



**Bella Vista Property Owners
Association
Annual Meeting**

May 21, 2019



Call to Order



Pledge of Allegiance



Introductions

Board Members: Chairperson Ruth Hatcher, Vice Chairperson Jim Abrahamson , Mike Abb, David Brandenburg, Jerry Hover, Patrick Laury, Bruce Portillo, Mary Sinkus & David Whelchel

POA Officers: Tom Judson, COO & President; Dwain Mitchell, Vice President & Treasurer; Tammie Loyd, Corporate Secretary.

POA General Counsel: Doug McCash

Audit Firm: BKD CPA's & Advisors



Approval of 2018 Annual Meeting Minutes

40%



Update on Trafalgar Road Fire

- Fire fighting operations began on Saturday, May 18th
- We have been working closely with ADEQ, AHD, and the City of Bella Vista during this project
- To date, a majority of what has been pulled out of the site has been hot ash
- To date, a limited amount of concrete and rebar has been found at the site, no other inorganic material has been found

Update on Trafalgar Road Fire

- Air quality monitoring will continue 24/7
- The weather has slowed our efforts
- We remain confident the fire will get put out within the allocated 30 days
- As of May 21st the fire is 40% contained

Staying informed

www.bellavistapoa.com/trafalgargarfire



2019

Board Election

Election Committee Members

Tom Throne, Chairperson

Bob Ritschel

Ann Dahlke

James Miller

Results of the Election

27.2% Participation

Candidate	Votes Received	
Steve McKee	5,667	WINNER
Teah Bidwell	5,256	WINNER
Jerre Barron Jr.	4,617	WINNER
John Nuttall	4,260	
Bruce Portillo	3,403	
Pat Laury	2,873	



Financial Report



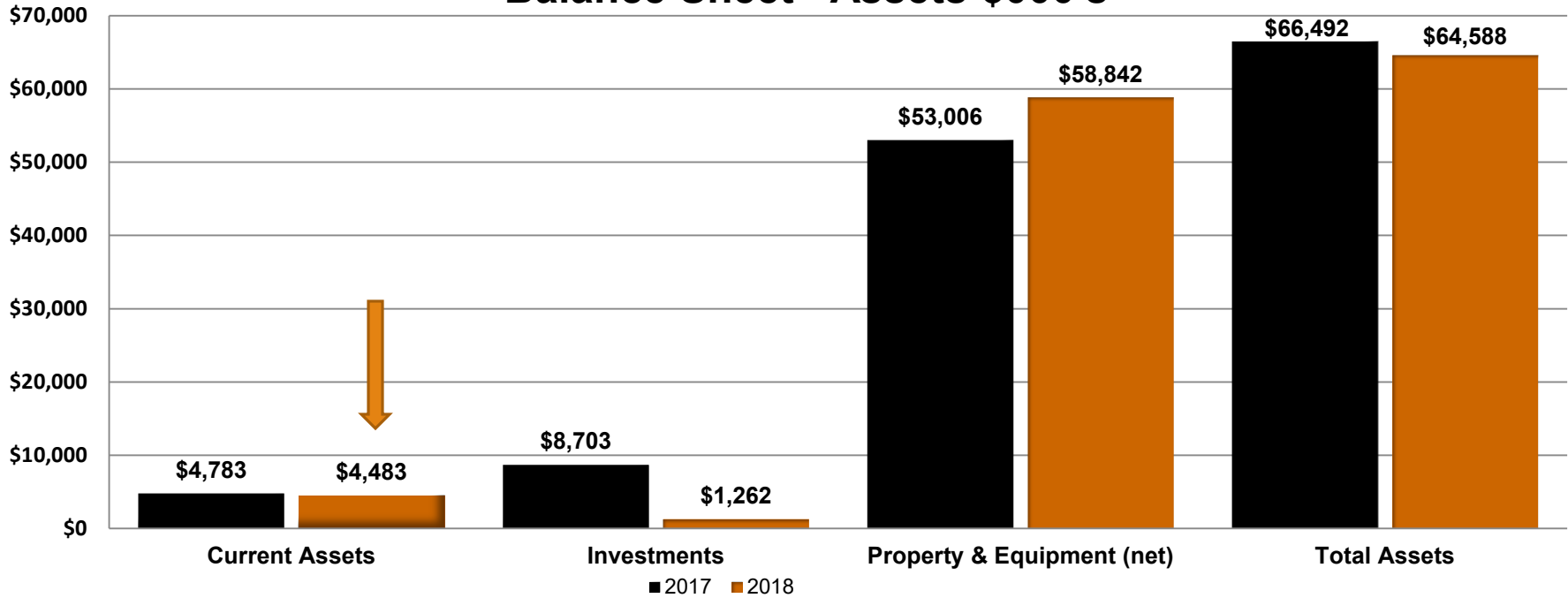
2018 Audited Financial Statements

Notes:

- Information for today's presentation is sourced from a draft copy of the 2018 audited financial statements.
- The audit has been delayed as a result of the extreme nature of the Trafalgar Road Fire, and how the fire could have an impact on the audited financial statements.
- The 2018 Audited Financials should be finalized within a week or two. Once completed, they will be made available on the POA's website.

Balance Sheet Assets

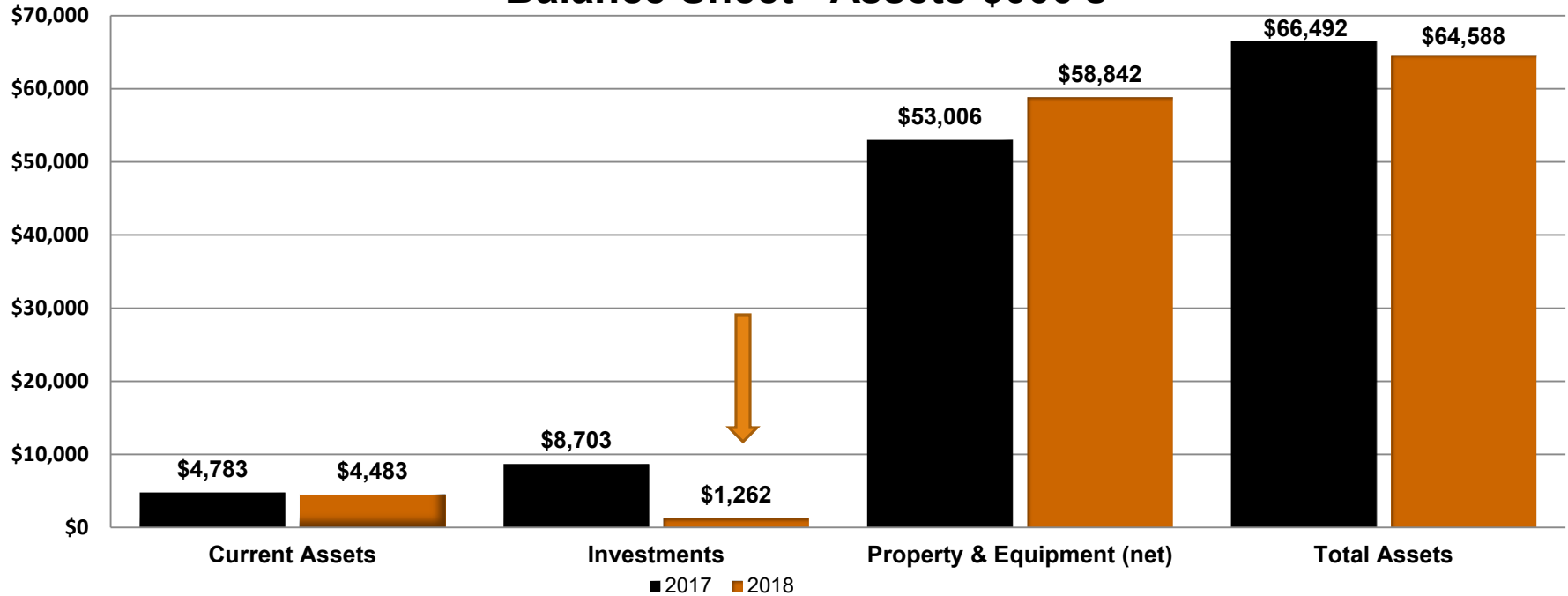
Balance Sheet - Assets \$000's



**Current Assets decreased (\$300k)
Use of Cash on projects**

Based upon the Draft
Version of the audit.

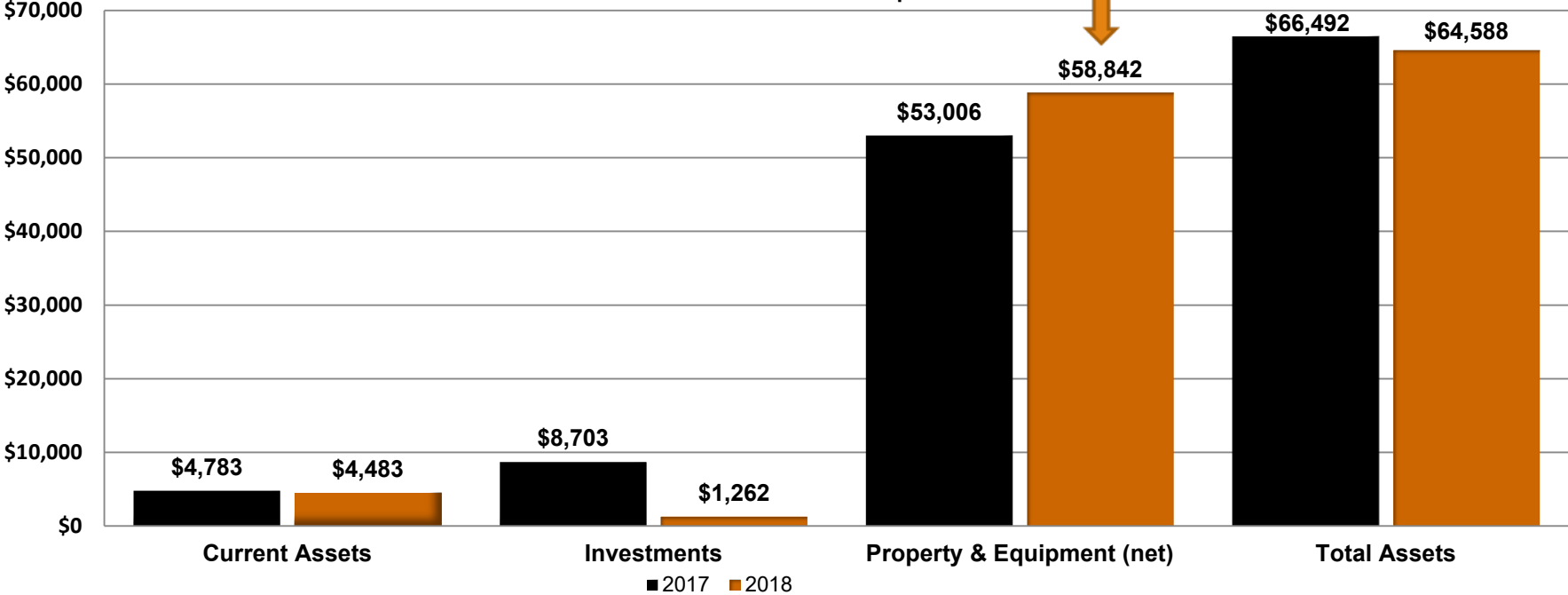
Balance Sheet - Assets \$000's



**Investments decreased (\$7.4 million)
Use of Investments - Funding Capital Projects**

Based upon the Draft
Version of the audit.

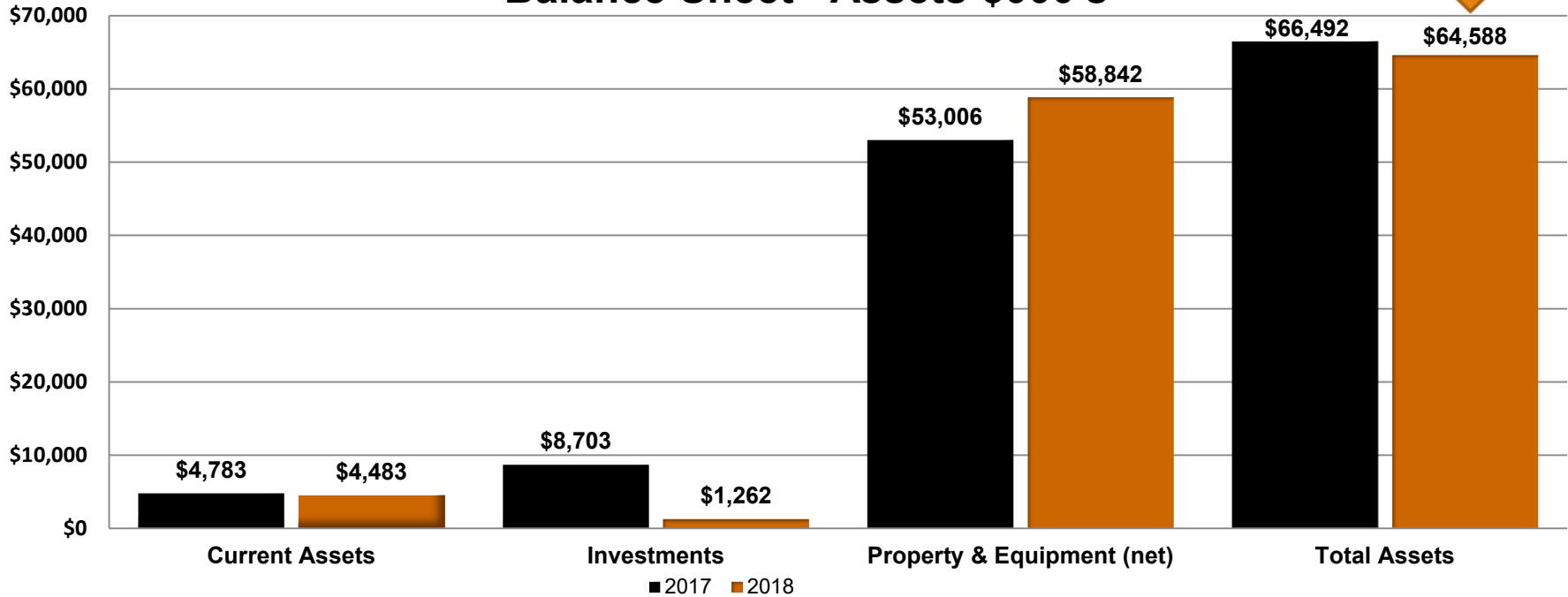
Balance Sheet - Assets \$000's



**Property and Equipment net of accumulated depreciation
Increased \$5.8 million**

Based upon the Draft
Version of the audit.

Balance Sheet - Assets \$000's



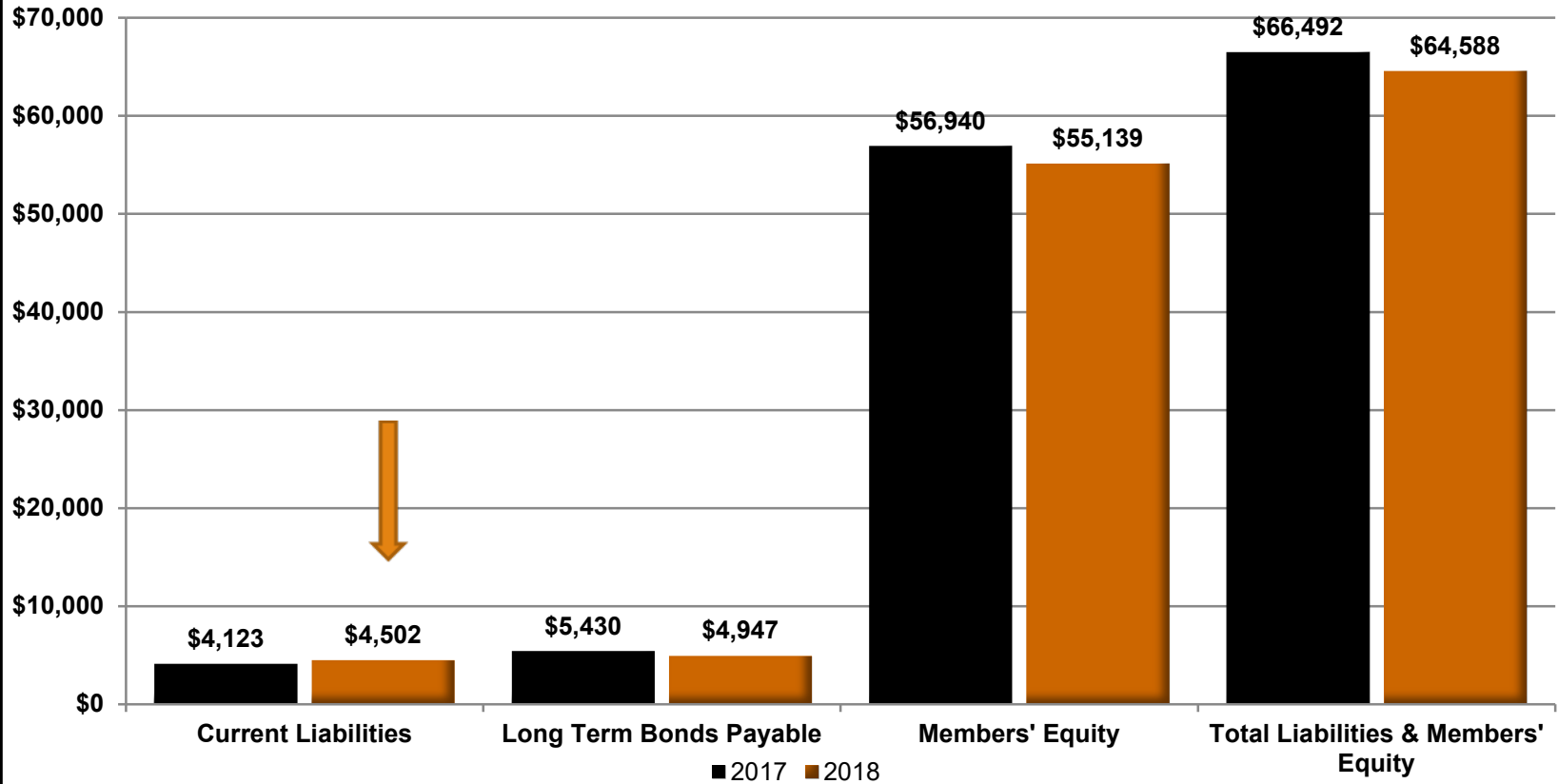
Total assets decreased (\$1.9 million)

- Current Assets decreased (\$300k)
- Investments decreased (\$7.4 million)
- Property & Equipment (net) increased \$5.8 million

Based upon the Draft Version of the audit.

Balance Sheet Liabilities & Members' Equity

Balance Sheet - Liabilities & Members Equity \$000's

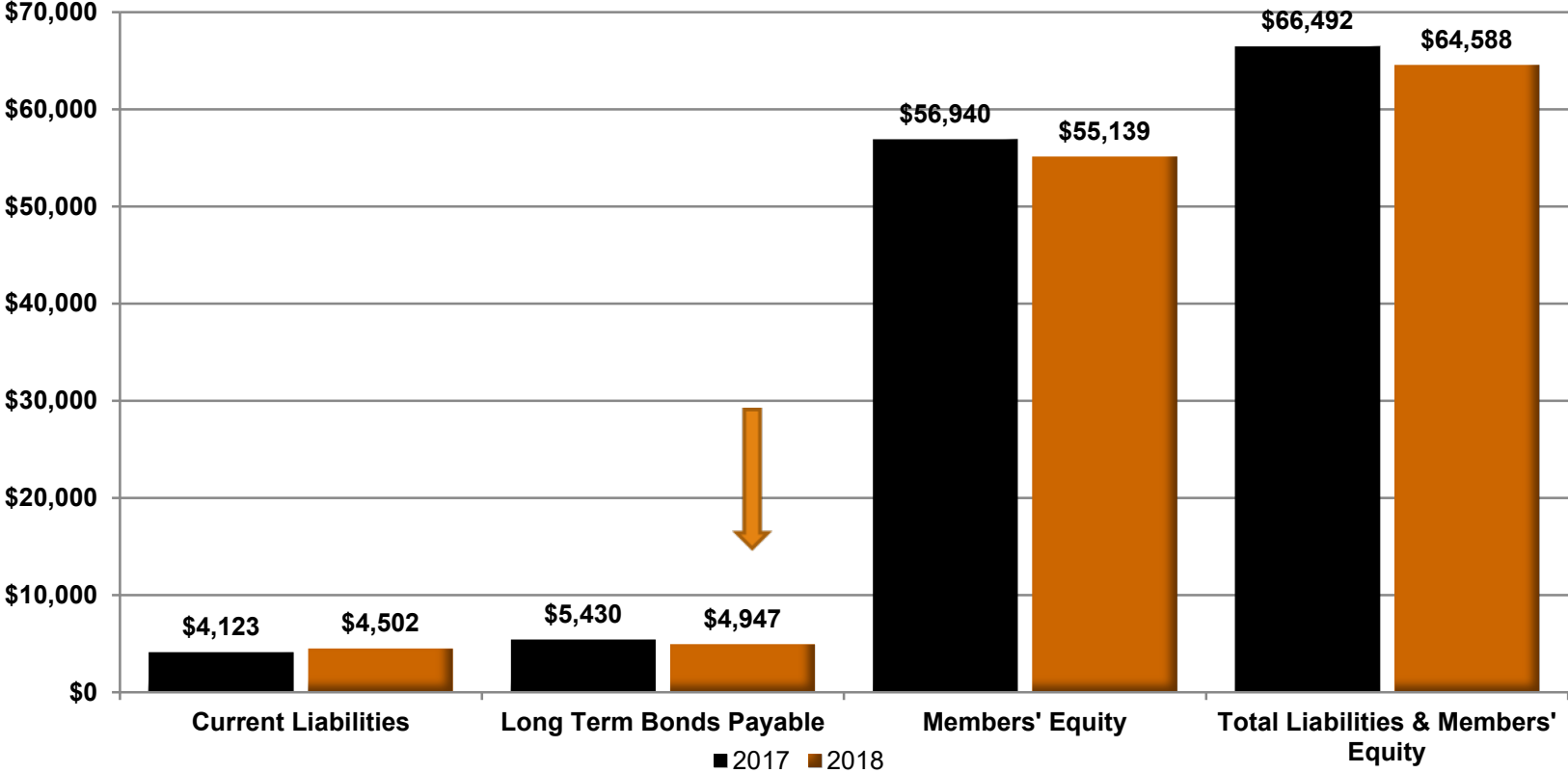


Current Liabilities- increased \$400k

- **Deferred Revenue – increased \$600k – Prepaid assessments and annual memberships (e.g. golf)**
- **Accounts Payable decreased (\$200k)**

Based upon the Draft Version of the audit.

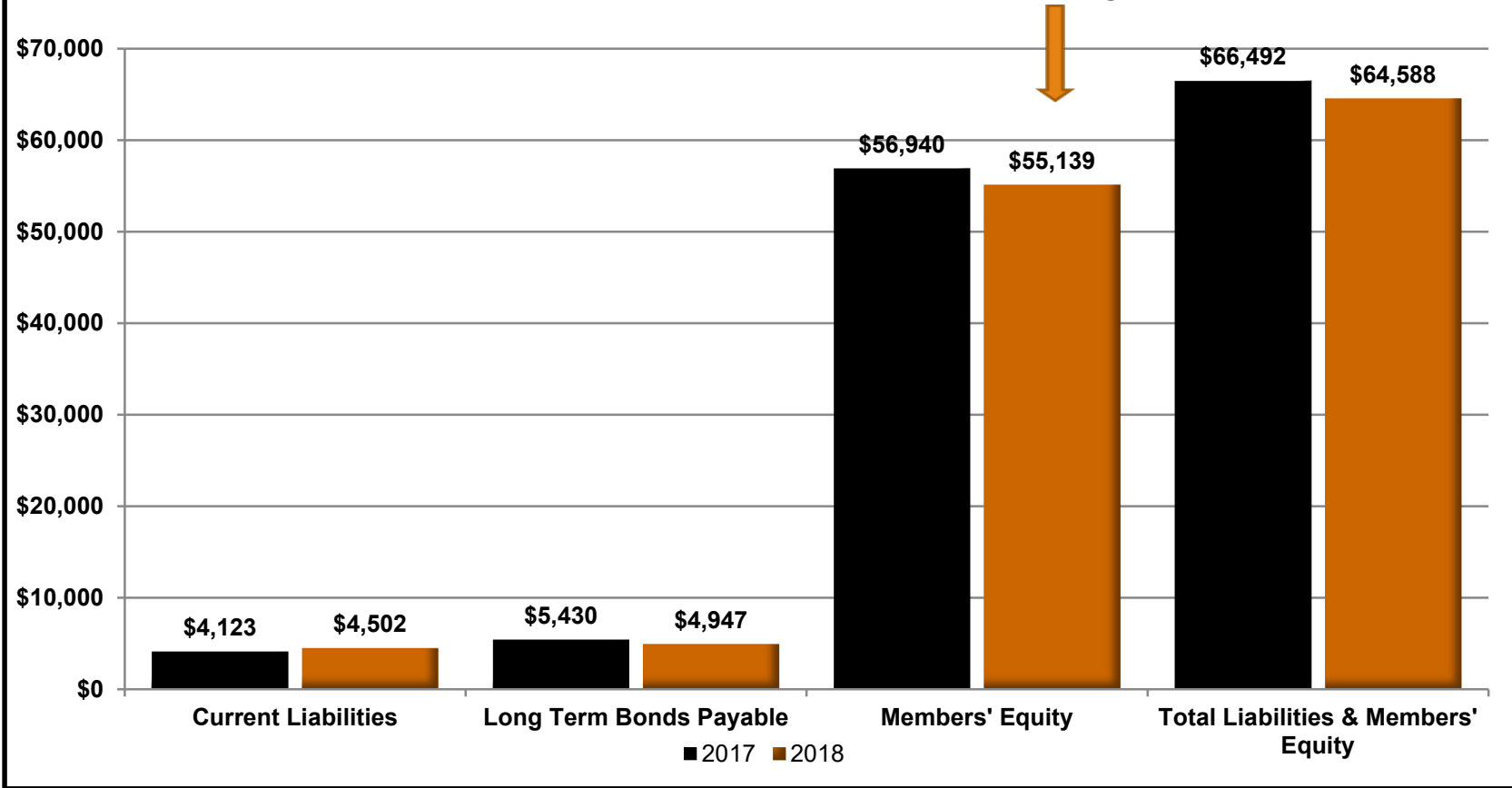
Balance Sheet - Liabilities & Members Equity \$000's



**Long Term Bond Payable decreased (\$500k)
Principal reduction on the Water Bond**

Based upon the Draft
Version of the audit.

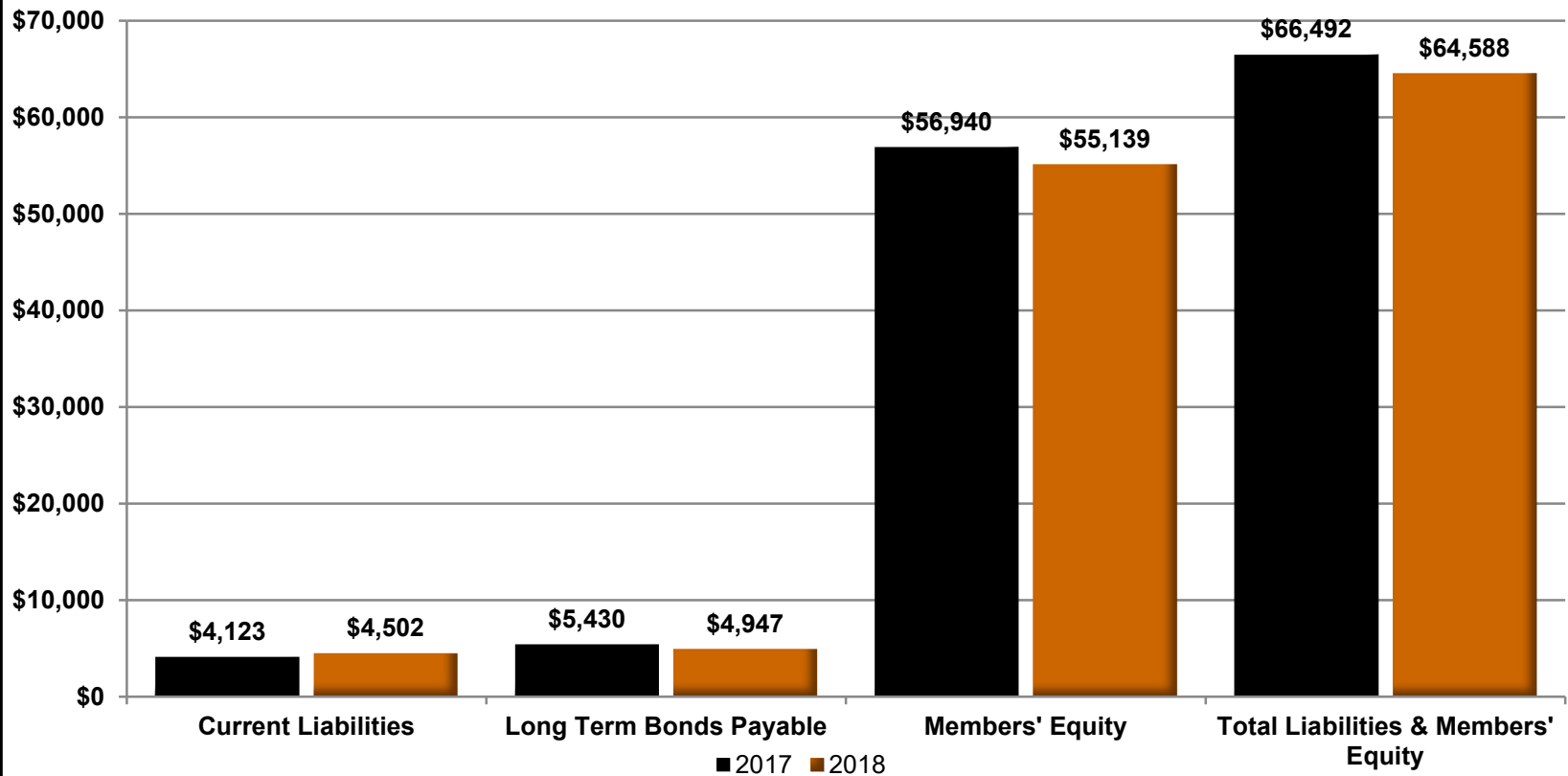
Balance Sheet - Liabilities & Members Equity \$000's



Members' Equity – decreased (\$1.8 million) Net loss

Based upon the Draft
Version of the audit.

Balance Sheet - Liabilities & Members Equity \$000's



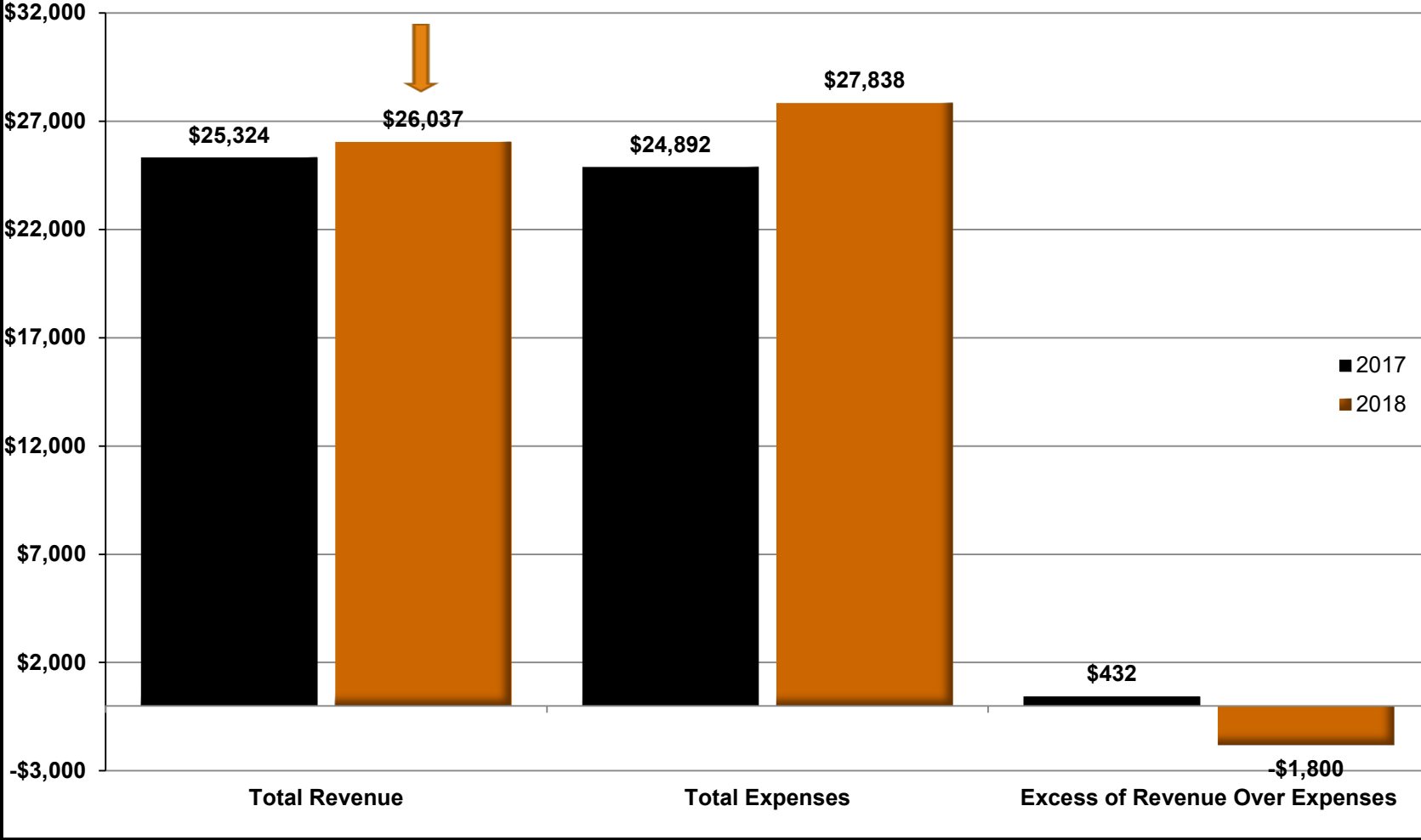
Total Liabilities and Members' Equity decreased (\$1.9 million)

- Current Liabilities increased \$400k
- Long-term Bonds Payable decreased (\$500k)
- Members Equity decreased (\$1.8 million)

Based upon the Draft Version of the audit.

Income Statement

Income Statement - \$000's



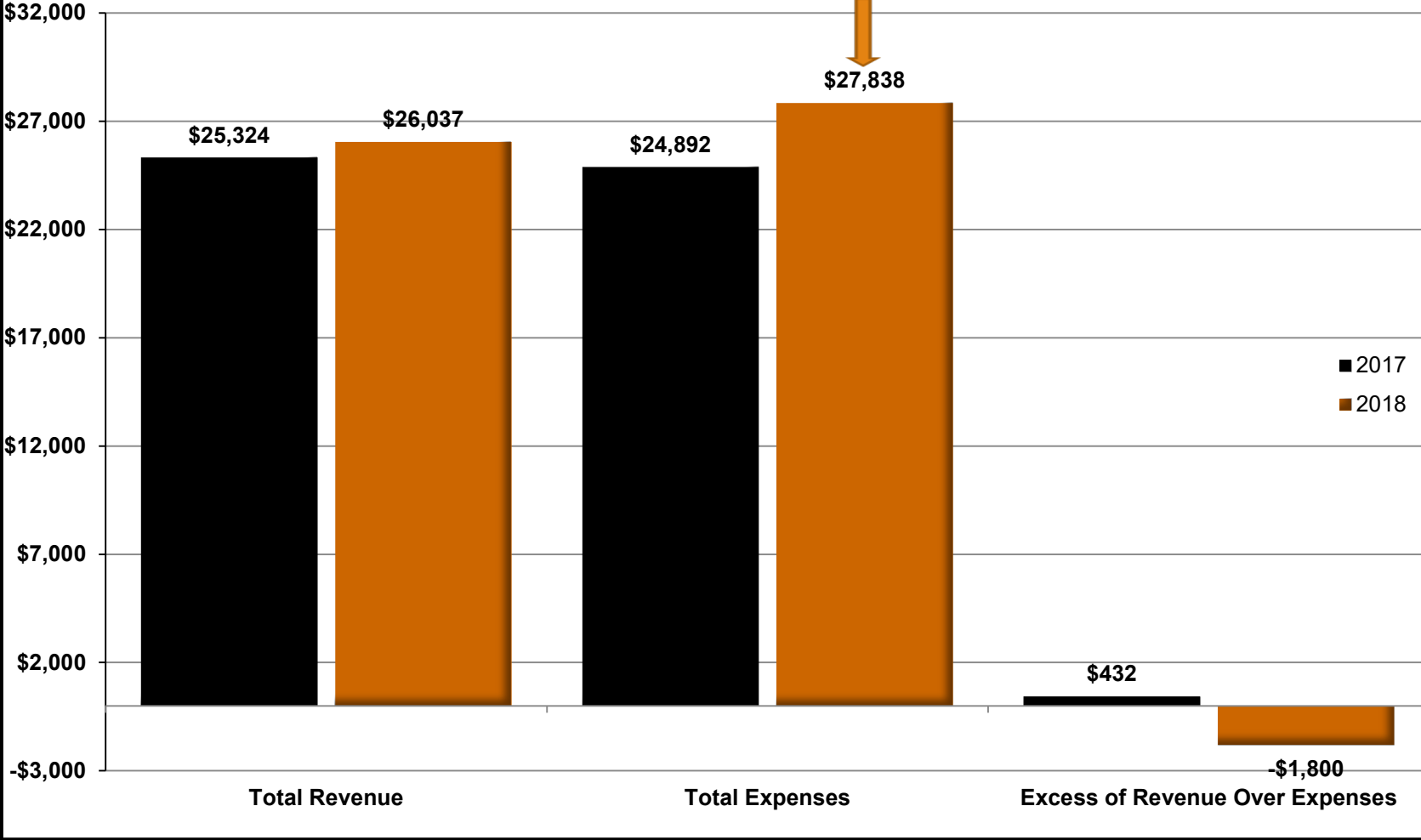
**2018 Revenue \$26 million
Compared with \$25.3 in 2017**

Based upon the Draft Version of the audit.

Revenue Year Over Year

- **Food & Beverage Sales \$1.1 million** – \$802k - *BV Bar & Grill opened late March 2018 balance Lakepoint full year operation*
- **Water \$802k** – *Usage & Growth*
- **Assessments \$76k** – *Collection efforts*
- **Rebates (\$87k)** – *Carrol Electric rebate in 2017*
- **Golf Fees (\$134k)** – *Greens fees and cart rentals*
- **Past Due Collections (\$175k)** – *Large windfall 2017*
- **Donations (\$180k)** – *Walton Family Foundation Skills Park & Fly Tyers in 2017*
- **Investments (\$652k)** – *Fewer investments due to spending on renovation projects*

Income Statement - \$000's



**2018 Expenses \$27.8 million
Compared with \$24.8 in 2017**

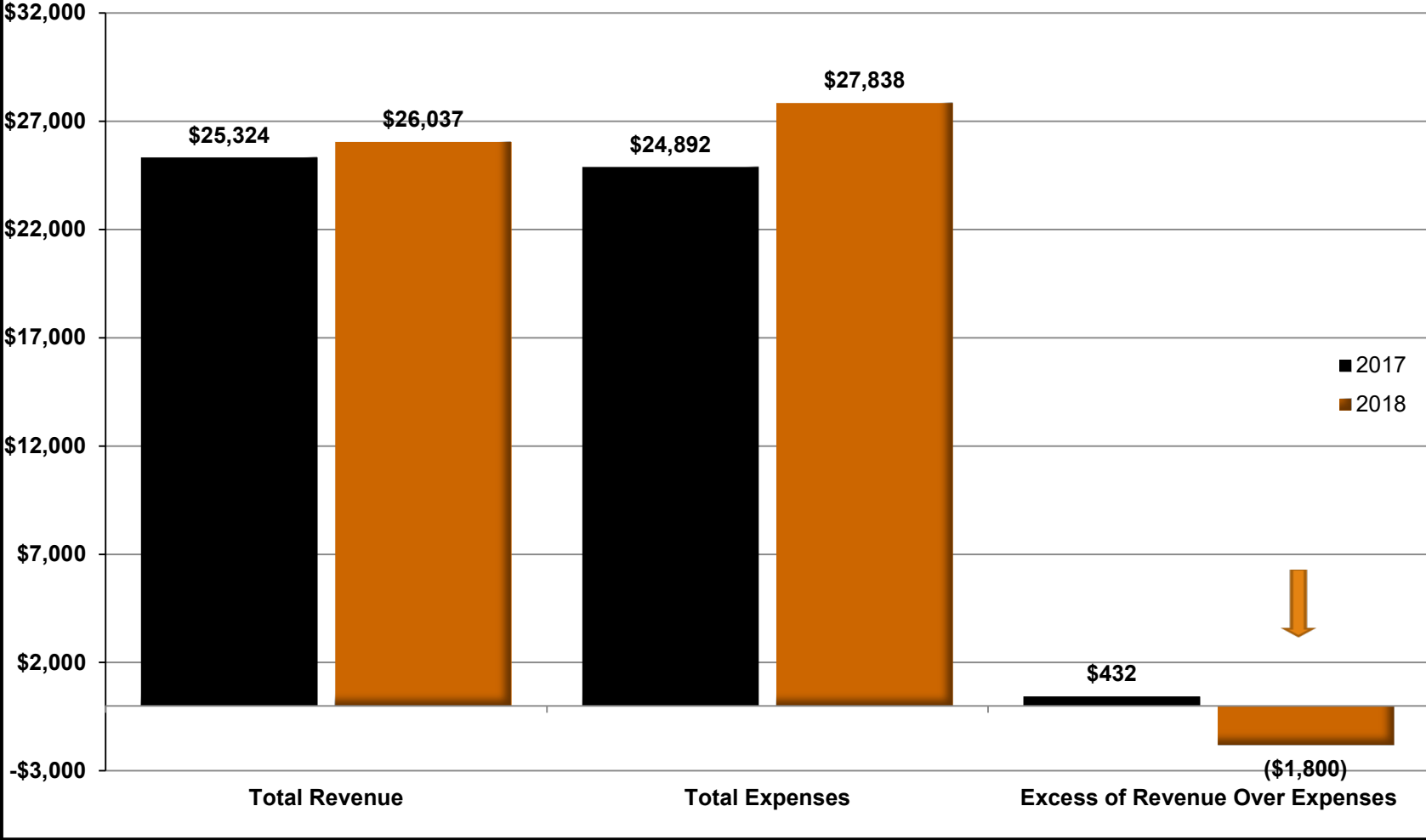
Based upon the Draft Version of the audit.

Expenses Year Over Year

- **Salaries & Wages \$887k** – *Food & Beverage 57%*
 - *Lakepoint – Full year operation*
 - *BV Bar & Grill opened March 2018*
 - *Other budgeted changes across divisions*
- **Employee Benefits \$562k** – *Self Funded Health Insurance & Payroll Taxes*
- **Cost of Goods Sold \$520k** – *Food & Beverage 70%*
- **Small Equipment & Tools \$186k** – *Purchases across the divisions*
- **Utilities \$112k** – *Food & Beverage 66%*
- **Bad Debts \$106k** – *Legal multi lot foreclosure efforts*
- **Leases \$77k** – *Golf maintenance equipment & cart leases*
- **Liability & Casualty Insurance \$69k** – *Credits in 2017*

Based upon the Draft
Version of the audit.

Income Statement - \$000's



2018 Net Loss (\$1.8 million)

Based upon the Draft
Version of the audit.

2018 Capital Projects



“Key” Capital Projects

- **Country Club Renovation (ADA compliant)**
- **Branchwood Renovation (ADA compliant)**
- **Metfield Bar Renovation (ADA compliant)**
- **Lake Avalon Beach (ADA compliant)**
- **Blowing Springs Bathroom & Shower House (ADA compliant)**


“Key” Capital Projects

- **Playground Equipment**
 - **Lake Avalon (ADA compliant)**
 - **Branchwood (ADA compliant)**
 - **Metfield (ADA compliant)**
- **Metfield Park Restroom (ADA compliant)**



Notice of the 54th Annual Meeting

May 19, 2020






Thank you

The Board of Directors would like to acknowledge the time and commitment of our committee members and community volunteers which help make Bella Vista so special.



Thank you

Mike Abb, Bruce Portillo, and Pat Laury for their
dedicated service while on the Board.





Special Recognition



David Whelchel



Open Forum

Comments limited to three minutes



Adjournment
