	600	79,082	(78,482)
Water Rent	5,473	5,473	0	0	65,674	65,674	(2)	0	65,674
Legal Fees	1,987	0	1,987	0	10,823	0	10,823	0	10,823
NSF Fees	175	0	175	0	3,675	0	3,675	0	3,675
Other	7,630	0	7,630	11,627	9,761	15	9,746	80,814	(71,053)
Total Income	585,559	770,690	(185,131)	818,315	10,113,048	9,544,010	569,038	9,806,459	306,589
Gross Profit	585,559	770,690	(185,131)	818,315	10,113,048	9,544,010	569,038	9,806,459	306,589
Expenses									
Salary and Wages	272,105	219,795	(52,310)	107,352	2,287,848	2,276,890	(10,958)	2,077,440	(210,408)
Employee Benefits	78,512	48,533	(29,979)	55,165	522,517	577,075	54,558	586,672	64,156
Memberships, Training and Travel	9,663	5,267	(4,396)	5,704	67,316	61,655	(5,661)	57,146	(10,170)
Supplies	27,853	8,178	(19,675)	23,280	84,537	90,074	5,537	86,318	1,781
Fuel and Oil	223	262	39	235	3,216	3,320	104	2,839	(376)
Equipment and Tools	31,210	3,245	(27,965)	7,941	70,500	30,287	(40,213)	57,214	(13,286)
Lease, Rents and Licenses	6,129	4,877	(1,252)	5,501	55,391	48,536	(6,854)	38,200	(17,191)
Maintenance and Repairs	144	372	228	1,815	3,823	4,578	755	11,618	7,795
Maintenance and Service Agreements	14,311	2,208	(12,103)	5,222	164,253	168,636	4,384	150,182	(14,070)
Outside Contracts	11,586	8,183	(3,403)	14,854	183,896	181,444	(2,452)	231,954	48,058
Professional Services	4,896	8,075	3,179	(7,684)	131,298	160,721	29,423	152,293	20,995
Insurance	6,945	2,803	(4,142)	2,939	33,674	33,635	(39)	44,717	11,043
Utilities	11,753	11,759	6	13,514	118,634	130,731	12,097	128,485	9,851
Taxes and Permits	970	2,830	1,860	6,026	47,124	33,987	(13,137)	52,719	5,595
Postage	11,781	4,427	(7,354)	16,578	92,200	90,729	(1,471)	113,872	21,672
Credit Card Fees & Interest Expense	3,541	9,298	5,757	5,917	48,634	67,415	18,781	48,328	(307)
Membership Elections	0	0	0	2,375	36,949	38,000	1,051	95,540	58,591
Advertising Expense	3,146	4,160	1,014	6,336	106,090	105,525	(565)	111,946	5,856
Bad Debts	(5,237)	2,500	7,737	(3,600)	33,570	30,000	(3,570)	114,605	81,035
Uniforms	1,966	100	(1,866)	2,882	24,491	8,700	(15,791)	4,480	(20,010)
Investment Fund Fees	(15,203)	4,000	19,203	4,928	28,413	48,000	19,587	46,140	17,726
Donations	0	0	0	0	3,005	0	(3,005)	10,011	7,006
Other	2,501	2,369	(132)	6,777	27,169	14,646	(12,523)	79,242	52,072
Total Operating Expenses	478,792	353,241	(125,552)	284,057	4,174,547	4,204,584	30,037	4,301,960	127,413
EBITDA	106,767	417,449	(310,682)	534,259	5,938,501	5,339,426	599,075	5,504,499	434,002
Allocations - MAC	0	0	0	5,689	0	0	0	75,223	75,223
Allocations - F & A	(52,018)	(52,018)	0	(195,413)	(780,710)	(780,710)	0	(2,247,750)	(1,467,039)
Total Allocations	(52,018)	(52,018)	0	(189,724)	(780,710)	(780,710)	0	(2,172,527)	(1,391,817)
Pre Depreciation Gross	158,785	469,467	(310,682)	723,982	6,719,211	6,120,136	599,075	7,677,026	(957,815)
Depreciation	12,187	12,888	701	13,476	151,358	154,524	3,166	178,974	27,616

Bella Vista Property Owners Association
 F & A Div (90,91,910,92,93,94,95,96,97,98,99,100,110)
 For the Twelve Months Ending December 31, 2017

Pre Audit

<u>DESCRIPTION</u>	MTD				YTD				
	December 2017			<i>Prior Year</i>	Actual	Budget	VAR	<i>Prior Year</i>	Year To Year
	Actual	Budget	VAR	Actual					
Net Income / Cost of Operations	146,598	456,579	(309,981)	710,506	6,567,853	5,965,612	602,240	7,498,052	(930,199)