Bella Vista POA
Bella Vista Village POA Consolidated-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Assessments	933,451	904,852	28,599	915,123	11,096,320	10,805,556	290,764	10,824,680	271,640
City of Bella Vista	5,936	2,968	2,968	2,968	11,872	11,872	0	14,772	(2,900)
Food and Beverage	232,298	168,400	63,898	232,729	3,477,407	2,912,430	564,977	2,953,530	523,877
Golf	94,425	99,803	(5,378)	169,498	4,229,214	3,957,096	272,118	4,003,722	225,492
Pro Shop	38,451	33,332	5,118	48,937	746,440	568,404	178,037	673,838	72,602
Other Recreation	1,893	2,667	(774)	2,132	66,442	68,680	(2,238)	67,433	(991)
RV	23,716	17,767	5,949	33,235	673,638	679,117	(5,479)	623,199	50,438
Facility Use Fees	681	2,730	(2,049)	7,902	621,861	591,090	30,771	601,405	20,456
Boat	6	50	(44)	1,738	530,605	532,184	(1,579)	492,847	37,758
Investment Income	35,739	0	35,739	289	142,947	0	142,947	13,721	129,226
Water	681,294	651,065	30,229	641,847	9,428,452	8,818,626	609,826	8,644,346	784,107
Restricted Revenue	0	0	0	106	399	0	399	825	(427)
Lot Sales	1,000	50,000	(49,000)	155,610	1,090,623	355,000	735,623	803,584	287,039
Transfer Fees	48,237	61,757	(13,520)	71,625	839,991	1,076,108	(236,117)	1,057,024	(217,033)
Past Due Collections	10,661	20,496	(9,835)	18,387	279,054	292,907	(13,853)	375,114	(96,060)
Advertising Income	(8,966)	6,600	(15,566)	12,570	139,901	166,755	(26,854)	165,033	(25,132)
Rebates	229	0	229	1,105	5,333	0	5,333	5,940	(607)
POA Lot Inventory Valuation	(680)	650	(1,330)	145	13,033	8,000	5,033	9,208	3,826
Water Capital Buy In Fees	127,500	91,666	35,834	92,500	1,495,000	1,099,992	395,008	1,055,000	440,000
Water Late Fees	13,738	12,300	1,438	12,338	154,346	147,600	6,746	134,422	19,924
Gain / Loss Disposal Surplus Assets	(62,120)	0	(62,120)	0	25,349	12,800	12,549	176,505	(151,156)
Water Rent Income	6,160	6,160	0	5,980	73,920	73,920	0	71,760	2,160
Cell Tower Rents	0	3,330	(3,330)	3,729	911,832	68,630	843,202	65,637	846,196
Legal Fees	1,288	5,000	(3,712)	3,453	72,129	60,000	12,129	37,151	34,978
Rents - Leases Facilities	1,275	1,250	25	1,000	15,300	15,000	300	11,000	4,300
Donations Received	0	0	0	13,602	5,711	6,060	(349)	22,402	(16,691)
NSF Fees	1,300	670	630	375	12,326	8,140	4,186	7,400	4,926
Credit Card Convenience Fee	0	8,803	(8,803)	0	0	92,270	(92,270)	0	0
Inter Company Interest Income	450	394	57	513	4,683	5,319	(635)	6,361	(1,677)
Other	15,587	9,120	6,467	15,419	258,641	159,250	99,391	2,169,708	(1,911,068)
Total Income	**2,203,551**	**2,161,830**	**41,722**	**2,464,853**	**36,422,772**	**32,592,805**	**3,829,966**	**35,087,568**	**1,335,203**
Food and Beverage	79,203	60,513	(18,690)	89,368	1,323,568	1,045,177	(278,391)	1,074,170	(249,398)
Water	213,555	210,167	(3,388)	161,640	2,694,035	2,476,965	(217,070)	2,359,699	(334,336)
Pro Shop	22,989	26,772	3,783	37,768	536,411	406,328	(130,083)	485,432	(50,979)
Recreation	979	1,655	676	2,495	91,424	67,920	(23,504)	87,435	(3,989)
Total Cost of Goods	**316,725**	**299,107**	**(17,618)**	**291,271**	**4,645,439**	**3,996,390**	**(649,049)**	**4,006,736**	**(638,702)**
Gross Profit	**1,886,826**	**1,862,722**	**24,104**	**2,173,582**	**31,777,333**	**28,596,416**	**3,180,917**	**31,080,832**	**696,501**
Expenses									
Salary and Wages	1,623,179	1,218,024	(405,156)	1,130,892	12,237,329	11,879,603	(357,726)	10,903,580	(1,333,749)
Employee Benefits	273,638	259,254	(14,385)	169,817	3,172,712	2,768,811	(403,901)	2,559,670	(613,042)

Bella Vista POA
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For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Memberships, Training and Travel	14,412	7,413	(6,999)	13,593	173,182	170,519	(2,664)	148,324	(24,858)
Supplies	119,445	56,247	(63,198)	67,307	1,824,164	1,535,836	(288,328)	1,422,136	(402,028)
Fuel and Oil	18,625	11,975	(6,650)	21,960	374,483	231,858	(142,625)	263,429	(111,054)
Equipment and Tools	73,559	15,160	(58,399)	(357)	526,376	457,897	(68,479)	205,753	(320,623)
Lease, Rents and Licenses	92,839	85,450	(7,389)	77,870	925,339	1,005,051	79,712	910,747	(14,593)
Maintenance and Repairs	343,365	51,585	(291,780)	177,137	1,703,951	1,152,827	(551,124)	1,254,253	(449,698)
Maintenance and Service Agreements	66,636	49,501	(17,135)	42,716	698,914	740,478	41,564	582,236	(116,677)
Outside Contracts	132,524	64,269	(68,255)	61,060	831,752	739,453	(92,299)	729,934	(101,818)
Professional Services	1,138,548	21,650	(1,116,898)	117,697	1,657,270	577,987	(1,079,283)	563,600	(1,093,670)
Insurance	21,474	62,203	40,729	14,832	760,579	748,861	(11,719)	710,094	(50,486)
Utilities	112,860	86,449	(26,411)	102,142	1,413,757	1,160,320	(253,437)	1,181,905	(231,852)
Taxes and Permits	38,696	61,486	22,790	50,870	689,656	714,884	25,228	680,802	(8,853)
Postage	21,317	15,480	(5,837)	18,466	157,464	150,271	(7,193)	143,784	(13,680)
Credit Card Fees & Interest Expense	34,379	38,961	4,582	31,856	710,914	649,197	(61,717)	538,010	(172,904)
Membership Elections	0	0	0	0	111,129	41,000	(70,129)	41,098	(70,031)
Advertising Expense	10,433	9,684	(749)	44,405	157,648	167,720	10,072	173,756	16,108
Bad Debts	(8,913)	3,100	12,013	(8,760)	(4,582)	37,200	41,782	71,025	75,608
Uniforms	3,171	0	(3,171)	9,017	48,398	60,260	11,862	52,251	3,853
Donations	0	50	50	0	29,934	600	(29,334)	25,643	(4,291)
Discounts Earned	(11,633)	(8,136)	3,497	(5,248)	(75,081)	(94,697)	(19,616)	(88,372)	(13,291)
Inter Company Interest Exp	450	394	(57)	513	4,683	5,319	635	6,361	1,677
Other	146,601	7,983	(138,618)	21,900	243,001	100,249	(142,752)	78,775	(164,226)
Total Operating Expenses	**4,265,605**	**2,118,181**	**(2,147,424)**	**2,159,685**	**28,372,972**	**25,001,502**	**(3,371,469)**	**23,158,793**	**(5,214,178)**
EBITDA	**(2,378,779)**	**(255,459)**	**(2,123,320)**	**13,897**	**3,404,361**	**3,594,913**	**(190,552)**	**7,922,039**	**(4,517,677)**
Allocations - MAC	(0)	0	0	0	(0)	0	0	0	0
Allocations - F & A	0	0	0	0	0	0	0	0	(0)
Total Allocations	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Pre Depreciation Gross	**(2,378,779)**	**(255,459)**	**(2,123,320)**	**13,897**	**3,404,361**	**3,594,913**	**(190,552)**	**7,922,039**	**(4,517,677)**
Depreciation	252,179	264,019	11,840	255,061	3,003,594	3,144,855	141,262	3,071,986	68,393
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(2,630,958)**	**(519,478)**	**(2,111,480)**	**(241,164)**	**400,768**	**450,058**	**(49,290)**	**4,850,052**	**(4,449,285)**

Bella Vista POA
Water Utility Consolidated - Charlie Holt-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Assessments	0	100	(100)	100	1,000	1,200	(200)	1,200	(200)
Investment Income	0	0	0	70	0	0	0	8,934	(8,934)
Water	681,294	651,065	30,229	641,847	9,428,452	8,818,626	609,826	8,644,346	784,107
Restricted Revenue	0	0	0	106	399	0	399	825	(427)
Water Capital Buy In Fees	127,500	91,666	35,834	92,500	1,495,000	1,099,992	395,008	1,055,000	440,000
Water Late Fees	13,738	12,300	1,438	12,338	154,346	147,600	6,746	134,422	19,924
Gain / Loss Disposal Surplus Assets	0	0	0	0	13,482	0	13,482	50,700	(37,218)
NSF Fees	375	270	105	100	4,050	3,240	810	3,100	950
Credit Card Convenience Fee	0	5,370	(5,370)	0	0	38,492	(38,492)	0	0
Inter Company Interest Income	450	394	57	513	4,683	5,319	(635)	6,361	(1,677)
Other	7,547	7,695	(148)	7,876	97,003	100,580	(3,577)	89,437	7,566
Total Income	**830,905**	**768,859**	**62,046**	**755,449**	**11,198,416**	**10,215,048**	**983,368**	**9,994,325**	**1,204,091**
Water	213,555	210,167	(3,388)	161,640	2,694,035	2,476,965	(217,070)	2,359,699	(334,336)
Total Cost of Goods	**213,555**	**210,167**	**(3,388)**	**161,640**	**2,694,035**	**2,476,965**	**(217,070)**	**2,359,699**	**(334,336)**
Gross Profit	**617,351**	**558,692**	**58,658**	**593,809**	**8,504,381**	**7,738,083**	**766,297**	**7,634,626**	**869,755**
Expenses									
Salary and Wages	181,796	149,821	(31,975)	147,890	1,369,509	1,320,569	(48,940)	1,191,143	(178,366)
Employee Benefits	44,555	43,294	(1,261)	26,841	592,461	466,453	(126,007)	440,597	(151,863)
Memberships, Training and Travel	1,671	508	(1,163)	134	24,226	30,711	6,485	12,484	(11,742)
Supplies	22,596	23,235	639	13,894	623,625	424,120	(199,505)	396,869	(226,756)
Fuel and Oil	6,731	3,900	(2,831)	5,282	92,980	50,500	(42,480)	59,952	(33,028)
Equipment and Tools	9,042	360	(8,682)	(4,953)	59,547	40,620	(18,927)	19,178	(40,369)
Lease, Rents and Licenses	6,160	6,413	253	6,369	75,059	76,956	1,897	75,582	524
Maintenance and Repairs	88,630	17,800	(70,830)	69,303	433,115	255,000	(178,115)	299,533	(133,582)
Maintenance and Service Agreements	5,619	2,032	(3,587)	2,933	87,051	64,199	(22,852)	67,265	(19,785)
Outside Contracts	21,539	22,475	936	21,251	268,701	283,152	14,451	264,242	(4,460)
Professional Services	0	0	0	60,750	33,907	49,446	15,539	72,223	38,316
Insurance	5,903	14,999	9,096	3,994	181,183	180,291	(892)	171,494	(9,689)
Utilities	14,182	8,599	(5,583)	10,771	145,155	110,781	(34,374)	111,419	(33,736)
Taxes and Permits	10,403	19,921	9,518	21,010	239,083	249,247	10,164	245,666	6,583
Postage	4,089	4,080	(9)	4,860	45,351	48,960	3,609	48,115	2,764
Credit Card Fees & Interest Expense	534	17,040	16,506	1,702	219,822	247,518	27,696	197,321	(22,502)
Bad Debts	1,576	100	(1,476)	418	6,971	1,200	(5,771)	2,858	(4,112)
Uniforms	873	0	(873)	138	10,386	8,000	(2,386)	10,191	(195)
Donations	0	0	0	0	25,000	0	(25,000)	25,000	0
Other	4,087	0	(4,087)	(824)	5,705	0	(5,705)	(9,214)	(14,919)
Total Operating Expenses	**429,985**	**334,577**	**(95,408)**	**391,762**	**4,538,834**	**3,907,723**	**(631,111)**	**3,701,919**	**(836,915)**

Bella Vista POA
Water Utility Consolidated - Charlie Holt-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
EBITDA	**187,365**	**224,115**	**(36,750)**	**202,047**	**3,965,547**	**3,830,360**	**135,187**	**3,932,707**	**32,840**
Allocations - MAC	40,097	40,097	0	37,863	481,162	481,162	0	454,355	(26,807)
Allocations - F & A	75,185	75,185	0	70,996	902,214	902,214	0	851,949	(50,265)
Total Allocations	**115,281**	**115,281**	**0**	**108,859**	**1,383,376**	**1,383,376**	**0**	**1,306,304**	**(77,072)**
Pre Depreciation Gross	**72,084**	**108,834**	**(36,750)**	**93,188**	**2,582,171**	**2,446,984**	**135,187**	**2,626,403**	**(44,232)**
Depreciation	110,221	113,729	3,509	110,050	1,316,165	1,359,662	43,496	1,317,552	1,386
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(38,136)**	**(4,895)**	**(33,241)**	**(16,862)**	**1,266,005**	**1,087,322**	**178,683**	**1,308,851**	**(42,846)**

Bella Vista POA
POA w/o Water-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Assessments	933,451	904,752	28,699	915,023	11,095,320	10,804,356	290,964	10,823,480	271,840
City of Bella Vista	5,936	2,968	2,968	2,968	11,872	11,872	0	14,772	(2,900)
Food and Beverage	232,298	168,400	63,898	232,729	3,477,407	2,912,430	564,977	2,953,530	523,877
Golf	94,425	99,803	(5,378)	169,498	4,229,214	3,957,096	272,118	4,003,722	225,492
Pro Shop	38,451	33,332	5,118	48,937	746,440	568,404	178,037	673,838	72,602
Other Recreation	1,893	2,667	(774)	2,132	66,442	68,680	(2,238)	67,433	(991)
RV	23,716	17,767	5,949	33,235	673,638	679,117	(5,479)	623,199	50,438
Facility Use Fees	681	2,730	(2,049)	7,902	621,861	591,090	30,771	601,405	20,456
Boat	6	50	(44)	1,738	530,605	532,184	(1,579)	492,847	37,758
Investment Income	35,739	0	35,739	219	142,947	0	142,947	4,787	138,160
Lot Sales	1,000	50,000	(49,000)	155,610	1,090,623	355,000	735,623	803,584	287,039
Transfer Fees	48,237	61,757	(13,520)	71,625	839,991	1,076,108	(236,117)	1,057,024	(217,033)
Past Due Collections	10,661	20,496	(9,835)	18,387	279,054	292,907	(13,853)	375,114	(96,060)
Advertising Income	(8,966)	6,600	(15,566)	12,570	139,901	166,755	(26,854)	165,033	(25,132)
Rebates	229	0	229	1,105	5,333	0	5,333	5,940	(607)
POA Lot Inventory Valuation	(680)	650	(1,330)	145	13,033	8,000	5,033	9,208	3,826
Gain / Loss Disposal Surplus Assets	(62,120)	0	(62,120)	0	11,867	12,800	(933)	125,805	(113,938)
Water Rent Income	6,160	6,160	0	5,980	73,920	73,920	0	71,760	2,160
Cell Tower Rents	0	3,330	(3,330)	3,729	911,832	68,630	843,202	65,637	846,196
Legal Fees	1,288	5,000	(3,712)	3,453	72,129	60,000	12,129	37,151	34,978
Rents - Leases Facilities	1,275	1,250	25	1,000	15,300	15,000	300	11,000	4,300
Donations Received	0	0	0	13,602	5,711	6,060	(349)	22,402	(16,691)
NSF Fees	925	400	525	275	8,276	4,900	3,376	4,300	3,976
Credit Card Convenience Fee	0	3,433	(3,433)	0	0	53,778	(53,778)	0	0
Other	8,040	1,425	6,615	7,543	161,638	58,670	102,968	2,080,272	(1,918,634)
Total Income	**1,372,646**	**1,392,970**	**(20,324)**	**1,709,404**	**25,224,356**	**22,377,757**	**2,846,599**	**25,093,243**	**131,112**
Food and Beverage	79,203	60,513	(18,690)	89,368	1,323,568	1,045,177	(278,391)	1,074,170	(249,398)
Pro Shop	22,989	26,772	3,783	37,768	536,411	406,328	(130,083)	485,432	(50,979)
Recreation	979	1,655	676	2,495	91,424	67,920	(23,504)	87,435	(3,989)
Total Cost of Goods	**103,171**	**88,940**	**(14,230)**	**129,632**	**1,951,403**	**1,519,425**	**(431,979)**	**1,647,037**	**(304,366)**
Gross Profit	**1,269,475**	**1,304,030**	**(34,554)**	**1,579,773**	**23,272,952**	**20,858,332**	**2,414,620**	**23,446,206**	**(173,254)**
Expenses									
Salary and Wages	1,441,383	1,068,203	(373,180)	983,002	10,867,820	10,559,034	(308,786)	9,712,437	(1,155,383)
Employee Benefits	229,083	215,960	(13,124)	142,976	2,580,251	2,302,357	(277,894)	2,119,073	(461,178)
Memberships, Training and Travel	12,741	6,905	(5,836)	13,459	148,957	139,808	(9,149)	135,840	(13,117)
Supplies	96,850	33,012	(63,838)	53,414	1,200,539	1,111,716	(88,824)	1,025,268	(175,271)
Fuel and Oil	11,894	8,075	(3,819)	16,679	281,503	181,358	(100,145)	203,477	(78,026)
Equipment and Tools	64,516	14,800	(49,716)	4,596	466,830	417,277	(49,553)	186,575	(280,255)
Lease, Rents and Licenses	86,679	79,037	(7,642)	71,501	850,280	928,095	77,815	835,164	(15,116)
Maintenance and Repairs	254,735	33,785	(220,950)	107,834	1,270,836	897,827	(373,009)	954,719	(316,117)

Bella Vista POA
POA w/o Water-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Maintenance and Service Agreements	61,018	47,469	(13,549)	39,783	611,863	676,279	64,416	514,971	(96,892)
Outside Contracts	110,984	41,794	(69,190)	39,809	563,051	456,301	(106,750)	465,693	(97,358)
Professional Services	1,138,548	21,650	(1,116,898)	56,947	1,623,363	528,541	(1,094,822)	491,377	(1,131,986)
Insurance	15,571	47,204	31,633	10,838	579,396	568,569	(10,827)	538,600	(40,797)
Utilities	98,678	77,850	(20,828)	91,371	1,268,602	1,049,539	(219,063)	1,070,485	(198,117)
Taxes and Permits	28,293	41,565	13,272	29,860	450,573	465,637	15,064	435,137	(15,436)
Postage	17,228	11,400	(5,828)	13,606	112,113	101,311	(10,802)	95,669	(16,445)
Credit Card Fees & Interest Expense	33,846	21,921	(11,924)	30,154	491,092	401,680	(89,412)	340,690	(150,403)
Membership Elections	0	0	0	0	111,129	41,000	(70,129)	41,098	(70,031)
Advertising Expense	10,433	9,684	(749)	44,405	157,648	167,720	10,072	173,756	16,108
Bad Debts	(10,488)	3,000	13,488	(9,178)	(11,553)	36,000	47,553	68,167	79,720
Uniforms	2,298	0	(2,298)	8,878	38,012	52,260	14,248	42,060	4,048
Donations	0	50	50	0	4,934	600	(4,334)	643	(4,291)
Discounts Earned	(11,633)	(8,136)	3,497	(5,248)	(75,081)	(94,697)	(19,616)	(88,372)	(13,291)
Inter Company Interest Exp	450	394	(57)	513	4,683	5,319	635	6,361	1,677
Other	142,514	7,983	(134,531)	22,724	237,296	100,249	(137,047)	87,989	(149,307)
Total Operating Expenses	**3,835,620**	**1,783,604**	**(2,052,016)**	**1,767,923**	**23,834,138**	**21,093,779**	**(2,740,359)**	**19,456,874**	**(4,377,264)**
EBITDA	**(2,566,144)**	**(479,574)**	**(2,086,570)**	**(188,150)**	**(561,186)**	**(235,447)**	**(325,739)**	**3,989,332**	**(4,550,518)**
Allocations - MAC	(40,097)	(40,097)	0	(37,863)	(481,162)	(481,162)	0	(454,355)	26,807
Allocations - F & A	(75,185)	(75,185)	0	(70,996)	(902,214)	(902,214)	0	(851,949)	50,265
Total Allocations	**(115,281)**	**(115,281)**	**0**	**(108,859)**	**(1,383,376)**	**(1,383,376)**	**0**	**(1,306,304)**	**77,072**
Pre Depreciation Gross	**(2,450,863)**	**(364,293)**	**(2,086,570)**	**(79,292)**	**822,190**	**1,147,929**	**(325,739)**	**5,295,636**	**(4,473,446)**
Depreciation	141,958	150,289	8,331	145,011	1,687,428	1,785,194	97,765	1,754,435	67,007
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(2,592,821)**	**(514,582)**	**(2,078,239)**	**(224,302)**	**(865,238)**	**(637,265)**	**(227,973)**	**3,541,201**	**(4,406,439)**

Bella Vista POA
Food and Beverage Division - Tommy Lee-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Food and Beverage	231,844	168,400	63,444	232,088	3,433,395	2,912,430	520,965	2,917,727	515,667
Facility Use Fees	(19,528)	(8,150)	(11,378)	(10,482)	(196,438)	(126,863)	(69,575)	(116,150)	(80,288)
Rebates	229	0	229	1,105	5,333	0	5,333	5,940	(607)
Gain / Loss Disposal Surplus Assets	0	0	0	0	906	0	906	0	906
Donations Received	0	0	0	0	0	0	0	8,800	(8,800)
Other	437	0	437	481	1,583	0	1,583	4,926	(3,344)
Total Income	**212,982**	**160,250**	**52,732**	**223,193**	**3,244,778**	**2,785,567**	**459,211**	**2,821,244**	**423,534**
Food and Beverage	76,780	60,513	(16,267)	88,472	1,298,215	1,045,177	(253,038)	1,056,214	(242,000)
Total Cost of Goods	**76,780**	**60,513**	**(16,267)**	**88,472**	**1,298,215**	**1,045,177**	**(253,038)**	**1,056,214**	**(242,000)**
Gross Profit	**136,201**	**99,737**	**36,464**	**134,722**	**1,946,563**	**1,740,390**	**206,173**	**1,765,030**	**181,534**
Expenses									
Salary and Wages	212,241	146,355	(65,885)	148,620	1,583,897	1,320,328	(263,569)	1,263,284	(320,613)
Employee Benefits	27,168	17,755	(9,414)	20,810	217,261	163,683	(53,577)	191,941	(25,319)
Memberships, Training and Travel	1,138	363	(775)	629	15,257	8,356	(6,901)	9,307	(5,949)
Supplies	21,323	11,825	(9,498)	10,372	204,711	169,350	(35,361)	183,293	(21,418)
Fuel and Oil	58	0	(58)	0	337	0	(337)	472	135
Equipment and Tools	9,390	100	(9,290)	1,053	19,166	4,000	(15,166)	6,543	(12,624)
Lease, Rents and Licenses	0	69	69	109	2,245	828	(1,417)	1,455	(790)
Maintenance and Repairs	1,145	0	(1,145)	252	7,798	400	(7,398)	5,041	(2,757)
Maintenance and Service Agreements	3,619	217	(3,402)	117	12,487	6,504	(5,983)	6,283	(6,204)
Outside Contracts	1,009	225	(784)	220	6,134	3,525	(2,609)	3,323	(2,810)
Insurance	(109)	574	683	721	15,293	7,020	(8,273)	7,166	(8,126)
Utilities	5,803	3,281	(2,522)	5,369	57,080	39,447	(17,633)	39,302	(17,778)
Taxes and Permits	0	0	0	51	6,906	13,085	6,179	7,106	201
Postage	0	0	0	26	124	0	(124)	178	54
Credit Card Fees & Interest Expense	176	39	(137)	6,495	2,357	546	(1,811)	84,925	82,568
Advertising Expense	482	1,250	768	5,769	20,737	24,480	3,743	35,125	14,388
Uniforms	796	0	(796)	0	5,085	4,350	(735)	3,496	(1,589)
Other	1,335	0	(1,335)	775	7,976	0	(7,976)	2,063	(5,914)
Total Operating Expenses	**285,574**	**182,053**	**(103,520)**	**201,386**	**2,184,848**	**1,765,902**	**(418,947)**	**1,850,303**	**(334,545)**
EBITDA	**(149,372)**	**(82,316)**	**(67,056)**	**(66,664)**	**(238,285)**	**(25,512)**	**(212,774)**	**(85,273)**	**(153,012)**
Pre Depreciation Gross	**(149,372)**	**(82,316)**	**(67,056)**	**(66,664)**	**(238,285)**	**(25,512)**	**(212,774)**	**(85,273)**	**(153,012)**
Depreciation	1,395	856	(539)	614	8,432	9,056	624	5,997	(2,435)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(150,768)**	**(83,172)**	**(67,595)**	**(67,278)**	**(246,717)**	**(34,568)**	**(212,150)**	**(91,270)**	**(155,447)**

Bella Vista POA
Clubhouses-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Rents - Leases Facilities	1,275	1,250	25	1,000	15,300	15,000	300	11,000	4,300
Total Income	**1,275**	**1,250**	**25**	**1,000**	**15,300**	**15,000**	**300**	**11,000**	**4,300**
Gross Profit	**1,275**	**1,250**	**25**	**1,000**	**15,300**	**15,000**	**300**	**11,000**	**4,300**
Expenses									
Salary and Wages	0	0	0	63	0	0	0	73	73
Employee Benefits	0	0	0	8	46	0	(46)	9	(37)
Memberships, Training and Travel	119	170	51	137	1,915	2,040	125	1,446	(469)
Supplies	6,234	300	(5,934)	0	27,456	3,600	(23,856)	3,166	(24,291)
Equipment and Tools	8,796	4,500	(4,296)	(2,954)	67,918	86,200	18,282	25,245	(42,674)
Lease, Rents and Licenses	349	0	(349)	0	1,613	0	(1,613)	0	(1,613)
Maintenance and Repairs	46,926	6,550	(40,376)	7,830	162,790	120,800	(41,990)	92,368	(70,421)
Maintenance and Service Agreements	12,703	9,459	(3,244)	8,716	98,199	113,508	15,310	97,981	(218)
Outside Contracts	6,702	3,768	(2,934)	3,961	45,072	41,866	(3,206)	41,023	(4,049)
Insurance	0	0	0	0	0	0	0	0	0
Utilities	18,210	13,807	(4,403)	16,539	210,921	171,844	(39,077)	172,403	(38,518)
Taxes and Permits	112	0	(112)	42	1,116	0	(1,116)	769	(347)
Advertising Expense	0	0	0	0	438	0	(438)	0	(438)
Other	0	0	0	0	39	0	(39)	3,739	3,700
Total Operating Expenses	**100,152**	**38,554**	**(61,598)**	**34,344**	**617,523**	**539,858**	**(77,665)**	**438,222**	**(179,301)**
EBITDA	**(98,877)**	**(37,304)**	**(61,573)**	**(33,344)**	**(602,223)**	**(524,858)**	**(77,365)**	**(427,222)**	**(175,001)**
Allocations - F & A	(3,267)	(3,267)	0	(3,085)	(39,210)	(39,210)	0	(37,025)	2,184
Total Allocations	**(3,267)**	**(3,267)**	**0**	**(3,085)**	**(39,210)**	**(39,210)**	**0**	**(37,025)**	**2,184**
Pre Depreciation Gross	**(95,610)**	**(34,037)**	**(61,573)**	**(30,258)**	**(563,014)**	**(485,648)**	**(77,365)**	**(390,197)**	**(172,817)**
Depreciation	46,865	47,837	972	49,162	577,881	584,823	6,942	589,613	11,732
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(142,475)**	**(81,874)**	**(60,602)**	**(79,420)**	**(1,140,894)**	**(1,070,471)**	**(70,423)**	**(979,810)**	**(161,085)**

Bella Vista POA
Golf Maintenance - Keith Ihms-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Gain / Loss Disposal Surplus Assets	0	0	0	0	35,120	0	35,120	9,835	25,285
Other	0	0	0	0	31,850	0	31,850	2,530	29,320
Total Income	**0**	**0**	**0**	**0**	**66,970**	**0**	**66,970**	**12,365**	**54,605**
Gross Profit	**0**	**0**	**0**	**0**	**66,970**	**0**	**66,970**	**12,365**	**54,605**
Expenses									
Salary and Wages	239,243	223,575	(15,668)	220,829	2,011,400	2,201,976	190,576	1,898,050	(113,350)
Employee Benefits	22,666	26,454	3,788	25,756	223,648	266,884	43,236	222,638	(1,010)
Memberships, Training and Travel	2,222	1,675	(547)	1,675	7,773	13,525	5,752	6,985	(788)
Supplies	4,500	4,120	(380)	3,923	601,749	596,949	(4,800)	541,593	(60,156)
Fuel and Oil	3,908	2,700	(1,208)	9,998	145,446	88,500	(56,946)	109,250	(36,196)
Equipment and Tools	4,552	625	(3,927)	1,751	61,269	37,319	(23,950)	10,250	(51,018)
Lease, Rents and Licenses	37,224	48,924	11,700	46,963	557,343	566,238	8,895	548,439	(8,904)
Maintenance and Repairs	133,733	8,575	(125,158)	19,863	562,262	313,654	(248,608)	444,655	(117,607)
Maintenance and Service Agreements	1,418	747	(671)	734	12,149	12,864	715	11,320	(828)
Outside Contracts	400	0	(400)	2,153	21,038	30,486	9,448	7,487	(13,551)
Professional Services	0	0	0	0	2,921	5,040	2,119	0	(2,921)
Insurance	(408)	834	1,242	716	14,868	10,466	(4,402)	10,309	(4,558)
Utilities	17,579	16,098	(1,481)	15,766	307,691	248,926	(58,765)	252,808	(54,883)
Taxes and Permits	742	308	(434)	0	20,515	30,222	9,707	19,826	(689)
Postage	0	20	20	0	134	240	106	41	(93)
Uniforms	728	0	(728)	224	15,136	17,800	2,664	15,613	477
Donations	0	0	0	0	125	0	(125)	0	(125)
Other	0	0	0	(224)	538	0	(538)	191	(347)
Total Operating Expenses	**468,508**	**334,655**	**(133,853)**	**350,126**	**4,566,005**	**4,441,089**	**(124,915)**	**4,099,455**	**(466,550)**
EBITDA	**(468,508)**	**(334,655)**	**(133,853)**	**(350,126)**	**(4,499,035)**	**(4,441,089)**	**(57,945)**	**(4,087,090)**	**(411,945)**
Pre Depreciation Gross	**(468,508)**	**(334,655)**	**(133,853)**	**(350,126)**	**(4,499,035)**	**(4,441,089)**	**(57,945)**	**(4,087,090)**	**(411,945)**
Depreciation	41,832	41,730	(102)	46,132	516,205	515,250	(955)	559,758	43,553
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(510,340)**	**(376,385)**	**(133,955)**	**(396,258)**	**(5,015,240)**	**(4,956,340)**	**(58,900)**	**(4,646,848)**	**(368,392)**

Bella Vista POA
Golf Operations - Darryl Muldoon-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Food and Beverage	(5)	0	(5)	0	(5)	0	(5)	0	(5)
Golf	94,425	99,803	(5,378)	169,498	4,229,214	3,957,096	272,118	4,003,722	225,492
Pro Shop	38,451	33,332	5,118	48,937	746,440	568,404	178,037	673,838	72,602
Gain / Loss Disposal Surplus Assets	0	0	0	0	3,200	0	3,200	0	3,200
Other	357	1,225	(868)	1,478	12,832	22,475	(9,643)	22,196	(9,364)
Total Income	**133,228**	**134,360**	**(1,133)**	**219,913**	**4,991,681**	**4,547,975**	**443,706**	**4,699,756**	**291,925**
Food and Beverage	2,225	0	(2,225)	0	2,225	0	(2,225)	0	(2,225)
Pro Shop	22,989	26,772	3,783	37,768	536,411	406,328	(130,083)	485,432	(50,979)
Total Cost of Goods	**25,214**	**26,772**	**1,558**	**37,768**	**538,636**	**406,328**	**(132,308)**	**485,432**	**(53,204)**
Gross Profit	**108,014**	**107,588**	**426**	**182,144**	**4,453,045**	**4,141,647**	**311,398**	**4,214,324**	**238,721**
Expenses									
Salary and Wages	171,441	120,223	(51,218)	119,831	1,285,186	1,273,510	(11,675)	1,179,375	(105,810)
Employee Benefits	17,007	14,477	(2,529)	14,648	150,058	157,435	7,376	145,831	(4,228)
Memberships, Training and Travel	529	260	(269)	127	22,052	16,632	(5,420)	8,787	(13,265)
Supplies	4,334	2,064	(2,270)	4,050	77,045	54,621	(22,423)	49,559	(27,486)
Fuel and Oil	101	80	(21)	47	2,268	1,448	(820)	1,485	(783)
Equipment and Tools	241	0	(241)	1,177	47,760	37,185	(10,575)	20,482	(27,278)
Lease, Rents and Licenses	47,388	25,985	(21,403)	19,939	267,994	311,823	43,829	240,589	(27,405)
Maintenance and Repairs	26,351	1,995	(24,356)	14,411	59,040	28,552	(30,488)	37,730	(21,311)
Maintenance and Service Agreements	11,313	7,499	(3,814)	7,972	118,108	99,400	(18,708)	99,021	(19,087)
Outside Contracts	38	3,842	3,804	2,629	22,785	43,673	20,888	37,233	14,448
Insurance	(123)	312	435	441	10,018	3,843	(6,175)	6,471	(3,548)
Utilities	10,469	7,957	(2,512)	11,027	142,321	105,035	(37,286)	134,962	(7,359)
Taxes and Permits	10,931	699	(10,232)	0	19,299	17,414	(1,885)	18,849	(450)
Postage	374	265	(109)	125	1,076	461	(615)	659	(417)
Credit Card Fees & Interest Expense	436	216	(220)	14,133	3,487	2,551	(937)	145,025	141,537
Advertising Expense	0	81	81	0	10,600	22,048	11,448	2,158	(8,442)
Uniforms	165	0	(165)	142	2,258	2,050	(208)	1,156	(1,102)
Donations	0	0	0	0	0	0	0	9	9
Other	(10,041)	(15)	10,026	707	(4,483)	(180)	4,303	(1,533)	2,951
Total Operating Expenses	**290,956**	**185,940**	**(105,015)**	**211,404**	**2,236,872**	**2,177,501**	**(59,371)**	**2,127,847**	**(109,025)**
EBITDA	**(182,942)**	**(78,353)**	**(104,589)**	**(29,259)**	**2,216,173**	**1,964,146**	**252,027**	**2,086,477**	**129,696**
Pre Depreciation Gross	**(182,942)**	**(78,353)**	**(104,589)**	**(29,259)**	**2,216,173**	**1,964,146**	**252,027**	**2,086,477**	**129,696**
Depreciation	4,776	4,966	189	4,333	51,844	56,097	4,253	48,664	(3,180)
Income Tax	0	0	0	0	0	0	0	0	0

Bella Vista POA
Golf Operations - Darryl Muldoon-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Net Income / Cost of Operations	(187,718)	(83,318)	(104,400)	(33,592)	2,164,329	1,908,049	256,280	2,037,812	126,517

Bella Vista POA
Rec Division - Joan Glubczynski-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Food and Beverage	381	0	381	584	42,749	0	42,749	34,635	8,114
Other Recreation	1,634	2,411	(777)	1,910	60,284	63,335	(3,051)	60,470	(186)
RV	23,716	17,767	5,949	33,235	573,029	552,617	20,412	517,926	55,104
Facility Use Fees	13,769	7,045	6,724	14,430	338,151	254,891	83,260	278,493	59,658
Boat	179	0	179	1,738	271,636	274,784	(3,148)	243,984	27,652
Gain / Loss Disposal Surplus Assets	(62,120)	0	(62,120)	0	(49,774)	0	(49,774)	170	(49,944)
Donations Received	0	0	0	13,602	2,969	0	2,969	13,602	(10,633)
Other	6,684	200	6,484	671	47,821	6,195	41,626	10,080	37,742
Total Income	**(15,757)**	**27,423**	**(43,180)**	**66,168**	**1,286,866**	**1,151,822**	**135,044**	**1,159,359**	**127,507**
Food and Beverage	185	0	(185)	849	21,695	0	(21,695)	16,936	(4,759)
Recreation	(484)	525	1,009	1,230	61,854	42,055	(19,799)	57,242	(4,612)
Total Cost of Goods	**(299)**	**525**	**824**	**2,079**	**83,548**	**42,055**	**(41,493)**	**74,178**	**(9,371)**
Gross Profit	**(15,458)**	**26,898**	**(42,356)**	**64,090**	**1,203,318**	**1,109,767**	**93,551**	**1,085,182**	**118,136**
Expenses									
Salary and Wages	97,506	78,443	(19,062)	59,539	922,263	873,487	(48,776)	847,702	(74,561)
Employee Benefits	9,527	9,271	(256)	5,952	105,709	101,187	(4,523)	102,014	(3,695)
Memberships, Training and Travel	449	311	(138)	503	11,256	13,812	2,556	8,542	(2,714)
Supplies	2,109	1,693	(416)	3,187	75,012	83,045	8,033	71,185	(3,826)
Fuel and Oil	458	85	(373)	162	7,239	2,415	(4,824)	2,902	(4,337)
Equipment and Tools	10,620	50	(10,570)	7,060	76,347	77,968	1,621	50,270	(26,077)
Lease, Rents and Licenses	0	183	183	90	1,293	2,719	1,426	1,244	(49)
Maintenance and Repairs	14,752	2,860	(11,892)	17,238	191,516	174,271	(17,245)	147,696	(43,820)
Maintenance and Service Agreements	8,850	5,268	(3,582)	6,252	102,080	76,729	(25,351)	80,909	(21,171)
Outside Contracts	1,924	1,800	(124)	1,649	50,986	39,784	(11,202)	39,280	(11,707)
Insurance	(311)	333	644	294	6,953	5,772	(1,181)	4,390	(2,563)
Utilities	22,370	18,562	(3,808)	23,892	321,000	275,204	(45,796)	276,848	(44,151)
Taxes and Permits	247	175	(72)	541	6,579	1,041	(5,538)	3,981	(2,598)
Postage	0	0	0	0	41	20	(21)	0	(41)
Credit Card Fees & Interest Expense	44	91	47	1,512	1,434	1,201	(233)	32,901	31,466
Advertising Expense	0	0	0	0	9,907	9,800	(107)	9,137	(770)
Uniforms	412	0	(412)	0	2,868	3,910	1,042	2,426	(442)
Other	671	535	(136)	746	17,391	15,730	(1,661)	8,489	(8,902)
Total Operating Expenses	**169,628**	**119,660**	**(49,968)**	**128,617**	**1,909,874**	**1,758,095**	**(151,779)**	**1,689,916**	**(219,959)**
EBITDA	**(185,086)**	**(92,762)**	**(92,324)**	**(64,527)**	**(706,557)**	**(648,328)**	**(58,229)**	**(604,734)**	**(101,823)**
Pre Depreciation Gross	**(185,086)**	**(92,762)**	**(92,324)**	**(64,527)**	**(706,557)**	**(648,328)**	**(58,229)**	**(604,734)**	**(101,823)**

Bella Vista POA

Rec Division - Joan Glubczynski-All

For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Depreciation	28,463	29,458	995	28,878	331,864	351,422	19,559	348,193	16,329
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(213,548)**	**(122,219)**	**(91,329)**	**(93,405)**	**(1,038,420)**	**(999,751)**	**(38,670)**	**(952,927)**	**(85,493)**

Bella Vista POA
Maint and Const Division - Mike Taggart-All
For the Twelve Months Ending December 31, 2022

	MTD December 2022				YTD December 2022				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Year to Year Actual Compared
Income									
Gain / Loss Disposal Surplus Assets	0	0	0	0	15,747	9,800	5,947	110,000	(94,253)
Cell Tower Rents	0	3,330	(3,330)	3,729	38,011	68,630	(30,619)	65,637	(27,626)
Other	0	0	0	0	506	0	506	14,454	(13,948)
Total Income	**0**	**3,330**	**(3,330)**	**3,729**	**54,264**	**78,430**	**(24,166)**	**190,090**	**(135,826)**
Gross Profit	**0**	**3,330**	**(3,330)**	**3,729**	**54,264**	**78,430**	**(24,166)**	**190,090**	**(135,826)**
Expenses									
Salary and Wages	191,482	163,953	(27,529)	125,129	1,423,426	1,439,522	16,096	1,241,950	(181,477)
Employee Benefits	18,646	20,491	1,846	14,714	161,816	190,322	28,506	151,498	(10,318)
Memberships, Training and Travel	0	0	0	675	2,072	2,240	168	1,421	(650)
Supplies	920	1,095	175	1,064	9,685	18,235	8,550	12,181	2,496
Fuel and Oil	5,182	3,730	(1,452)	4,619	86,160	61,900	(24,260)	63,837	(22,323)
Equipment and Tools	18,494	525	(17,969)	455	66,451	32,280	(34,171)	4,940	(61,510)
Lease, Rents and Licenses	0	815	815	717	197	980	783	1,047	851
Maintenance and Repairs	19,910	10,810	(9,100)	17,217	210,913	116,095	(94,818)	136,449	(74,464)
Maintenance and Service Agreements	1,282	772	(510)	670	12,597	9,544	(3,053)	9,313	(3,284)
Outside Contracts	1,950	3,450	1,500	134	13,855	26,210	12,355	8,772	(5,083)
Insurance	(98)	1,031	1,129	944	16,364	11,728	(4,636)	11,049	(5,315)
Utilities	5,766	4,304	(1,462)	4,036	65,704	46,932	(18,772)	48,048	(17,656)
Taxes and Permits	522	55	(467)	444	7,159	4,578	(2,581)	4,989	(2,170)
Postage	0	0	0	0	62	0	(62)	0	(62)
Advertising Expense	0	0	0	0	0	150	150	(2,304)	(2,304)
Uniforms	148	0	(148)	2,647	7,309	8,800	1,491	8,352	1,043
Other	0	0	0	0	1,211	700	(511)	2,134	923
Total Operating Expenses	**264,204**	**211,031**	**(53,172)**	**173,466**	**2,084,982**	**1,970,216**	**(114,765)**	**1,703,676**	**(381,306)**
EBITDA	**(264,204)**	**(207,701)**	**(56,502)**	**(169,737)**	**(2,030,717)**	**(1,891,786)**	**(138,931)**	**(1,513,586)**	**(517,132)**
Allocations - MAC	(40,097)	(40,097)	0	(37,863)	(481,162)	(481,162)	0	(454,355)	26,807
Total Allocations	**(40,097)**	**(40,097)**	**0**	**(37,863)**	**(481,162)**	**(481,162)**	**0**	**(454,355)**	**26,807**
Pre Depreciation Gross	**(224,107)**	**(167,605)**	**(56,502)**	**(131,874)**	**(1,549,556)**	**(1,410,625)**	**(138,931)**	**(1,059,231)**	**(490,325)**
Depreciation	6,467	6,517	50	4,646	64,190	68,879	4,689	72,708	8,518
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(230,574)**	**(174,122)**	**(56,453)**	**(136,519)**	**(1,613,745)**	**(1,479,504)**	**(134,242)**	**(1,131,939)**	**(481,807)**

Bella Vista POA
Lakes and Parks Division - Rick Echols-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
City of Bella Vista	5,936	2,968	2,968	2,968	11,872	11,872	0	14,772	(2,900)
Food and Beverage	78	0	78	57	1,269	0	1,269	1,168	101
Other Recreation	259	256	3	222	6,157	5,345	812	6,963	(806)
RV	0	0	0	0	100,609	126,500	(25,891)	105,274	(4,665)
Facility Use Fees	6,435	2,735	3,700	3,954	87,166	78,457	8,709	82,075	5,092
Boat	(172)	50	(222)	0	258,969	257,400	1,569	248,863	10,106
Gain / Loss Disposal Surplus Assets	0	0	0	0	6,515	3,000	3,515	5,800	715
Donations Received	0	0	0	0	2,742	6,060	(3,318)	0	2,742
Other	(37)	0	(37)	(23)	1,440	25,000	(23,560)	3,914	(2,475)
Total Income	**12,499**	**6,009**	**6,490**	**7,178**	**476,739**	**513,634**	**(36,895)**	**468,829**	**7,910**
Food and Beverage	13	0	(13)	48	1,434	0	(1,434)	1,020	(414)
Recreation	1,463	1,130	(333)	1,265	29,570	25,865	(3,705)	30,193	623
Total Cost of Goods	**1,475**	**1,130**	**(345)**	**1,313**	**31,004**	**25,865**	**(5,139)**	**31,213**	**209**
Gross Profit	**11,024**	**4,879**	**6,145**	**5,865**	**445,734**	**487,769**	**(42,035)**	**437,616**	**8,118**
Expenses									
Salary and Wages	73,323	57,092	(16,232)	47,777	533,461	539,998	6,537	436,705	(96,756)
Employee Benefits	7,144	7,006	(138)	4,974	60,615	64,386	3,772	51,919	(8,696)
Memberships, Training and Travel	401	0	(401)	0	1,056	2,515	1,459	1,243	187
Supplies	18,335	4,200	(14,135)	1,129	88,080	77,505	(10,575)	41,680	(46,400)
Fuel and Oil	2,053	1,280	(773)	1,598	36,714	24,695	(12,019)	22,939	(13,775)
Equipment and Tools	6,050	150	(5,900)	754	38,381	17,825	(20,556)	7,940	(30,441)
Lease, Rents and Licenses	0	25	25	16	750	300	(450)	265	(485)
Maintenance and Repairs	11,917	2,615	(9,302)	14,215	71,787	117,085	45,298	66,228	(5,559)
Maintenance and Service Agreements	4,548	2,840	(1,708)	3,436	52,291	44,660	(7,631)	41,060	(11,231)
Outside Contracts	1,673	1,120	(553)	1,598	63,889	57,861	(6,029)	22,229	(41,661)
Professional Services	36,949	0	(36,949)	0	38,843	100,000	61,158	0	(38,843)
Insurance	(60)	206	266	208	3,965	2,498	(1,467)	2,428	(1,537)
Utilities	5,080	4,100	(980)	4,257	48,531	43,700	(4,831)	47,391	(1,140)
Taxes and Permits	1,402	0	(1,402)	3,181	5,015	3,900	(1,115)	6,873	1,858
Postage	0	10	10	0	83	410	327	13	(70)
Credit Card Fees & Interest Expense	0	15	15	340	277	181	(96)	15,788	15,511
Uniforms	0	0	0	2,070	3,352	5,550	2,198	5,559	2,207
Other	(164)	0	164	414	(57)	0	57	(168)	(110)
Total Operating Expenses	**168,651**	**80,659**	**(87,992)**	**85,966**	**1,047,032**	**1,103,069**	**56,037**	**770,091**	**(276,941)**
EBITDA	**(157,627)**	**(75,780)**	**(81,847)**	**(80,101)**	**(601,298)**	**(615,300)**	**14,002**	**(332,475)**	**(268,823)**

Bella Vista POA
Lakes and Parks Division - Rick Echols-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Pre Depreciation Gross	**(157,627)**	**(75,780)**	**(81,847)**	**(80,101)**	**(601,298)**	**(615,300)**	**14,002**	**(332,475)**	**(268,823)**
Depreciation	8,604	9,839	1,235	8,274	100,497	110,819	10,322	94,681	(5,817)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(166,231)**	**(85,619)**	**(80,612)**	**(88,375)**	**(701,795)**	**(726,119)**	**24,325**	**(427,155)**	**(274,640)**

Bella Vista POA
F & A Division-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Income									
Assessments	933,451	904,752	28,699	915,023	11,095,320	10,804,356	290,964	10,823,480	271,840
Facility Use Fees	5	1,100	(1,095)	0	392,982	384,605	8,377	356,988	35,995
Investment Income	35,739	0	35,739	219	142,947	0	142,947	4,787	138,160
Lot Sales	1,000	50,000	(49,000)	155,610	1,090,623	355,000	735,623	803,584	287,039
Transfer Fees	48,237	61,757	(13,520)	71,625	839,991	1,076,108	(236,117)	1,057,024	(217,033)
Past Due Collections	10,661	20,496	(9,835)	18,387	279,054	292,907	(13,853)	375,114	(96,060)
Advertising Income	(8,966)	6,600	(15,566)	12,570	139,901	166,755	(26,854)	165,033	(25,132)
POA Lot Inventory Valuation	(680)	650	(1,330)	145	13,033	8,000	5,033	9,208	3,826
Gain / Loss Disposal Surplus Assets	0	0	0	0	154	0	154	0	154
Water Rent Income	6,160	6,160	0	5,980	73,920	73,920	0	71,760	2,160
Cell Tower Rents	0	0	0	0	873,821	0	873,821	0	873,821
Legal Fees	1,288	5,000	(3,712)	3,453	72,129	60,000	12,129	37,151	34,978
NSF Fees	925	400	525	275	8,276	4,900	3,376	4,300	3,976
Credit Card Convenience Fee	0	3,433	(3,433)	0	0	53,778	(53,778)	0	0
Other	598	0	598	4,936	65,606	5,000	60,606	2,022,172	(1,956,566)
Total Income	**1,028,419**	**1,060,348**	**(31,929)**	**1,188,223**	**15,087,758**	**13,285,329**	**1,802,429**	**15,730,600**	**(642,842)**
Gross Profit	**1,028,419**	**1,060,348**	**(31,929)**	**1,188,223**	**15,087,758**	**13,285,329**	**1,802,429**	**15,730,600**	**(642,842)**
Expenses									
Salary and Wages	456,147	278,561	(177,586)	261,215	3,108,187	2,910,212	(197,975)	2,845,298	(262,889)
Employee Benefits	126,925	120,505	(6,421)	56,114	1,661,097	1,358,461	(302,636)	1,253,222	(407,875)
Memberships, Training and Travel	7,881	4,126	(3,755)	9,714	87,576	80,688	(6,888)	98,108	10,532
Supplies	39,094	7,715	(31,379)	29,690	116,802	108,410	(8,392)	122,611	5,810
Fuel and Oil	134	200	66	254	3,339	2,400	(939)	2,593	(747)
Equipment and Tools	6,372	8,850	2,478	(4,699)	89,539	124,500	34,961	60,905	(28,633)
Lease, Rents and Licenses	1,717	3,036	1,319	3,667	18,846	45,207	26,361	42,126	23,280
Maintenance and Repairs	0	380	380	16,808	4,730	26,970	22,240	24,553	19,822
Maintenance and Service Agreements	17,285	20,667	3,382	11,887	203,953	313,070	109,117	169,085	(34,868)
Outside Contracts	97,290	27,589	(69,701)	27,466	339,291	212,896	(126,395)	306,347	(32,945)
Professional Services	1,101,600	21,650	(1,079,950)	56,947	1,581,600	423,501	(1,158,099)	491,377	(1,090,223)
Insurance	16,679	43,914	27,235	7,513	511,935	527,242	15,307	496,786	(15,149)
Utilities	13,402	9,741	(3,661)	10,484	115,354	118,451	3,097	98,723	(16,631)
Taxes and Permits	14,337	40,328	25,991	25,601	383,984	395,397	11,413	372,743	(11,241)
Postage	16,854	11,105	(5,749)	13,456	110,593	100,180	(10,413)	94,778	(15,815)
Credit Card Fees & Interest Expense	33,190	21,561	(11,629)	7,675	483,536	397,200	(86,336)	62,052	(421,485)
Membership Elections	0	0	0	0	111,129	41,000	(70,129)	41,098	(70,031)
Advertising Expense	9,951	8,353	(1,598)	38,636	115,966	111,242	(4,724)	129,641	13,674
Bad Debts	(10,488)	3,000	13,488	(9,178)	(11,553)	36,000	47,553	68,167	79,720
Uniforms	49	0	(49)	3,795	2,004	9,800	7,796	5,458	3,455
Donations	0	50	50	0	4,809	600	(4,209)	633	(4,176)
Discounts Earned	(11,633)	(8,136)	3,497	(5,248)	(75,081)	(94,697)	(19,616)	(88,372)	(13,291)

Bella Vista POA
F & A Division-All
For the Twelve Months Ending December 31, 2022

	MTD				YTD				
	MTD December 2022			Prior Year	YTD December 2022			Prior Year	Year to Year
	Actual	Budget	VAR	Actual	Actual	Budget	VAR	Actual	Actual Compared
Inter Company Interest Exp	450	394	(57)	513	4,683	5,319	635	6,361	1,677
Other	150,712	7,463	(143,249)	20,307	214,681	83,999	(130,682)	73,073	(141,608)
Total Operating Expenses	**2,087,947**	**631,051**	**(1,456,896)**	**582,615**	**9,187,001**	**7,338,048**	**(1,848,953)**	**6,777,365**	**(2,409,637)**
EBITDA	**(1,059,528)**	**429,297**	**(1,488,825)**	**605,608**	**5,900,757**	**5,947,281**	**(46,524)**	**8,953,235**	**(3,052,478)**
Allocations - F & A	(71,917)	(71,917)	0	(67,910)	(863,005)	(863,005)	0	(814,924)	48,081
Total Allocations	**(71,917)**	**(71,917)**	**0**	**(67,910)**	**(863,005)**	**(863,005)**	**0**	**(814,924)**	**48,081**
Pre Depreciation Gross	**(987,611)**	**501,214**	**(1,488,825)**	**673,518**	**6,763,761**	**6,810,286**	**(46,524)**	**9,768,159**	**(3,004,398)**
Depreciation	3,555	9,087	5,532	2,973	36,516	88,847	52,331	34,821	(1,695)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income / Cost of Operations	**(991,166)**	**492,127**	**(1,483,293)**	**670,546**	**6,727,246**	**6,721,439**	**5,807**	**9,733,338**	**(3,006,092)**

RECAP DIVISIONAL INCOME STATEMENTS
POA w/o Water-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	1,372,646	1,392,970	(20,324)	1,709,404	25,224,356	22,377,757	2,846,599	25,093,243	131,113
Cost of Sales	103,171	88,940	(14,231)	129,632	1,951,403	1,519,425	(431,978)	1,647,037	(304,366)
Payroll	1,441,383	1,068,203	(373,180)	983,002	10,867,820	10,559,034	(308,786)	9,712,437	(1,155,383)
Expenses	2,394,237	715,401	(1,678,836)	784,921	12,966,318	10,534,745	(2,431,573)	9,744,437	(3,221,881)
EBITDA	(2,566,144)	(479,574)	(2,086,570)	(188,150)	(561,186)	(235,447)	(325,739)	3,989,332	(4,550,518)
Allocations	(115,281)	(115,281)	0	(108,859)	(1,383,376)	(1,383,376)	0	(1,306,304)	77,072
Depreciation	141,958	150,289	8,331	145,011	1,687,428	1,785,194	97,766	1,754,435	67,007
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(2,592,821)	(514,582)	(2,078,239)	(224,302)	(865,238)	(637,265)	(227,973)	3,541,201	(4,406,439)

RECAP DIVISIONAL INCOME STATEMENTS
Food and Beverage Division - Tommy Lee-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	212,982	160,250	52,732	223,193	3,244,778	2,785,567	459,211	2,821,244	423,534
Cost of Sales	76,780	60,513	(16,267)	88,472	1,298,215	1,045,177	(253,038)	1,056,214	(242,001)
Payroll	212,241	146,355	(65,886)	148,620	1,583,897	1,320,328	(263,569)	1,263,284	(320,613)
Expenses	73,333	35,698	(37,635)	52,766	600,951	445,574	(155,377)	587,019	(13,932)
EBITDA	(149,372)	(82,316)	(67,056)	(66,664)	(238,285)	(25,512)	(212,773)	(85,273)	(153,012)
Allocations	0	0	0	0	0	0	0	0	0
Depreciation	1,395	856	(539)	614	8,432	9,056	624	5,997	(2,435)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(150,767)	(83,172)	(67,595)	(67,278)	(246,717)	(34,568)	(212,149)	(91,270)	(155,447)

RECAP DIVISIONAL INCOME STATEMENTS
Clubhouses-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	1,275	1,250	25	1,000	15,300	15,000	300	11,000	4,300
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	0	0	0	63	0	0	0	73	73
Expenses	100,152	38,554	(61,598)	34,281	617,523	539,858	(77,665)	438,149	(179,374)
EBITDA	(98,877)	(37,304)	(61,573)	(33,344)	(602,223)	(524,858)	(77,365)	(427,222)	(175,001)
Allocations	(3,267)	(3,267)	0	(3,085)	(39,210)	(39,210)	0	(37,025)	2,185
Depreciation	46,865	47,837	972	49,162	577,881	584,823	6,942	589,613	11,732
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(142,475)	(81,874)	(60,601)	(79,421)	(1,140,894)	(1,070,471)	(70,423)	(979,810)	(161,084)

RECAP DIVISIONAL INCOME STATEMENTS
Golf Maintenance - Keith Ihms-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	0	0	0	0	66,970	0	66,970	12,365	54,605
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	239,243	223,575	(15,668)	220,829	2,011,400	2,201,976	190,576	1,898,050	(113,350)
Expenses	229,265	111,080	(118,185)	129,297	2,554,605	2,239,113	(315,492)	2,201,405	(353,200)
EBITDA	(468,508)	(334,655)	(133,853)	(350,126)	(4,499,035)	(4,441,089)	(57,946)	(4,087,090)	(411,945)
Allocations	0	0	0	0	0	0	0	0	0
Depreciation	41,832	41,730	(102)	46,132	516,205	515,250	(955)	559,758	43,553
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(510,340)	(376,385)	(133,955)	(396,258)	(5,015,240)	(4,956,339)	(58,901)	(4,646,848)	(368,392)

RECAP DIVISIONAL INCOME STATEMENTS
Golf Operations - Darryl Muldoon-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	133,228	134,360	(1,132)	219,913	4,991,681	4,547,975	443,706	4,699,756	291,925
Cost of Sales	25,214	26,772	1,558	37,768	538,636	406,328	(132,308)	485,432	(53,204)
Payroll	171,441	120,223	(51,218)	119,831	1,285,186	1,273,510	(11,676)	1,179,375	(105,811)
Expenses	119,515	65,717	(53,798)	91,573	951,686	903,991	(47,695)	948,472	(3,214)
EBITDA	(182,942)	(78,353)	(104,589)	(29,259)	2,216,173	1,964,146	252,027	2,086,477	129,696
Allocations	0	0	0	0	0	0	0	0	0
Depreciation	4,776	4,966	190	4,333	51,844	56,097	4,253	48,664	(3,180)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(187,718)	(83,319)	(104,399)	(33,592)	2,164,329	1,908,049	256,280	2,037,813	126,516

RECAP DIVISIONAL INCOME STATEMENTS
Rec Division - Joan Glubczynski-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	(15,757)	27,423	(43,180)	66,168	1,286,866	1,151,822	135,044	1,159,359	127,507
Cost of Sales	(299)	525	824	2,079	83,548	42,055	(41,493)	74,178	(9,370)
Payroll	97,506	78,443	(19,063)	59,539	922,263	873,487	(48,776)	847,702	(74,561)
Expenses	72,122	41,217	(30,905)	69,078	987,611	884,608	(103,003)	842,214	(145,397)
EBITDA	(185,086)	(92,762)	(92,324)	(64,527)	(706,557)	(648,328)	(58,229)	(604,734)	(101,823)
Allocations	0	0	0	0	0	0	0	0	0
Depreciation	28,463	29,458	995	28,878	331,864	351,422	19,558	348,193	16,329
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(213,549)	(122,220)	(91,329)	(93,405)	(1,038,421)	(999,750)	(38,671)	(952,927)	(85,494)

RECAP DIVISIONAL INCOME STATEMENTS
Maint and Const Division - Mike Taggart-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	0	3,330	(3,330)	3,729	54,264	78,430	(24,166)	190,090	(135,826)
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	191,482	163,953	(27,529)	125,129	1,423,426	1,439,522	16,096	1,241,950	(181,476)
Expenses	72,722	47,078	(25,644)	48,337	661,556	530,694	(130,862)	461,726	(199,830)
EBITDA	(264,204)	(207,701)	(56,503)	(169,737)	(2,030,717)	(1,891,786)	(138,931)	(1,513,586)	(517,131)
Allocations	(40,097)	(40,097)	0	(37,863)	(481,162)	(481,162)	0	(454,355)	26,807
Depreciation	6,467	6,517	50	4,646	64,190	68,879	4,689	72,708	8,518
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(230,574)	(174,121)	(56,453)	(136,520)	(1,613,745)	(1,479,503)	(134,242)	(1,131,939)	(481,806)

RECAP DIVISIONAL INCOME STATEMENTS
Lakes and Parks Division - Rick Echols-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	12,499	6,009	6,490	7,178	476,739	513,634	(36,895)	468,829	7,910
Cost of Sales	1,475	1,130	(345)	1,313	31,004	25,865	(5,139)	31,213	209
Payroll	73,323	57,092	(16,231)	47,777	533,461	539,998	6,537	436,705	(96,756)
Expenses	95,328	23,567	(71,761)	38,189	513,571	563,071	49,500	333,386	(180,185)
EBITDA	(157,627)	(75,780)	(81,847)	(80,101)	(601,298)	(615,300)	14,002	(332,475)	(268,823)
Allocations	0	0	0	0	0	0	0	0	0
Depreciation	8,604	9,839	1,235	8,274	100,497	110,819	10,322	94,681	(5,816)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(166,231)	(85,619)	(80,612)	(88,375)	(701,795)	(726,119)	24,324	(427,156)	(274,639)

RECAP DIVISIONAL INCOME STATEMENTS
Central Administration-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	0	0	0	0	0	0	0	9,600	(9,600)
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	72,434	48,193	(24,241)	(3,104)	494,532	414,836	(79,696)	656,299	161,767
Expenses	23,368	22,113	(1,255)	48,995	406,889	355,385	(51,504)	475,305	68,416
EBITDA	(95,802)	(70,306)	(25,496)	(45,891)	(901,421)	(770,221)	(131,200)	(1,122,004)	220,583
Allocations	(18,810)	(18,810)	0	(17,762)	(225,714)	(225,714)	0	(213,139)	12,575
Depreciation	0	0	0	0	0	0	0	0	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(76,992)	(51,496)	(25,496)	(28,129)	(675,707)	(544,507)	(131,200)	(908,865)	233,158

RECAP DIVISIONAL INCOME STATEMENTS
Accounting - Beth Nagel-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	676	4,046	(3,370)	7,690	109,235	85,557	23,678	187,646	(78,411)
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	82,485	77,655	(4,830)	57,226	642,254	675,551	33,297	531,302	(110,952)
Expenses	13,943	18,338	4,395	13,065	194,939	253,064	58,125	144,999	(49,940)
EBITDA	(95,751)	(91,947)	(3,804)	(62,600)	(727,959)	(843,058)	115,099	(488,654)	(239,305)
Allocations	(15,417)	(15,417)	0	(14,558)	(185,005)	(185,005)	0	(174,698)	10,307
Depreciation	0	0	0	0	0	0	0	0	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(80,334)	(76,530)	(3,804)	(48,042)	(542,954)	(658,053)	115,099	(313,956)	(228,998)

RECAP DIVISIONAL INCOME STATEMENTS
Member Resources - Shelly Patterson-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	404	0	404	(10)	(1,540)	0	(1,540)	(1,657)	117
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	62,254	36,553	(25,701)	30,868	368,922	331,777	(37,145)	300,852	(68,070)
Expenses	60,036	21,210	(38,826)	39,966	210,505	226,473	15,968	212,692	2,187
EBITDA	(121,885)	(57,763)	(64,122)	(70,844)	(580,967)	(558,250)	(22,717)	(515,201)	(65,766)
Allocations	(2,862)	(2,862)	0	(2,702)	(34,339)	(34,339)	0	(32,426)	1,913
Depreciation	0	0	0	0	0	0	0	0	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(119,023)	(54,901)	(64,122)	(68,142)	(546,628)	(523,911)	(22,717)	(482,775)	(63,853)

RECAP DIVISIONAL INCOME STATEMENTS
Information Technology - Jack Brooks-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	0	0	0	0	0	0	0	0	0
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	55,521	37,861	(17,660)	28,162	369,972	326,660	(43,312)	325,971	(44,001)
Expenses	27,566	28,509	943	14,989	287,744	375,688	87,944	238,343	(49,401)
EBITDA	(83,087)	(66,370)	(16,717)	(43,151)	(657,716)	(702,348)	44,632	(564,314)	(93,402)
Allocations	(13,282)	(13,282)	0	(12,542)	(159,385)	(159,385)	0	(150,505)	8,880
Depreciation	3,324	7,105	3,781	2,741	33,733	73,814	40,081	32,038	(1,695)
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(73,129)	(60,193)	(12,936)	(33,350)	(532,064)	(616,777)	84,713	(445,847)	(86,217)

RECAP DIVISIONAL INCOME STATEMENTS
General Income & Expense-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	1,024,711	977,602	47,109	998,068	13,495,440	12,402,667	1,092,773	14,329,691	(834,251)
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	26,957	(33,435)	(60,392)	52,702	152,164	203,093	50,929	237,530	85,366
Expenses	1,364,217	180,882	(1,183,335)	101,308	4,131,322	2,443,892	(1,687,430)	2,082,689	(2,048,633)
EBITDA	(366,463)	830,155	(1,196,618)	844,059	9,211,953	9,755,682	(543,729)	12,009,472	(2,797,519)
Allocations	0	0	0	0	0	0	0	0	0
Depreciation	0	1,750	1,750	0	0	12,250	12,250	0	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(366,463)	828,405	(1,194,868)	844,059	9,211,953	9,743,432	(531,479)	12,009,472	(2,797,519)

RECAP DIVISIONAL INCOME STATEMENTS
Human Resources Departments - Tammie Loyd-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	0	0	0	0	0	0	0	0	0
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	27,061	21,076	(5,985)	21,000	193,099	183,277	(9,822)	147,062	(46,037)
Expenses	97,321	14,691	(82,630)	33,266	231,179	198,483	(32,696)	220,233	(10,946)
EBITDA	(124,382)	(35,767)	(88,615)	(54,266)	(424,278)	(381,760)	(42,518)	(367,295)	(56,983)
Allocations	(11,863)	(11,863)	0	(11,202)	(142,354)	(142,354)	0	(134,423)	7,931
Depreciation	0	0	0	0	0	0	0	0	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(112,519)	(23,904)	(88,615)	(43,064)	(281,924)	(239,406)	(42,518)	(232,872)	(49,052)

RECAP DIVISIONAL INCOME STATEMENTS
Communications and Marketing - Ashley Wood-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	(8,966)	6,600	(15,566)	12,570	139,901	166,755	(26,854)	169,203	(29,302)
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	47,965	46,136	(1,829)	31,794	415,453	387,003	(28,450)	333,580	(81,873)
Expenses	22,164	39,314	17,150	48,691	352,056	330,802	(21,254)	309,130	(42,926)
EBITDA	(79,095)	(78,850)	(245)	(67,914)	(627,608)	(551,050)	(76,558)	(473,507)	(154,101)
Allocations	(4,884)	(4,884)	0	(4,612)	(58,603)	(58,603)	0	(55,338)	3,265
Depreciation	232	232	0	232	2,783	2,783	0	2,783	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(74,443)	(74,198)	(245)	(63,534)	(571,788)	(495,230)	(76,558)	(420,952)	(150,836)

RECAP DIVISIONAL INCOME STATEMENTS
Legal Departments - Doug McCash-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	11,594	72,100	(60,506)	169,904	1,344,722	630,350	714,372	1,036,116	308,606
Cost of Sales	0	0	0	0	0	0	0	0	0
Payroll	81,469	44,522	(36,947)	42,566	471,790	388,015	(83,775)	312,701	(159,089)
Expenses	23,186	27,433	4,247	21,121	264,180	244,049	(20,131)	248,678	(15,502)
EBITDA	(93,061)	145	(93,206)	106,217	608,752	(1,714)	610,466	474,738	134,014
Allocations	(4,800)	(4,800)	0	(4,533)	(57,603)	(57,603)	0	(54,394)	3,209
Depreciation	0	0	0	0	0	0	0	0	0
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(88,261)	4,945	(93,206)	110,750	666,355	55,889	610,466	529,132	137,223

RECAP DIVISIONAL INCOME STATEMENTS
Water Utility Consolidated - Charlie Holt-All
For the Twelve Months Ending December 31, 2022

DESCRIPTION	Month To Date				Year To Date				
	Actual	Budget	VAR	Prior Year Actual	Actual	Budget	VAR	Prior Year Actual	Prior Year Compared
Revenue	830,905	768,859	62,046	755,449	11,198,416	10,215,048	983,368	9,994,325	1,204,091
Cost of Sales	213,555	210,167	(3,388)	161,640	2,694,035	2,476,965	(217,070)	2,359,699	(334,336)
Payroll	181,796	149,821	(31,975)	147,890	1,369,509	1,320,569	(48,940)	1,191,143	(178,366)
Expenses	248,189	184,756	(63,433)	243,872	3,169,325	2,587,154	(582,171)	2,510,776	(658,549)
EBITDA	187,365	224,115	(36,750)	202,047	3,965,547	3,830,360	135,187	3,932,707	32,840
Allocations	115,281	115,281	0	108,859	1,383,376	1,383,376	0	1,306,304	(77,072)
Depreciation	110,221	113,729	3,508	110,050	1,316,165	1,359,662	43,497	1,317,552	1,387
Income Tax	0	0	0	0	0	0	0	0	0
Net Income	(38,137)	(4,895)	(33,242)	(16,862)	1,266,006	1,087,322	178,684	1,308,851	(42,845)

Bella Vista POA Income Statement
December 2022 Year To Date Compared with Budget and Prior Year

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	11,095,320	10,804,356	10,823,480	290,964	271,840
City of Bella Vista	11,872	11,872	14,772	0	(2,900)
Food and Beverage	3,477,407	2,912,430	2,953,530	564,977	523,877
Golf	4,229,214	3,957,096	4,003,722	272,118	225,492
Pro Shop	746,440	568,404	673,838	178,037	72,602
Other Recreation	66,442	68,680	67,433	(2,238)	(991)
RV	673,638	679,117	623,199	(5,479)	50,438
Facility Use Fees	621,861	591,090	601,405	30,771	20,456
Boat	530,605	532,184	492,847	(1,579)	37,758
Investment Income	142,947	0	4,787	142,947	138,160
Lot Sales	1,090,623	355,000	803,584	735,623	287,039
Transfer Fees	839,991	1,076,108	1,057,024	(236,117)	(217,033)
Past Due Collections	279,054	292,907	375,114	(13,853)	(96,060)
Advertising Income	139,901	166,755	165,033	(26,854)	(25,132)
Rebates	5,333	0	5,940	5,333	(607)
POA Lot Inventory Valuation	13,033	8,000	9,208	5,033	3,826
Gain / Loss Disposal Surplus Assets	11,867	12,800	125,805	(933)	(113,938)
Water Rents	73,920	73,920	71,760	0	2,160
Cell Tower Rents	911,832	68,630	65,637	843,202	846,196
Legal Fee Income	72,129	60,000	37,151	12,129	34,978
Rents Leased Facilities	15,300	15,000	11,000	300	4,300
Donations Received	5,711	6,060	22,402	(349)	(16,691)
NSF Checks	8,276	4,900	4,300	3,376	3,976
Other Income	161,638	58,670	2,080,272	102,968	(1,918,634)
Total Income	25,224,356	22,377,757	25,093,243	2,846,599	131,112
Food and Beverage	1,323,568	1,045,177	1,074,170	(278,391)	(249,398)
Pro Shop	536,411	406,328	485,432	(130,083)	(50,979)
Recreation	91,424	67,920	87,435	(23,504)	(3,989)
Total Cost of Goods	1,951,403	1,519,425	1,647,037	(431,979)	(304,366)
Gross Profit	23,272,952	20,858,332	23,446,206	2,414,620	(173,254)
Expenses					
Salary and Wages	10,867,820	10,559,034	9,712,437	(308,786)	(1,155,383)
Employee Benefits	2,580,251	2,302,357	2,119,073	(277,894)	(461,178)
Memberships, Training and Travel	148,957	139,808	135,840	(9,149)	(13,117)
Supplies	1,200,539	1,111,716	1,025,268	(88,824)	(175,271)
Fuel and Oil	281,503	181,358	203,477	(100,145)	(78,026)
Equipment & Tools	466,830	417,277	186,575	(49,553)	(280,255)
Lease, Rents and Licenses	850,280	928,095	835,164	77,815	(15,116)
Maintenance and Repairs	1,270,836	897,827	954,719	(373,009)	(316,117)
Maintenance and Service Agreements	611,863	676,279	514,971	64,416	(96,892)
Outside Contracts	563,051	456,301	465,693	(106,750)	(97,358)
Professional Services	1,623,363	528,541	491,377	(1,094,822)	(1,131,986)
Insurance	579,396	568,569	538,600	(10,827)	(40,797)
Utilities	1,268,602	1,049,539	1,070,485	(219,063)	(198,117)
Taxes and Permits	450,573	465,637	435,137	15,064	(15,436)
Postage	112,113	101,311	95,669	(10,802)	(16,445)
Credit Card Fees & Interest Expense	491,092	401,680	340,690	(89,412)	(150,403)
Membership Elections	111,129	41,000	41,098	(70,129)	(70,031)
Advertising	157,648	167,720	173,756	10,072	16,108
Bad Debts	(11,553)	36,000	68,167	47,553	79,720
Uniforms	38,012	52,260	42,060	14,248	4,048
Donations	4,934	600	643	(4,334)	(4,291)
Discounts Earned	(75,081)	(94,697)	(88,372)	(19,616)	(13,291)
Intercompany Interest Expense	4,683	5,319	6,361	635	1,677
Other Expense	237,296	100,249	87,989	(137,047)	(149,307)
Total Operating Expenses	23,834,138	21,093,779	19,456,874	(2,740,359)	(4,377,264)
EBITDA	(561,186)	(235,447)	3,989,332	(325,739)	(4,550,518)
Allocations - MAC	(481,162)	(481,162)	(454,355)	0	26,807
Allocations - F & A	(902,214)	(902,214)	(851,949)	0	50,265
Total Allocations	(1,383,376)	(1,383,376)	(1,306,304)	0	77,072
Pre Depreciation Gross	822,190	1,147,929	5,295,636	(325,739)	(4,473,446)
Depreciation	1,687,428	1,785,194	1,754,435	97,765	67,007
Net Income / Cost of Operations	(865,238)	(637,265)	3,541,201	(227,973)	(4,406,439)

Bella Vista Water Income Statement
December 2022 Year To Date Compared with Budget and Prior Year

	YTD			Variance	
	Actual	Budget	Prior YR	Budget	Prior YR
Income					
Assessments	1,000	1,200	1,200	(200)	(200)
Investment Income	0	0	8,934	0	(8,934)
Water	9,428,452	8,818,626	8,644,346	609,826	784,107
Restricted Revenue	399	0	825	399	(427)
Water Capital Buy In Fees	1,495,000	1,099,992	1,055,000	395,008	440,000
Water Late Fees	154,346	147,600	134,422	6,746	19,924
Gain / Loss Disposal Surplus Assets	13,482	0	50,700	13,482	(37,218)
NSF Checks	4,050	3,240	3,100	810	950
Intercompany Interest Income	4,683	5,319	6,361	(635)	(1,677)
Other Income	97,003	100,580	89,437	(3,577)	7,566
Total Income	11,198,416	10,215,048	9,994,325	983,368	1,204,091
Water	2,694,035	2,476,965	2,359,699	(217,070)	(334,336)
Total Cost of Goods	2,694,035	2,476,965	2,359,699	(217,070)	(334,336)
Gross Profit	8,504,381	7,738,083	7,634,626	766,297	869,755
Expenses					
Salary and Wages	1,369,509	1,320,569	1,191,143	(48,940)	(178,366)
Employee Benefits	592,461	466,453	440,597	(126,007)	(151,863)
Memberships, Training and Travel	24,226	30,711	12,484	6,485	(11,742)
Supplies	623,625	424,120	396,869	(199,505)	(226,756)
Fuel and Oil	92,980	50,500	59,952	(42,480)	(33,028)
Equipment & Tools	59,547	40,620	19,178	(18,927)	(40,369)
Lease, Rents and Licenses	75,059	76,956	75,582	1,897	524
Maintenance and Repairs	433,115	255,000	299,533	(178,115)	(133,582)
Maintenance and Service Agreements	87,051	64,199	67,265	(22,852)	(19,785)
Outside Contracts	268,701	283,152	264,242	14,451	(4,460)
Professional Services	33,907	49,446	72,222	15,539	38,316
Insurance	181,183	180,291	171,494	(892)	(9,689)
Utilities	145,155	110,781	111,419	(34,374)	(33,736)
Taxes and Permits	239,083	249,247	245,666	10,164	6,583
Postage	45,351	48,960	48,115	3,609	2,764
Credit Card Fees & Interest Expense	219,822	247,518	197,321	27,696	(22,502)
Advertising	0	0	0	0	0
Bad Debts	6,971	1,200	2,858	(5,771)	(4,112)
Uniforms	10,386	8,000	10,191	(2,386)	(195)
Investment Fund Fees	0	0	0	0	0
Donations	25,000	0	25,000	(25,000)	0
Discounts Earned	0	0	0	0	0
Other Expense	5,705	0	(9,214)	(5,705)	(14,919)
Total Operating Expenses	4,538,834	3,907,723	3,701,919	(631,111)	(836,915)
EBITDA	3,965,547	3,830,360	3,932,707	135,187	32,840
Allocations - MAC	481,162	481,162	454,355	(0)	(26,807)
Allocations - F & A	902,214	902,214	851,949	(0)	(50,265)
Total Allocations	1,383,376	1,383,376	1,306,304	(0)	(77,072)
Pre Depreciation Gross	2,582,171	2,446,984	2,626,403	135,187	(44,232)
Depreciation	1,316,165	1,359,662	1,317,552	43,496	1,386
Net Income / Cost of Operations	1,266,005	1,087,322	1,308,851	178,683	(42,846)

Bella Vista Consolidated Income Statement
Bella Vista POA Consolidated
Net Income Summary Financial Results

Description	Dec-22 Y-T-D Actual	Dec-22 Y-T-D Budget	Variance	Dec-21 Y-T-D Actual	Variance
Food and Beverage	(246,717)	(34,568)	(212,150)	(91,270)	(155,447)
Clubhouses	(1,140,894)	(1,070,471)	(70,423)	(979,810)	(161,085)
Golf Maintenance	(5,015,240)	(4,956,340)	(58,900)	(4,646,848)	(368,392)
Golf Pro Shops	2,164,329	1,908,049	256,280	2,037,812	126,517
Recreation	(1,038,420)	(999,751)	(38,670)	(952,927)	(85,493)
Maintenance & Construction	(1,613,745)	(1,479,504)	(134,242)	(1,131,939)	(481,807)
Lakes and Parks	(701,795)	(726,119)	24,325	(427,155)	(274,640)
Central Administration	(675,706)	(544,506)	(131,200)	(908,864)	233,158
Human Resources	(281,924)	(239,406)	(42,518)	(232,872)	(49,053)
Communications and Marketing	(571,788)	(495,230)	(76,558)	(420,952)	(150,836)
Legal	666,356	55,889	610,467	529,132	137,224
Accounting	(542,954)	(658,053)	115,099	(313,957)	(228,997)
Member Resources	(546,627)	(523,911)	(22,717)	(482,774)	(63,853)
Information Technology	(532,064)	(616,778)	84,714	(445,847)	(86,217)
General Income & Expense	9,211,953	9,743,432	(531,479)	12,009,472	(2,797,519)
Water	1,266,005	1,087,322	178,683	1,308,851	(42,846)
POA Consolidated Total	400,768	450,058	(49,290)	4,850,052	(4,449,285)

Bella Vista POA

CONSOLIDATED BALANCE SHEET

December 2022

Assets	**2022**	**2021**	**Change**
Current Assets			
Cash and Short Term Investments	8,378,050	9,087,263	(709,213)
POA Reserve	1,000,000	623,253	376,747
Water Reserve	1,000,000	-	1,000,000
Accounts Receivable	1,151,296	1,204,516	(53,220)
Delinquent Receivable Allowance	(72,948)	(133,553)	60,605
Inventories	895,492	585,793	309,699
Prepaid Expenses	420,348	254,801	165,547
Total Current Assets	**12,772,238**	**11,622,073**	**1,150,165**
Fixed Assets			
Right-of-Use Lease Asset	1,926,358	3,710,863	(1,784,505)
Accumulated Depreciation	(1,164,295)	(2,459,309)	1,295,014
Property, Plant & Equipment	113,022,312	110,191,630	2,830,682
Capital Projects - WIP	806,628	1,026,431	(219,803)
Accumulated Depreciation	(60,731,004)	(58,493,112)	(2,237,892)
Net Fixed Assets	**53,859,999**	**53,976,503**	**(116,504)**
Total Assets	**66,632,237**	**65,598,576**	**1,033,661**

Liabilities	**2022**	**2021**	**Change**
Current Liabilities			
Payables and Accruals	3,231,257	1,954,918	1,276,339
Accured Payroll	1,072,044	632,656	439,388
Accrued Taxes	603,822	626,034	(22,212)
Prepaid Assessments	897,160	972,811	(75,651)
Member Functions	818,369	813,026	5,343
Advance Deposits	16,994	23,414	(6,420)
Short Term - Water Bond	-	633,756	(633,756)
Short Term Loan Payable - BVRC	91,695	-	91,695
Current Liabilities	**6,731,341**	**5,656,615**	**1,074,726**
Long Term Liabilities			
Right-of-Use Lease Liability	762,735	1,252,607	(489,872)
Long Term - Water Bond	-	2,308,393	(2,308,393)
Long Term Loan Payable - BVRC	2,356,433	-	2,356,433
Total Long Term Liabilities	**3,119,168**	**3,561,000**	**(441,832)**
Members' Equity			
Contributed Capital	32,628,285	32,628,285	-
Cumulative Excess of Revenue over Expenses	23,752,675	18,902,623	4,850,052
Beginning Equity	56,380,960	51,530,908	4,850,052
Year-To-Date Gain/Loss	400,768	4,850,052	(4,449,284)
Members' Equity at Month End	**56,781,728**	**56,380,960**	**400,768**
Total Liabilites & Members' Equity	**66,632,237**	**65,598,576**	**1,033,662**

Bella Vista POA

POA BALANCE SHEET

December 2022

Assets	**2022**	**2021**	**Change**
Current Assets			
Cash and Short Term Investments	5,694,423	5,918,582	(224,159)
POA Reserve	1,000,000	623,253	376,747
Accounts Receivable	470,853	537,392	(66,539)
Delinquent Receivable Allowance	(60,533)	(127,550)	67,017
Inventories	895,492	(1,300,031)	2,195,523
Prepaid Expenses	310,494	238,556	71,938
Total Current Assets	**8,310,729**	**5,890,202**	**2,420,528**
Fixed Assets			
Right-of-Use Lease Asset	1,926,358	3,710,863	(1,784,505)
Accumulated Depreciation	(1,164,295)	(2,459,309)	1,295,014
Property, Plant & Equipment	68,526,311	67,777,584	748,727
Capital Projects - WIP	777,880	398,027	379,853
Accumulated Depreciation	(33,918,457)	(32,960,051)	(958,406)
Net Fixed Assets	**36,147,797**	**36,467,114**	**(319,317)**
Total Assets	**44,458,526**	**42,357,316**	**2,101,211**

Liabilities	**2022**	**2021**	**Change**
Current Liabilities			
Payables and Accruals	2,634,978	1,729,454	905,524
Accured Payroll	995,436	481,580	513,856
Accrued Taxes	603,822	626,034	(22,212)
Prepaid Assessments	897,160	972,811	(75,651)
Member Functions	376,730	405,079	(28,349)
Advance Deposits	16,994	23,414	(6,420)
Due to Water	2,251,071	2,529,627	(278,556)
Short Term Loan Payable - BVRC	91,695	-	91,695
Current Liabilities	**7,867,886**	**6,767,999**	**1,099,887**
Long Term Liabilities			
Right-of-Use Lease Liability	762,735	1,252,607	(489,872)
Long Term Loan Payable - BVRC	2,356,433	-	2,356,433
Total Long Term Liabilities	**3,119,168**	**1,252,607**	**1,866,561**
Members' Equity			
Contributed Capital	32,628,285	32,628,285	-
Cumulative Excess of Revenue over Expenses	1,708,425	(1,832,776)	3,541,201
Beginning Equity	34,336,710	30,795,509	3,541,201
Year-To-Date Gain/Loss	(865,238)	3,541,201	(4,406,439)
Members' Equity at Month End	**33,471,472**	**34,336,710**	**(865,238)**
Total Liabilites & Members' Equity	**44,458,526**	**42,357,316**	**2,101,210**

Bella Vista POA

WATER BALANCE SHEET

December 2022

Assets	**2022**	**2021**	**Change**
Current Assets			
Cash and Short Term Investments	2,683,627	3,168,682	(485,055)
Water Reserve	1,000,000	-	1,000,000
Accounts Receivable	680,443	667,124	13,319
Delinquent Receivable Allowance	(12,415)	(6,003)	(6,412)
Debt Service - Reserved	-	1,885,824	(1,885,824)
Due From POA	2,251,071	2,529,627	(278,556)
Prepaid Expenses	109,853	16,245	93,608
Total Current Assets	**6,712,579**	**8,261,499**	**(1,548,920)**
Fixed Assets			
Property, Plant & Equipment	44,496,001	42,414,046	2,081,955
Capital Projects - WIP	28,748	628,404	(599,656)
Accumulated Depreciation	(26,812,547)	(25,533,061)	(1,279,486)
Net Fixed Assets	**17,712,202**	**17,509,389**	**202,813**
Total Assets	**24,424,781**	**25,770,888**	**(1,346,107)**

Liabilities	**2022**	**2021**	**Change**
Current Liabilities			
Payables and Accruals	596,279	225,465	370,814
Accured Payroll	76,608	151,076	(74,468)
Member Functions	441,639	407,947	33,692
Short Term - Water Bond	-	633,756	(633,756)
Current Liabilities	**1,114,526**	**1,418,244**	**(303,718)**
Long Term Liabilities			
Long Term - Water Bond	-	2,308,393	(2,308,393)
Total Long Term Liabilities	**-**	**2,308,393**	**(2,308,393)**
Members' Equity			
Est. Allocations to Water 1992 thru 2003	(4,710,492)	(4,710,492)	-
Cumulative Excess of Revenue over Expenses	26,754,742	25,445,891	1,308,851
Beginning Equity	22,044,250	20,735,399	1,308,851
Year-To-Date Gain/Loss	1,266,005	1,308,851	(42,846)
Members' Equity at Month End	**23,310,255**	**22,044,250**	**1,266,005**
Total Liabilites & Members' Equity	**24,424,781**	**25,770,888**	**(1,346,107)**