

Bella Vista Property Owners Association
Bella Vista Village POA Consolidated
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
Assessments	660,368	660,340	28	682,033	7,260,495	7,263,740	(3,245)	7,487,754	(227,259)
City of Bella Vista	0	0	0	9,513	8,579	9,000	(421)	104,220	(95,641)
Food and Beverage	59,954	112,370	(52,416)	3,150	543,795	738,341	(194,546)	26,617	517,178
Golf	160,675	131,946	28,729	167,819	3,989,962	4,363,094	(373,132)	4,084,795	(94,833)
Pro Shop	28,240	38,042	(9,802)	35,039	457,701	550,645	(92,944)	439,116	18,585
Other Recreation	229	2,809	(2,580)	4,117	22,889	66,957	(44,068)	68,789	(45,899)
RV	22,292	16,000	6,292	14,613	327,585	280,850	46,735	270,932	56,653
Facility Use Fees	31,863	36,063	(4,200)	36,678	820,988	696,497	124,491	792,399	28,588
Boat	305	162	143	433	364,971	369,982	(5,011)	350,572	14,399
Investment Income	18,044	26,000	(7,956)	(23,637)	719,506	286,000	433,506	552,698	166,808
Water	590,591	571,340	19,251	539,505	6,567,482	6,482,715	84,767	6,366,555	200,927
Restricted Revenue	541	6	535	19	3,810	66	3,744	98	3,712
Stump Dump	12,197	3,445	8,752	3,810	92,938	55,120	37,818	36,195	56,743
Lot Sales	4,475	2,000	2,475	16,262	197,867	100,000	97,867	110,584	87,283
Transfer Fees	43,506	15,000	28,506	35,125	437,809	384,030	53,779	357,684	80,125
Past Due Collections	18,375	18,500	(125)	4,199	461,969	203,500	258,469	39,799	422,170
Advertising Income	19,284	22,430	(3,146)	25,090	135,755	124,310	11,445	126,755	9,000
Rebates	0	0	0	0	93,088	85,000	8,088	0	93,088
POA Lot Inventory Valuation	73	0	73	0	109,441	89,772	19,669	0	109,441
Water Capital Buy In Fees	52,500	12,500	40,000	0	377,500	200,000	177,500	0	377,500
Water Late Fees	13,650	14,500	(850)	0	139,876	160,000	(20,124)	0	139,876
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	43,062	72,733	0	72,733	4,082	68,652
Water Rent	5,473	5,473	0	0	60,201	60,203	(2)	0	60,201
Commissions	22	0	22	0	582	0	582	0	582
Cell Tower Rents	0	2,400	(2,400)	0	48,206	77,675	(29,469)	0	48,206
Legal Fees	2,210	0	2,210	0	8,836	0	8,836	0	8,836
Rents - Leases Facilities	500	600	(100)	0	5,500	6,600	(1,100)	0	5,500
Donations Received	0	0	0	0	180,055	0	180,055	0	180,055
NSF Fees	650	0	650	0	5,900	0	5,900	0	5,900
Other	15,125	6,742	8,383	70,109	176,461	152,638	23,823	724,624	(548,163)
Total Income	1,761,140	1,698,668	62,472	1,666,938	23,704,898	22,825,485	879,413	21,944,266	1,760,632
Food and Beverage	28,175	35,799	7,624	1,321	247,492	238,238	(9,254)	13,897	(233,595)
Water	181,047	155,620	(25,427)	173,361	2,042,828	1,928,570	(114,258)	1,980,840	(61,988)
Pro Shop	27,826	25,940	(1,886)	30,451	376,172	395,325	19,153	344,209	(31,963)
Recreation	1,072	0	(1,072)	2,228	25,980	16,437	(9,543)	25,156	(825)
Total Cost of Goods	238,120	217,359	(20,761)	207,361	2,692,472	2,578,570	(113,902)	2,364,102	(328,371)
Gross Profit	1,523,020	1,481,309	41,711	1,459,577	21,012,426	20,246,915	765,511	19,580,165	1,432,261
Expenses									
Salary and Wages	675,227	679,897	4,670	598,354	8,023,444	8,362,233	338,790	7,328,583	(694,861)
Employee Benefits	162,430	171,454	9,024	161,915	1,697,346	2,119,700	422,355	1,990,234	292,889
Memberships, Training and Travel	12,410	7,567	(4,843)	9,827	116,387	121,552	5,165	99,951	(16,436)
Supplies	65,485	45,623	(19,862)	66,210	1,028,406	962,453	(65,953)	934,309	(94,097)
Fuel and Oil	19,705	14,538	(5,166)	22,180	222,424	256,345	33,921	232,716	10,292
Equipment and Tools	20,667	5,795	(14,872)	35,176	413,225	333,001	(80,224)	359,421	(53,804)
Lease, Rents and Licenses	80,560	77,188	(3,372)	76,037	835,087	845,735	10,649	871,399	36,313
Maintenance and Repairs	82,882	49,960	(32,922)	119,476	1,072,984	1,165,487	92,503	1,233,653	160,669
Maintenance and Service Agreements	24,985	32,213	7,229	45,437	428,777	407,817	(20,960)	344,937	(83,841)
Outside Contracts	36,272	31,561	(4,711)	56,591	443,449	451,683	8,234	512,096	68,646
Professional Services	9,359	8,825	(534)	7,631	160,670	167,846	7,176	404,923	244,253
Insurance	48,518	45,464	(3,054)	39,931	396,375	498,330	101,955	465,509	69,134
Utilities	78,268	79,923	1,655	81,182	924,759	937,977	13,218	871,138	(53,620)
Taxes and Permits	48,344	44,175	(4,169)	49,061	538,688	510,685	(28,003)	462,535	(76,153)
Postage	13,592	12,296	(1,296)	4,604	125,077	132,301	7,224	138,675	13,598
Credit Card Fees & Interest Expense	32,788	24,741	(8,047)	4,373	392,518	343,535	(48,983)	370,559	(21,959)

Bella Vista Property Owners Association
 Bella Vista Village POA Consolidated
 For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR						
Membership Elections	0	0	0	12,219	36,949	38,750	1,801	93,165	56,216
Advertising Expense	5,582	5,680	98	9,136	161,272	158,470	(2,802)	112,061	(49,211)
Bad Debts	3,420	2,625	(795)	(1,132)	40,195	28,875	(11,320)	131,097	90,902
Uniforms	9,257	350	(8,907)	9,094	57,369	47,110	(10,259)	48,186	(9,183)
Investment Fund Fees	5,488	6,040	552	6,376	73,132	66,440	(6,692)	70,701	(2,430)
Donations	(14,071)	0	14,071	1,215	18,705	25,000	6,295	10,011	(8,694)
Other	4,355	93	(4,262)	27,019	52,778	85,011	32,233	210,999	158,221
Total Operating Expenses	1,425,523	1,346,008	(79,515)	1,441,912	17,260,017	18,066,337	806,320	17,296,859	36,843
EBITDA	97,497	135,301	(37,804)	17,666	3,752,409	2,180,578	1,571,831	2,283,305	1,469,104
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	97,497	135,301	(37,804)	17,666	3,752,409	2,180,578	1,571,831	2,283,305	1,469,104
Depreciation	235,973	228,892	(7,081)	228,968	2,425,708	2,465,965	40,256	2,335,566	(90,143)
Net Income / Cost of Operations	<u>(138,476)</u>	<u>(93,592)</u>	<u>(44,884)</u>	<u>(211,302)</u>	<u>1,326,701</u>	<u>(285,387)</u>	<u>1,612,088</u>	<u>(52,261)</u>	<u>1,378,961</u>

Bella Vista Property Owners Association
Food and Beverage Division - Tommy Lee
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017		VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget							
Food and Beverage	50,914	107,850	(56,936)	0	391,345	673,050	(281,705)	0	391,345
Facility Use Fees	(1,203)	1,515	(2,718)	0	(599)	11,905	(12,504)	0	(599)
Gain / Loss Disposal Surplus Assets	0	0	0	0	597	0	597	2,328	(1,731)
Other	(366)	0	(366)	0	6,414	0	6,414	0	6,414
Total Income	49,345	109,365	(60,020)	0	397,757	684,955	(287,198)	2,328	395,429
Food and Beverage	23,376	34,096	10,720	0	173,308	209,801	36,493	0	(173,308)
Total Cost of Goods	23,376	34,096	10,720	0	173,308	209,801	36,493	0	(173,308)
Gross Profit	25,970	75,269	(49,299)	0	224,448	475,154	(250,706)	2,328	222,120
Expenses									
Salary and Wages	62,441	68,509	6,068	1,008	519,100	543,433	24,333	11,664	(507,436)
Employee Benefits	10,683	10,853	(30)	120	81,062	85,177	4,115	1,715	(79,346)
Memberships, Training and Travel	731	0	(731)	0	15,518	8,900	(6,618)	500	(15,017)
Supplies	5,789	9,230	3,441	39	71,096	60,145	(10,951)	241	(70,855)
Fuel and Oil	0	100	100	0	0	850	850	0	0
Equipment and Tools	1,233	500	(733)	0	53,192	2,500	(50,692)	3,834	(49,357)
Lease, Rents and Licenses	52	300	248	0	2,062	2,700	638	0	(2,062)
Maintenance and Repairs	1,222	150	(1,072)	289	42,945	3,650	(39,295)	8,754	(34,191)
Maintenance and Service Agreements	1,805	1,470	(335)	1,005	17,092	11,030	(6,062)	2,934	(14,158)
Outside Contracts	1,595	0	(1,595)	0	16,114	6,410	(9,704)	4,346	(11,768)
Professional Services	1,219	0	(1,219)	0	7,456	0	(7,456)	1,850	(5,606)
Insurance	1,971	1,380	(591)	694	12,525	13,405	880	8,971	(3,555)
Utilities	8,389	6,612	(1,777)	4,100	81,176	53,036	(28,140)	22,089	(59,086)
Taxes and Permits	1,207	1,622	414	1,477	21,550	19,162	(2,388)	11,234	(10,316)
Postage	14	0	(14)	0	91	0	(91)	0	(91)
Credit Card Fees & Interest Expense	2,330	0	(2,330)	0	14,782	0	(14,782)	0	(14,782)
Advertising Expense	2,561	700	(1,861)	1,265	24,152	9,200	(14,952)	1,938	(22,214)
Uniforms	964	0	(964)	0	5,620	1,000	(4,620)	176	(5,443)
Other	336	0	(336)	0	9,712	7,000	(2,712)	0	(9,712)
Total Operating Expenses	104,541	101,225	(3,316)	9,998	995,244	827,598	(167,646)	80,248	(914,996)
EBITDA	(78,572)	(25,956)	(52,615)	(9,998)	(770,795)	(352,444)	(418,351)	(77,920)	(692,875)
Allocations - MAC	0	0	0	6,168	0	0	0	74,620	74,620
Allocations - F & A	0	0	0	1,124	0	0	0	14,246	14,246
Total Allocations	0	0	0	7,292	0	0	0	88,866	88,866
Pre Depreciation Gross	(78,572)	(25,956)	(52,615)	(17,290)	(770,795)	(352,444)	(418,351)	(166,786)	(604,009)
Depreciation	13,919	8,911	(5,008)	3,279	84,163	80,785	(3,379)	37,109	(47,054)
Net Income / Cost of Operations	(92,491)	(34,867)	(57,623)	(20,568)	(854,958)	(433,229)	(421,730)	(203,895)	(651,063)

Bella Vista Property Owners Association
Clubhouses
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 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	5,500	6,600	(1,100)	0	5,500
Other	0	0	0	600	0	0	0	11,400	(11,400)
Total Income	500	600	(100)	600	5,775	6,600	(825)	(13,233)	19,008
Gross Profit	500	600	(100)	600	5,775	6,600	(825)	(13,233)	19,008
Expenses									
Salary and Wages	0	0	0	0	0	0	0	13,571	13,571
Employee Benefits	0	0	0	0	0	0	0	2,078	2,078
Supplies	258	555	297	336	2,413	6,105	3,692	3,764	1,351
Equipment and Tools	0	3,000	3,000	0	2,376	17,600	15,225	8,492	6,117
Maintenance and Repairs	298	2,690	2,392	12,011	40,754	29,590	(11,164)	109,419	68,666
Maintenance and Service Agreements	2,441	2,311	(130)	4,611	25,623	27,180	1,557	17,820	(7,802)
Outside Contracts	(1,313)	0	1,313	1,313	7,136	8,459	1,323	7,870	734
Insurance	3,374	3,391	17	3,372	31,445	37,301	5,856	41,578	10,133
Utilities	1,646	4,472	2,826	2,718	22,629	54,602	31,973	33,683	11,054
Taxes and Permits	4,778	3,680	(1,098)	3,520	41,923	40,787	(1,136)	33,233	(8,690)
Bad Debts	0	0	0	0	0	0	0	13,909	13,909
Total Operating Expenses	11,482	20,099	8,617	27,880	174,297	221,624	47,327	285,417	111,120
EBITDA	(10,982)	(19,499)	8,517	(27,280)	(168,522)	(215,024)	46,502	(298,650)	130,128
Allocations - MAC	0	0	0	23,256	0	0	0	280,466	280,466
Allocations - F & A	0	0	0	4,063	0	0	0	51,747	51,747
Total Allocations	0	0	0	27,318	0	0	0	332,214	332,214
Pre Depreciation Gross	(10,982)	(19,499)	8,517	(54,599)	(168,522)	(215,024)	46,502	(630,863)	462,341
Depreciation	23,830	24,237	408	24,442	262,870	267,892	5,022	274,167	11,298
Net Income / Cost of Operations	(34,812)	(43,736)	8,924	(79,041)	(431,392)	(482,916)	51,524	(905,031)	473,639

Bella Vista Property Owners Association
 Golf Maintenance - Keith Ihms (15 - 23)
 For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 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	131,428	121,646	(9,782)	128,554	1,654,667	1,697,296	42,629	1,677,656	22,989
Employee Benefits	32,298	35,085	2,787	35,487	368,628	465,315	96,686	439,844	71,216
Memberships, Training and Travel	1,255	845	(410)	1,440	10,206	15,440	5,234	7,905	(2,301)
Supplies	7,836	1,320	(6,516)	12,672	526,506	482,842	(43,664)	498,871	(27,635)
Fuel and Oil	8,800	4,129	(4,671)	11,535	86,906	101,178	14,272	109,988	23,083
Equipment and Tools	400	250	(150)	597	66,328	67,808	1,480	68,516	2,188
Lease, Rents and Licenses	46,462	47,050	588	46,322	491,310	514,618	23,308	539,519	48,209
Maintenance and Repairs	26,382	13,520	(12,862)	12,825	442,510	472,656	30,146	445,534	3,024
Maintenance and Service Agreements	707	830	123	2,718	10,258	9,065	(1,193)	10,095	(163)
Outside Contracts	2	25	23	1,301	179	275	96	16,528	16,348
Professional Services	150	0	(150)	0	3,915	3,200	(715)	3,200	(715)
Insurance	9,764	7,932	(1,832)	7,083	76,700	87,256	10,556	84,707	8,007
Utilities	17,062	19,718	2,656	21,302	238,908	236,734	(2,174)	241,506	2,599
Taxes and Permits	15,181	8,842	(6,339)	7,617	120,122	116,033	(4,089)	100,814	(19,308)
Postage	0	0	0	42	600	1,625	1,025	214	(386)
Credit Card Fees & Interest Expense	0	0	0	0	(3)	0	3	108	111
Uniforms	1,401	250	(1,151)	5,651	14,045	17,400	3,355	17,056	3,011
Other	0	0	0	0	795	550	(245)	51	(745)
Total Operating Expenses	299,129	261,442	(37,686)	295,146	4,112,581	4,289,290	176,709	4,262,114	149,533
EBITDA	(299,129)	(261,442)	(37,686)	(295,146)	(4,085,219)	(4,289,290)	204,071	(4,319,701)	234,481
Allocations - MAC	0	0	0	7,005	0	0	0	83,661	83,661
Allocations - F & A	0	0	0	12,946	0	0	0	180,689	180,689
Total Allocations	0	0	0	19,951	0	0	0	264,349	264,349
Pre Depreciation Gross	(299,129)	(261,442)	(37,686)	(315,097)	(4,085,219)	(4,289,290)	204,071	(4,584,050)	498,831
Depreciation	53,055	52,873	(182)	46,924	551,099	552,712	1,613	497,338	(53,761)
Net Income / Cost of Operations	(352,184)	(314,315)	(37,869)	(362,022)	(4,636,318)	(4,842,002)	205,683	(5,081,388)	445,070

Bella Vista Property Owners Association
Golf Pro Shops (25 - 33) Phillip Wright
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR						
Food and Beverage	8,033	3,340	4,693	3,150	129,138	61,935	67,203	21,790	107,348
Golf	160,675	131,946	28,729	167,819	3,989,962	4,363,094	(373,132)	4,084,795	(94,833)
Pro Shop	28,240	38,042	(9,802)	35,039	457,701	550,645	(92,944)	439,116	18,585
Facility Use Fees	35	0	35	0	66	0	66	0	66
Gain / Loss Disposal Surplus Assets	0	0	0	0	0	0	0	1,631	(1,631)
Commissions	22	0	22	0	582	0	582	0	582
Other	(1,738)	3,435	(5,173)	6,610	32,480	90,845	(58,365)	93,713	(61,233)
Total Income	195,267	176,763	18,504	212,618	4,609,929	5,066,519	(456,590)	4,641,045	(31,116)
Food and Beverage	4,430	1,378	(3,052)	1,263	63,944	27,170	(36,774)	12,540	(51,403)
Pro Shop	27,826	25,940	(1,886)	30,451	376,172	395,325	19,153	344,209	(31,963)
Total Cost of Goods	32,256	27,318	(4,938)	31,715	440,115	422,495	(17,620)	356,749	(83,366)
Gross Profit	163,011	149,445	13,566	180,903	4,169,814	4,644,024	(474,210)	4,284,296	(114,482)
Expenses									
Salary and Wages	75,155	70,934	(4,221)	71,328	957,869	1,018,274	60,405	843,931	(113,938)
Employee Benefits	17,635	17,262	(373)	15,373	184,531	232,622	48,091	230,656	46,126
Memberships, Training and Travel	272	0	(272)	186	10,810	19,861	9,051	14,026	3,216
Supplies	3,748	1,424	(2,324)	7,936	51,555	27,870	(23,685)	33,608	(17,946)
Fuel and Oil	0	0	0	1,314	11,635	42,114	30,479	21,888	10,253
Equipment and Tools	1,747	0	(1,747)	18,342	4,576	14,431	9,855	45,793	41,217
Lease, Rents and Licenses	22,381	19,064	(3,317)	18,732	220,645	215,955	(4,690)	227,833	7,188
Maintenance and Repairs	778	514	(264)	2,652	14,500	46,082	31,582	68,031	53,531
Maintenance and Service Agreements	7,651	4,659	(2,992)	15,087	78,331	56,242	(22,089)	59,235	(19,096)
Outside Contracts	1,805	1,465	(340)	3,770	35,035	39,123	4,088	51,482	16,447
Professional Services	563	0	(563)	0	2,913	0	(2,913)	6,300	3,388
Insurance	2,934	2,828	(106)	2,326	27,885	31,108	3,223	28,059	174
Utilities	9,966	8,706	(1,260)	9,490	112,880	107,837	(5,043)	107,628	(5,252)
Taxes and Permits	902	1,593	691	1,933	26,369	28,289	1,920	34,917	8,548
Postage	24	150	126	22	1,205	344	(861)	176	(1,028)
Credit Card Fees & Interest Expense	3,949	607	(3,342)	9,086	79,419	61,821	(17,598)	67,011	(12,408)
Advertising Expense	808	3,080	2,272	1,600	34,126	47,280	13,154	4,513	(29,613)
Uniforms	0	0	0	0	0	0	0	11,010	11,010
Other	1,274	1,249	(25)	4,663	7,094	39,578	32,484	67,307	60,213
Total Operating Expenses	151,592	133,535	(18,057)	183,838	1,861,377	2,028,831	167,453	1,923,405	62,028
EBITDA	11,419	15,910	(4,491)	(2,935)	2,308,436	2,615,193	(306,757)	2,360,890	(52,454)
Allocations - MAC	0	0	0	9,511	0	0	0	114,137	114,137
Allocations - F & A	0	0	0	38,640	0	0	0	465,791	465,791
Total Allocations	0	0	0	48,151	0	0	0	579,928	579,928
Pre Depreciation Gross	11,419	15,910	(4,491)	(51,086)	2,308,436	2,615,193	(306,757)	1,780,962	527,474
Depreciation	4,326	4,520	194	9,500	51,367	52,842	1,475	41,814	(9,553)
Net Income / Cost of Operations	7,094	11,390	(4,296)	(60,586)	2,257,069	2,562,351	(305,282)	1,739,148	517,921

Bella Vista Property Owners Association
 Rec Division - Joan G.(40,41,53,42,43,45,46,50,55,57)
 For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR						
Food and Beverage	1,006	1,180	(174)	0	23,312	3,356	19,956	4,826	18,485
Other Recreation	161	34	127	365	16,127	8,322	7,805	10,491	5,636
RV	22,249	15,700	6,549	14,548	234,261	192,350	41,911	180,756	53,505
Facility Use Fees	19,938	23,258	(3,320)	25,023	425,742	391,627	34,115	395,543	30,199
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	2,509	792	1,717	2,528	23,212	24,638	(1,426)	28,199	(4,987)
Total Income	45,864	40,964	4,900	42,464	894,543	620,293	274,250	620,787	273,757
Food and Beverage	369	325	(44)	58	10,240	1,267	(8,973)	1,357	(8,884)
Recreation	121	0	(121)	703	4,159	2,937	(1,222)	3,233	(925)
Total Cost of Goods	490	325	(165)	761	14,399	4,204	(10,195)	4,590	(9,809)
Gross Profit	45,374	40,639	4,735	41,704	880,144	616,089	264,055	616,196	263,948
Expenses									
Salary and Wages	42,241	40,516	(1,726)	41,557	560,236	573,058	12,822	564,566	4,331
Employee Benefits	8,864	7,739	(1,125)	6,709	90,030	103,540	13,509	102,915	12,884
Memberships, Training and Travel	953	605	(348)	175	7,180	9,011	1,831	3,392	(3,787)
Supplies	3,483	2,481	(1,002)	3,877	67,619	69,685	2,066	75,713	8,094
Fuel and Oil	170	80	(90)	129	1,516	1,527	11	1,356	(159)
Equipment and Tools	306	0	(306)	328	71,602	66,945	(4,657)	96,315	24,713
Lease, Rents and Licenses	329	250	(79)	685	3,997	2,750	(1,247)	3,382	(615)
Maintenance and Repairs	8,512	3,625	(4,887)	7,613	156,135	205,103	48,968	168,969	12,834
Maintenance and Service Agreements	5,656	5,924	268	11,918	67,304	78,017	10,713	64,520	(2,784)
Outside Contracts	2,471	1,529	(942)	4,208	61,687	63,320	1,633	69,735	8,048
Professional Services	0	0	0	0	781	0	(781)	11,775	10,994
Insurance	3,650	3,347	(302)	2,897	29,358	36,820	7,461	33,361	4,003
Utilities	18,836	16,024	(2,812)	18,543	208,642	207,126	(1,516)	199,366	(9,276)
Taxes and Permits	2,312	2,269	(44)	5,086	35,211	30,532	(4,680)	29,285	(5,926)
Postage	0	0	0	0	36	20	(16)	39	3
Credit Card Fees & Interest Expense	1,060	476	(584)	1,702	16,553	9,337	(7,216)	11,080	(5,473)
Membership Elections	0	0	0	0	0	750	750	0	0
Advertising Expense	0	0	0	0	50	625	575	0	(50)
Uniforms	30	0	(30)	0	771	1,710	939	3,997	3,226
Other	1,097	935	(162)	664	7,002	23,941	16,939	22,151	15,149
Total Operating Expenses	99,971	85,799	(14,172)	106,089	1,385,710	1,483,816	98,107	1,461,919	76,209
EBITDA	(54,597)	(45,160)	(9,437)	(64,386)	(505,566)	(867,727)	362,162	(845,722)	340,157
Allocations - MAC	0	0	0	40,394	0	0	0	486,400	486,400
Allocations - F & A	0	0	0	27,834	0	0	0	377,977	377,977
Total Allocations	0	0	0	68,228	0	0	0	864,378	864,378
Pre Depreciation Gross	(54,597)	(45,160)	(9,437)	(132,614)	(505,566)	(867,727)	362,162	(1,710,100)	1,204,534
Depreciation	15,820	16,834	1,015	22,814	176,975	184,532	7,557	163,931	(13,045)
Net Income / Cost of Operations	(70,416)	(61,994)	(8,422)	(155,428)	(682,541)	(1,052,260)	369,719	(1,874,031)	1,191,490

Bella Vista Property Owners Association
 Maint and Const - Mike Taggart -(60,61,62,63,64,65,67,47,54)
 For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
City of Bella Vista	0	0	0	571	284	0	284	6,253	(5,969)
Stump Dump	12,197	3,445	8,752	3,810	92,938	55,120	37,818	36,195	56,743
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	14,210	7,875	0	7,875	15,732	(7,857)
Cell Tower Rents	0	2,400	(2,400)	0	48,206	77,675	(29,469)	0	48,206
Other	8,784	1,830	6,954	21,856	50,868	29,280	21,588	149,819	(98,950)
Total Income	20,981	7,675	13,306	40,447	212,590	180,825	31,765	207,999	4,591
Gross Profit	20,981	7,675	13,306	40,447	212,590	180,825	31,765	207,999	4,591
Expenses									
Salary and Wages	94,540	98,837	4,296	94,051	1,134,653	1,190,820	56,167	1,099,647	(35,006)
Employee Benefits	22,881	28,974	6,093	28,619	244,894	353,838	108,944	355,801	110,907
Memberships, Training and Travel	0	0	0	0	1,976	1,150	(826)	754	(1,222)
Supplies	1,475	1,780	305	928	15,480	17,830	2,350	13,401	(2,079)
Fuel and Oil	5,253	4,733	(520)	4,461	55,785	53,109	(2,677)	46,819	(8,967)
Equipment and Tools	11,385	540	(10,845)	5,428	113,935	82,250	(31,685)	37,576	(76,359)
Lease, Rents and Licenses	220	90	(130)	309	2,468	990	(1,478)	2,612	145
Maintenance and Repairs	7,295	11,005	3,710	9,489	127,236	124,310	(2,926)	113,814	(13,422)
Maintenance and Service Agreements	511	455	(56)	1,395	7,561	5,360	(2,201)	6,154	(1,407)
Outside Contracts	148	35	(113)	2,310	40,020	43,405	3,385	37,442	(2,578)
Insurance	9,775	7,308	(2,467)	5,447	46,994	80,393	33,400	67,129	20,136
Utilities	2,844	2,690	(154)	3,077	33,310	36,458	3,148	33,327	17
Taxes and Permits	1,778	2,919	1,141	1,714	21,101	20,226	(875)	17,943	(3,158)
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	3,674	0	(3,674)	283	7,356	8,400	1,044	7,214	(142)
Other	154	0	(154)	0	975	600	(375)	1,235	260
Total Operating Expenses	161,934	159,366	(2,568)	157,510	1,853,747	2,019,139	165,392	1,840,837	(12,909)
EBITDA	(140,953)	(151,691)	10,738	(117,063)	(1,641,156)	(1,838,314)	197,157	(1,632,838)	(8,318)
Allocations - MAC	(26,383)	(26,383)	0	(149,840)	(360,163)	(360,163)	0	(1,792,365)	(1,432,203)
Allocations - F & A	0	0	0	436	0	0	0	5,401	5,401
Total Allocations	(26,383)	(26,383)	0	(149,403)	(360,163)	(360,163)	0	(1,786,965)	(1,426,802)
Pre Depreciation Gross	(114,570)	(125,308)	10,738	32,340	(1,280,993)	(1,478,151)	197,157	154,127	(1,435,120)
Depreciation	12,766	12,984	218	14,406	146,661	146,182	(479)	161,170	14,509
Net Income / Cost of Operations	(127,336)	(138,292)	10,956	17,934	(1,427,654)	(1,624,333)	196,678	(7,044)	(1,420,611)

Bella Vista Property Owners Association
Lakes and Parks Div-Rick Echols(48,480,49,44,66,66,51,52)
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 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	0	8,295	9,000	(705)	0	8,295
Other Recreation	68	2,775	(2,707)	3,752	6,762	58,635	(51,873)	58,298	(51,536)
RV	43	300	(257)	65	93,324	88,500	4,824	90,176	3,148
Facility Use Fees	5,344	1,840	3,504	3,744	80,341	27,115	53,226	30,428	49,913
Boat	305	162	143	433	364,971	369,982	(5,011)	350,572	14,399
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	(91)	45	(136)	73	1,626	180	1,446	8,273	(6,648)
Total Income	5,669	5,122	547	8,066	563,715	553,412	10,303	549,163	14,553
Recreation	952	0	(952)	1,525	21,822	13,500	(8,322)	21,923	101
Total Cost of Goods	952	0	(952)	1,525	21,822	13,500	(8,322)	21,923	101
Gross Profit	4,717	5,122	(405)	6,541	541,893	539,912	1,981	527,240	14,654
Expenses									
Salary and Wages	26,414	28,845	2,431	24,839	317,562	353,491	35,929	274,762	(42,800)
Employee Benefits	5,315	4,713	(602)	4,454	52,576	62,502	9,925	57,024	4,447
Memberships, Training and Travel	0	0	0	52	766	2,665	1,900	4,371	3,606
Supplies	13,400	3,070	(10,330)	15,190	60,839	53,710	(7,129)	51,770	(9,069)
Fuel and Oil	1,385	1,295	(90)	1,375	17,527	12,775	(4,752)	12,630	(4,897)
Equipment and Tools	174	130	(44)	3,540	37,541	39,555	2,014	21,667	(15,874)
Lease, Rents and Licenses	82	110	28	171	987	790	(197)	1,017	30
Maintenance and Repairs	5,004	1,690	(3,314)	27,298	64,187	76,690	12,503	74,112	9,925
Maintenance and Service Agreements	2,329	1,310	(1,019)	4,722	33,803	15,150	(18,653)	27,442	(6,361)
Outside Contracts	1,050	1,370	320	1,222	23,330	27,580	4,250	28,496	5,166
Professional Services	0	0	0	0	6,000	0	(6,000)	6,424	424
Insurance	4,260	7,391	3,131	7,059	59,905	81,302	21,397	59,160	(745)
Utilities	2,883	2,447	(436)	3,072	33,102	32,392	(710)	34,915	1,812
Taxes and Permits	4,909	4,865	(44)	4,657	55,936	53,696	(2,241)	47,212	(8,725)
Postage	0	10	10	11	350	110	(240)	485	134
Credit Card Fees & Interest Expense	70	345	275	92	12,685	3,940	(8,745)	3,425	(9,259)
Uniforms	0	0	0	0	1,301	3,000	1,699	1,221	(79)
Other	(20)	15	35	(23)	(45)	165	210	154	200
Total Operating Expenses	67,256	57,606	(9,650)	97,731	778,352	819,512	41,160	706,287	(72,065)
EBITDA	(62,538)	(52,484)	(10,054)	(91,190)	(236,459)	(279,600)	43,141	(179,047)	(57,412)
Allocations - MAC	0	0	0	42,326	0	0	0	506,181	506,181
Allocations - F & A	0	0	0	20,934	0	0	0	221,301	221,301
Total Allocations	0	0	0	63,261	0	0	0	727,482	727,482
Pre Depreciation Gross	(62,538)	(52,484)	(10,054)	(154,451)	(236,459)	(279,600)	43,141	(906,530)	670,071
Depreciation	11,070	11,011	(60)	13,827	121,898	125,238	3,340	123,602	1,704
Net Income / Cost of Operations	<u>(73,609)</u>	<u>(63,494)</u>	<u>(10,114)</u>	<u>(168,278)</u>	<u>(358,356)</u>	<u>(404,838)</u>	<u>46,482</u>	<u>(1,030,132)</u>	<u>671,775</u>

Bella Vista Property Owners Association
Water Utility Consolidated
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				Year To Year Actual Compared
	November 2017		VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	
	Actual	Budget							
Assessments	100	100	0	100	1,100	1,100	0	1,100	0
City of Bella Vista	0	0	0	3,615	0	0	0	39,603	(39,603)
Investment Income	45,282	8,000	37,282	(4,855)	278,045	88,000	190,045	230,530	47,514
Water	590,591	571,340	19,251	539,505	6,567,482	6,482,715	84,767	6,366,555	200,927
Restricted Revenue	541	6	535	19	3,810	66	3,744	98	3,712
Water Capital Buy In Fees	52,500	12,500	40,000	0	377,500	200,000	177,500	0	377,500
Water Late Fees	13,650	14,500	(850)	0	139,876	160,000	(20,124)	0	139,876
Gain / Loss Disposal Surplus Assets	0	0	0	392	45,000	0	45,000	3,701	41,299
NSF Fees	275	0	275	0	2,400	0	2,400	0	2,400
Other	5,991	640	5,351	31,473	50,526	7,680	42,846	364,033	(313,507)
Total Income	708,930	607,086	101,844	570,249	7,465,738	6,939,561	526,177	7,005,621	460,117
Water	181,047	155,620	(25,427)	173,361	2,042,828	1,928,570	(114,258)	1,980,840	(61,988)
Total Cost of Goods	181,047	155,620	(25,427)	173,361	2,042,828	1,928,570	(114,258)	1,980,840	(61,988)
Gross Profit	527,883	451,466	76,417	396,888	5,422,910	5,010,991	411,919	5,024,781	398,130
Expenses									
Salary and Wages	74,242	77,606	3,364	73,709	863,613	928,766	65,153	872,698	9,084
Employee Benefits	22,757	23,547	791	22,662	231,619	288,166	56,547	268,694	37,075
Memberships, Training and Travel	2,495	200	(2,295)	3,987	12,279	8,137	(4,142)	17,560	5,281
Supplies	26,883	7,780	(19,103)	21,303	176,213	162,370	(13,843)	193,903	17,690
Fuel and Oil	3,878	3,955	77	3,139	46,062	41,735	(4,327)	37,429	(8,633)
Equipment and Tools	5,901	750	(5,151)	4,203	24,387	14,870	(9,517)	27,956	3,569
Lease, Rents and Licenses	5,801	5,843	42	6,158	64,357	64,273	(84)	64,337	(20)
Maintenance and Repairs	33,272	16,500	(16,772)	47,046	181,037	203,200	22,163	235,216	54,179
Maintenance and Service Agreements	591	645	54	1,428	38,863	39,345	482	11,776	(27,087)
Outside Contracts	7,183	7,100	(83)	1,701	87,640	89,850	2,210	79,098	(8,542)
Professional Services	439	0	(439)	0	13,203	12,000	(1,203)	215,396	202,193
Insurance	9,793	9,083	(710)	8,368	84,833	99,913	15,080	100,765	15,932
Utilities	7,002	8,520	1,518	7,474	87,231	90,820	3,589	83,654	(3,577)
Taxes and Permits	15,869	15,528	(341)	15,159	170,321	170,805	483	141,204	(29,117)
Postage	3,901	4,200	299	213	42,376	43,900	1,524	40,323	(2,053)
Credit Card Fees & Interest Expense	21,207	19,120	(2,087)	(9,855)	223,985	210,320	(13,665)	246,520	22,535
Bad Debts	114	125	11	799	1,388	1,375	(13)	(839)	(2,227)
Uniforms	3,193	0	(3,193)	3,160	5,752	7,000	1,248	5,913	160
Investment Fund Fees	7,271	2,040	(5,231)	56,352	29,515	22,440	(7,075)	29,489	(25)
Donations	(14,500)	0	14,500	0	15,700	25,000	9,300	0	(15,700)
Other	0	0	0	15,761	2,578	900	(1,678)	47,636	45,058
Total Operating Expenses	237,291	202,542	(34,749)	282,768	2,402,954	2,525,184	122,231	2,718,729	315,775
EBITDA	290,592	248,924	41,668	114,120	3,019,957	2,485,807	534,150	2,306,052	713,905
Allocations - MAC	26,383	26,383	0	15,368	360,163	360,163	0	177,367	(182,796)
Allocations - F & A	50,864	50,864	0	52,099	728,692	728,692	0	735,183	6,491
Total Allocations	77,247	77,247	0	67,467	1,088,855	1,088,855	0	912,551	(176,305)
Pre Depreciation Gross	213,345	171,677	41,668	46,653	1,931,102	1,396,951	534,150	1,393,501	537,600
Depreciation	89,000	84,634	(4,366)	80,060	891,505	914,147	22,642	870,936	(20,569)
Net Income / Cost of Operations	124,345	87,043	37,302	(33,407)	1,039,597	482,805	556,792	522,566	517,031

Bella Vista Property Owners Association
F & A Div (90,91,910,92,93,94,95,96,97,98,99,100,110)
For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR	Actual					
Assessments	660,268	660,240	28	681,933	7,259,395	7,262,640	(3,245)	7,486,654	(227,259)
City of Bella Vista	0	0	0	5,327	0	0	0	58,363	(58,363)
Facility Use Fees	7,749	9,450	(1,701)	7,911	315,437	265,850	49,587	366,427	(50,990)
Investment Income	(27,238)	18,000	(45,238)	(18,782)	441,461	198,000	243,461	322,167	119,294
Lot Sales	4,475	2,000	2,475	16,262	197,867	100,000	97,867	110,584	87,283
Transfer Fees	43,506	15,000	28,506	35,125	437,809	384,030	53,779	357,684	80,125
Past Due Collections	18,375	18,500	(125)	4,199	461,969	203,500	258,469	39,799	422,170
Advertising Income	19,284	22,430	(3,146)	25,090	135,755	124,310	11,445	126,755	9,000
Rebates	0	0	0	0	93,088	85,000	8,088	0	93,088
POA Lot Inventory Valuation	73	0	73	0	109,441	89,772	19,669	0	109,441
Gain / Loss Disposal Surplus Assets	0	0	0	28,461	600	0	600	50,524	(49,924)
Water Rent	5,473	5,473	0	0	60,201	60,203	(2)	0	60,201
Legal Fees	2,210	0	2,210	0	8,836	0	8,836	0	8,836
NSF Fees	375	0	375	0	3,500	0	3,500	0	3,500
Other	36	0	36	6,969	2,130	15	2,115	69,187	(67,056)
Total Income	734,584	751,093	(16,509)	792,494	9,527,489	8,773,320	754,169	8,988,144	539,345
Gross Profit	734,584	751,093	(16,509)	792,494	9,527,489	8,773,320	754,169	8,988,144	539,345
Expenses									
Salary and Wages	168,766	173,006	4,240	163,309	2,015,743	2,057,095	41,352	1,970,088	(45,655)
Employee Benefits	41,997	43,481	1,484	48,491	444,005	528,542	84,537	531,507	87,502
Memberships, Training and Travel	6,705	5,917	(788)	3,986	57,653	56,388	(1,265)	51,441	(6,211)
Supplies	2,614	17,983	15,369	3,930	56,684	81,896	25,212	63,038	6,354
Fuel and Oil	219	246	27	229	2,993	3,058	65	2,604	(389)
Equipment and Tools	(479)	625	1,104	2,738	39,290	27,042	(12,248)	49,273	9,983
Lease, Rents and Licenses	5,232	4,481	(751)	3,661	49,262	43,659	(5,602)	32,699	(16,563)
Maintenance and Repairs	117	266	149	254	3,679	4,206	527	9,803	6,124
Maintenance and Service Agreements	3,294	14,609	11,315	2,553	149,942	166,428	16,486	144,960	(4,982)
Outside Contracts	23,331	20,037	(3,294)	40,767	172,309	173,261	952	217,100	44,790
Professional Services	6,989	8,825	1,836	7,631	126,402	152,646	26,244	159,977	33,576
Insurance	2,997	2,803	(194)	2,685	26,730	30,832	4,102	41,778	15,049
Utilities	9,640	10,734	1,094	11,406	106,881	118,972	12,091	114,971	8,089
Taxes and Permits	1,407	2,858	1,451	7,898	46,154	31,157	(14,997)	46,693	539
Postage	9,654	7,936	(1,718)	4,315	80,420	86,302	5,882	97,294	16,875
Credit Card Fees & Interest Expense	4,172	4,193	21	3,347	45,094	58,117	13,023	42,410	(2,683)
Membership Elections	0	0	0	12,219	36,949	38,000	1,051	93,165	56,216
Advertising Expense	2,212	1,900	(312)	6,271	102,945	101,365	(1,580)	105,610	2,666
Bad Debts	3,306	2,500	(806)	(1,931)	38,807	27,500	(11,307)	118,205	79,398
Uniforms	(6)	100	106	0	22,524	8,600	(13,924)	1,598	(20,926)
Investment Fund Fees	(1,783)	4,000	5,783	(49,976)	43,617	44,000	383	41,212	(2,405)
Donations	429	0	(429)	1,215	3,005	0	(3,005)	10,011	7,006
Other	1,514	(2,106)	(3,620)	5,954	24,668	12,277	(12,391)	72,465	47,797
Total Operating Expenses	292,327	324,394	32,066	280,952	3,695,755	3,851,343	155,588	4,017,904	322,149
EBITDA	442,256	426,699	15,557	511,543	5,831,734	4,921,977	909,757	4,970,240	861,493
Allocations - MAC	0	0	0	5,811	0	0	0	69,534	69,534
Allocations - F & A	(50,864)	(50,864)	0	(158,076)	(728,692)	(728,692)	0	(2,052,337)	(1,323,644)
Total Allocations	(50,864)	(50,864)	0	(152,266)	(728,692)	(728,692)	0	(1,982,803)	(1,254,111)
Pre Depreciation Gross	493,120	477,563	15,557	663,808	6,560,426	5,650,669	909,757	6,953,044	(392,618)
Depreciation	12,187	12,888	701	13,715	139,171	141,636	2,465	165,498	26,327

Bella Vista Property Owners Association
 F & A Div (90,91,910,92,93,94,95,96,97,98,99,100,110)
 For the Eleven Months Ending November 30, 2017

DESCRIPTION	MTD				YTD				
	November 2017			Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year To Year Actual Compared
	Actual	Budget	VAR						
Net Income / Cost of Operations	<u>480,933</u>	<u>464,675</u>	<u>16,258</u>	<u>650,094</u>	<u>6,421,255</u>	<u>5,509,034</u>	<u>912,221</u>	<u>6,787,545</u>	<u>(366,291)</u>