FINANCIAL OVERVIEW
MAY 2023

THE FINANCIAL REPORTS INCLUDED IN THIS PRESENTATION WILL BE POSTED TO THE POA'S WEBSITE: HTTPS://BELLAVISTAPOA.COM/GOVERNANCE/FINANCIALS

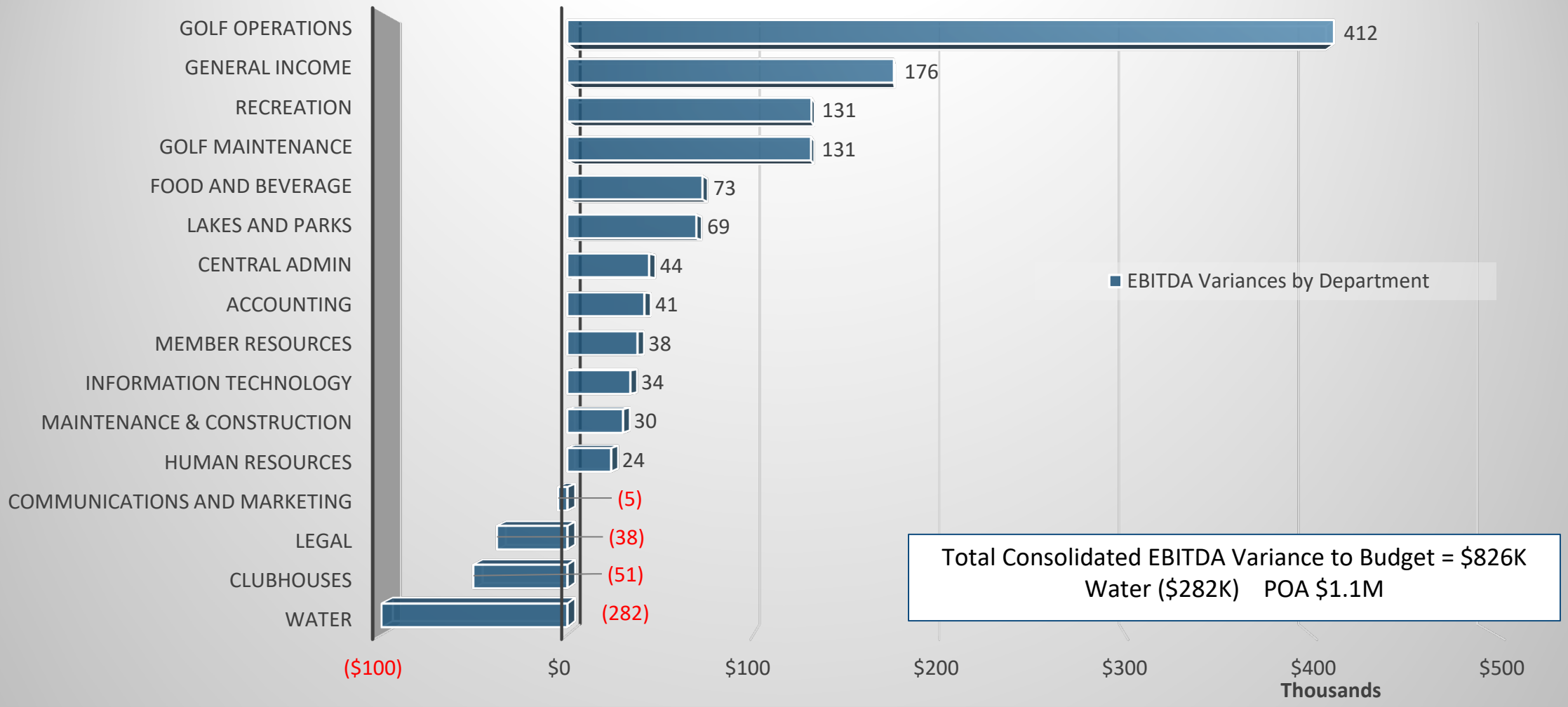
BELLA VISTA
PROPERTY OWNERS ASSOCIATION

MAY 2023
CONSOLIDATED RESULTS

REVENUE MAY	COGS MAY	EXPENSES MAY	EBITDA MAY
Actual: $3.3M	Actual: $496K	Actual: $2.3M	Actual: $506K
Budget: $3.1M	Budget: $412K	Budget: $2.4M	Budget: $279K
Variance: $270K	Variance: $84K	Variance: $41K	Variance: $228K

REVENUE YTD	COGS YTD	EXPENSES YTD	EBITDA YTD
Actual: $14.9M	Actual: $2M	Actual: $10.9M	Actual: $1.9M
Budget: $14.2M	Budget: $1.7M	Budget: $11.4M	Budget: $1.1M
Variance: $702K	Variance: $336K	Variance: $460K	Variance: $826K

YTD EBITDA Variances to Budget by Division (000's)



Total Consolidated EBITDA Variance to Budget = $826K
Water ($282K) POA $1.1M

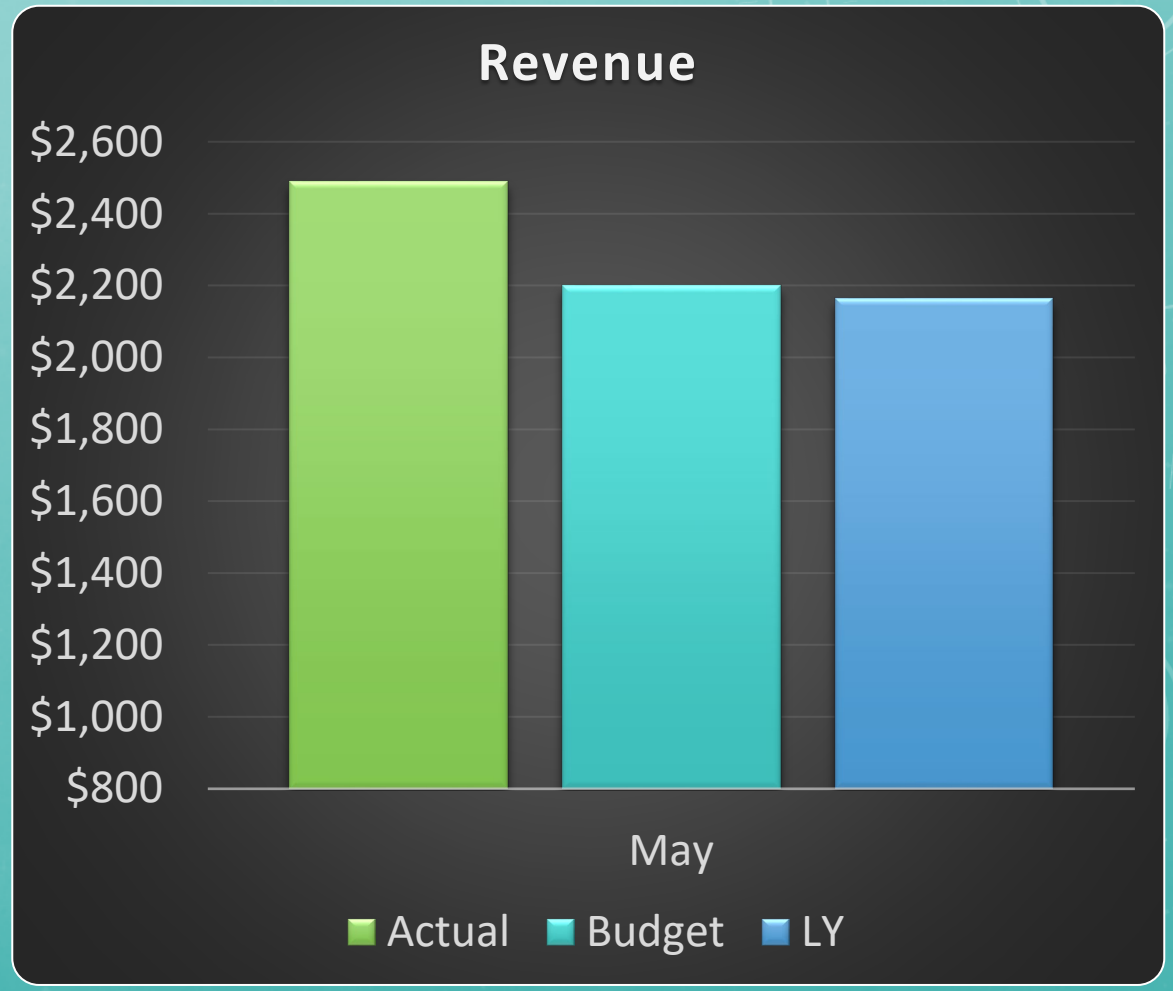
POA Financial Performance (000's)

May 2023

Revenue –

POA Revenue was $290K better than budget

- Food Sales were better than budget by $57K
- Golf Fees were better than budget by $195
- Boat Registrations were better than budget by $14K
- Membership Transfer Fees were worse than budget by $37K
- Member & Marketing Discounts were worse than budget by $10K
- Income on investments was better than budget by $26K



POA Financial Performance (000's)

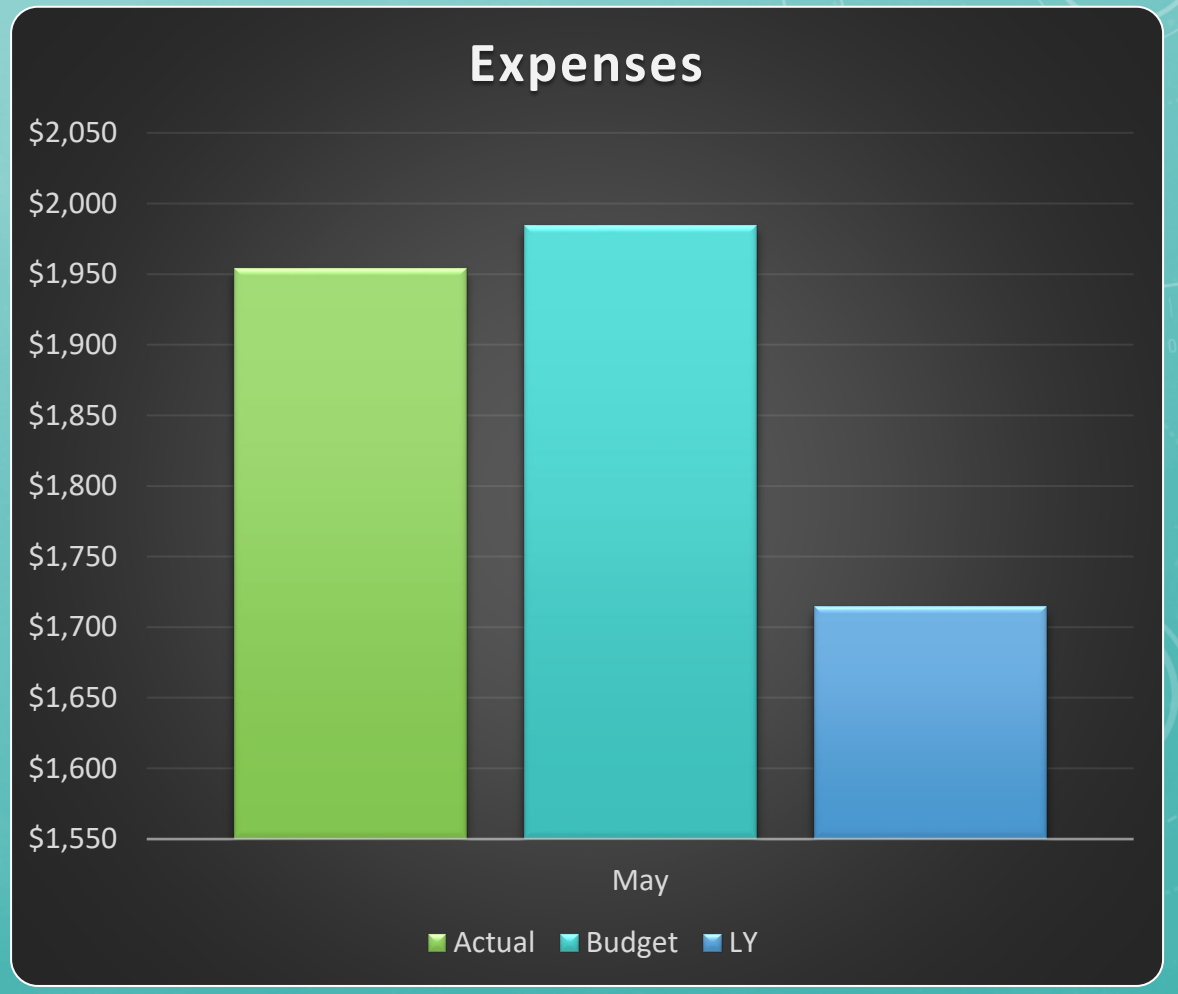
May 2023

Expenses –

POA Expenses were $31K better than budget

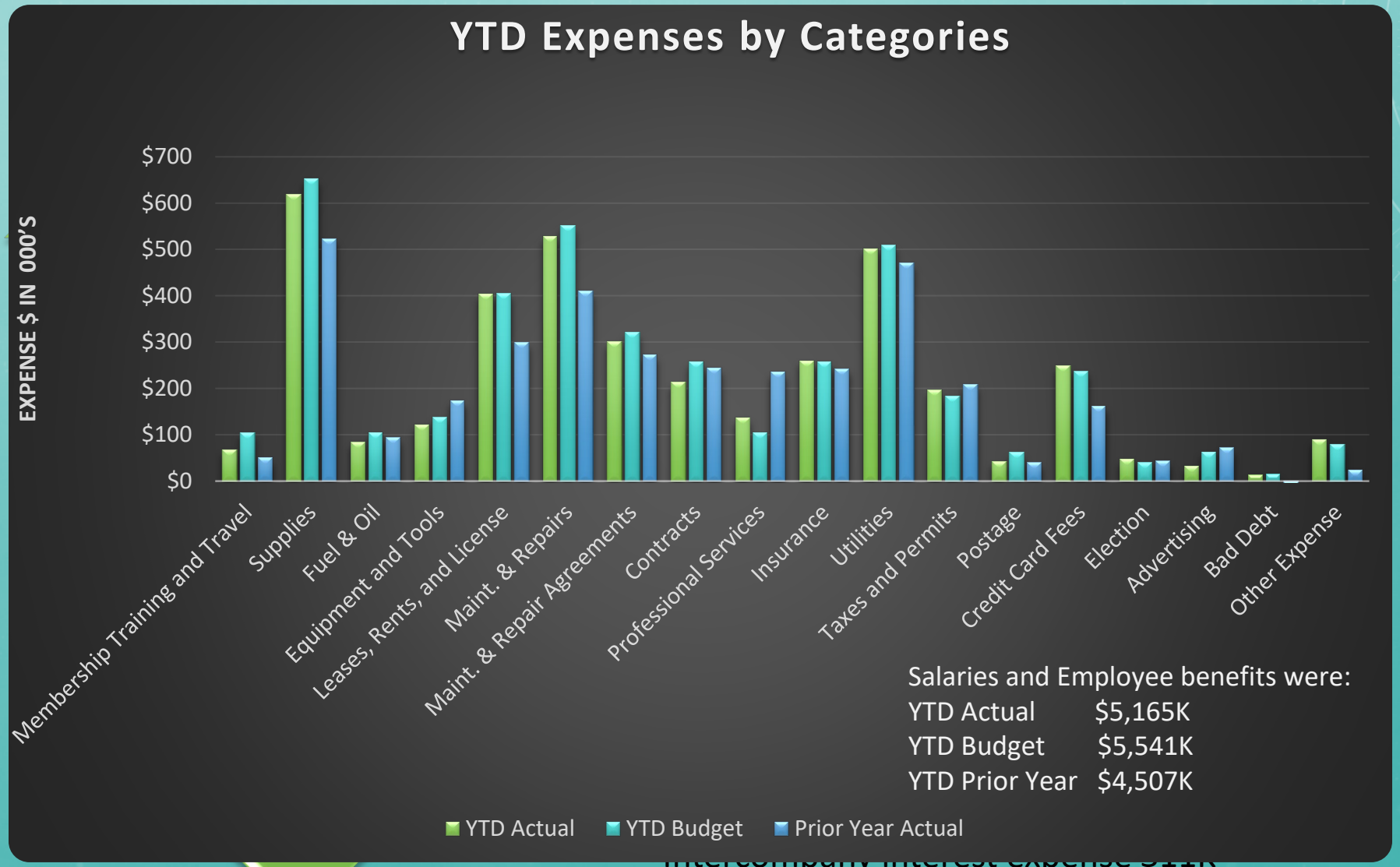
- Salaries & Benefits were better than budget by $77K
- Bad Debt Expense were better than budget by $31K
- Common property maintenance was worse than budget by $11K
- Professional services worse than budget $33K (Trafalgar fire $35K)
- Office Equip Lease were worse than budget by $11K

EBITDA was better than budget by $281K for May



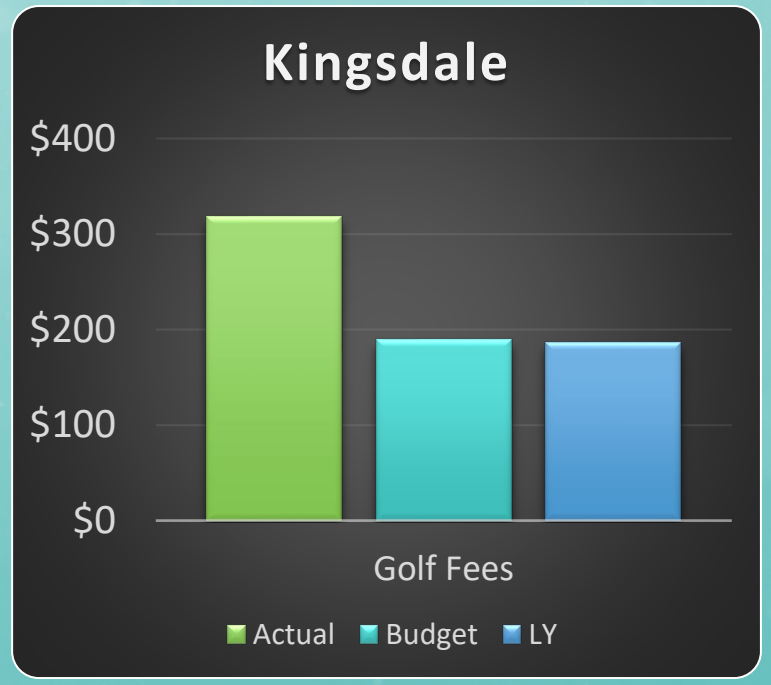
Bella Vista POA Expense Performance (000's)

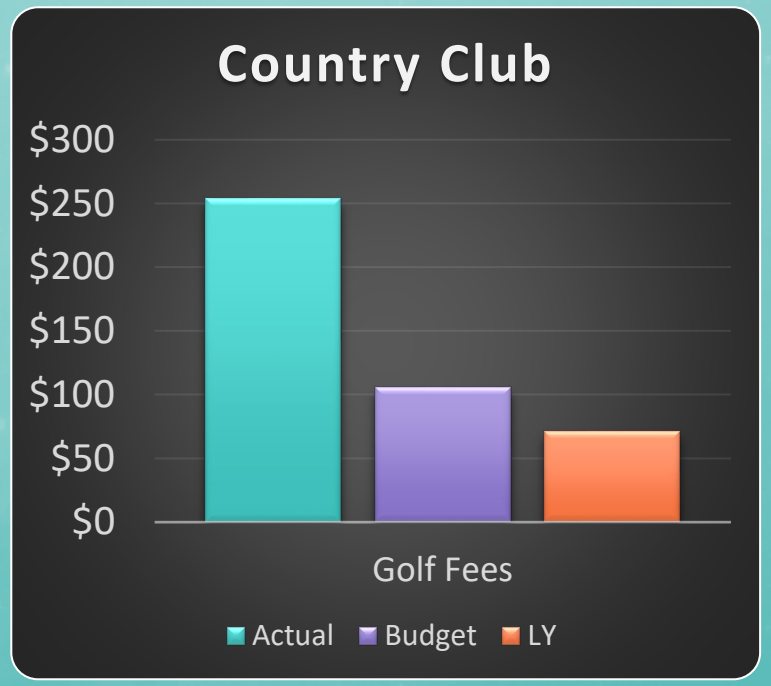
May 2023 Spend Analysis –YTD, Budget and Prior Year

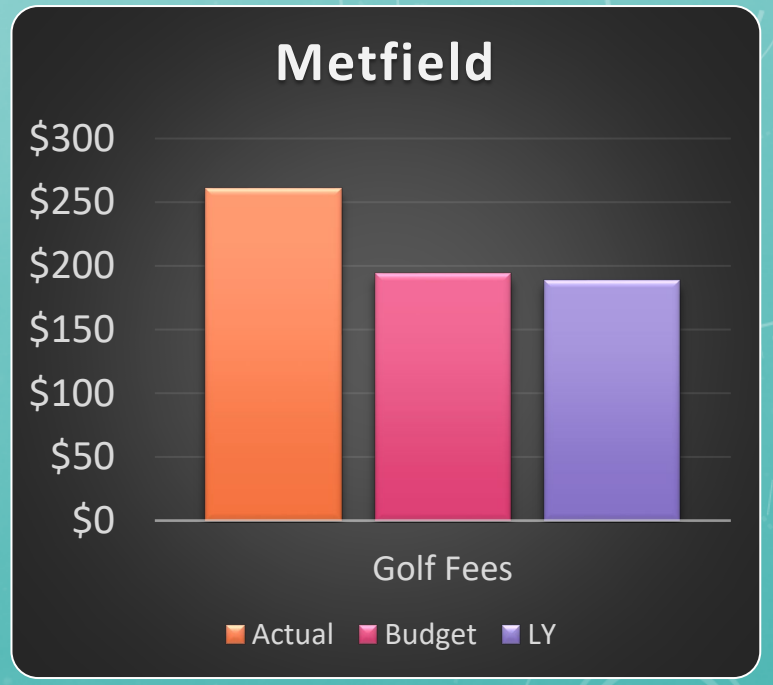


Intercompany interest expense $11K

Golf Wins YTD (000's)





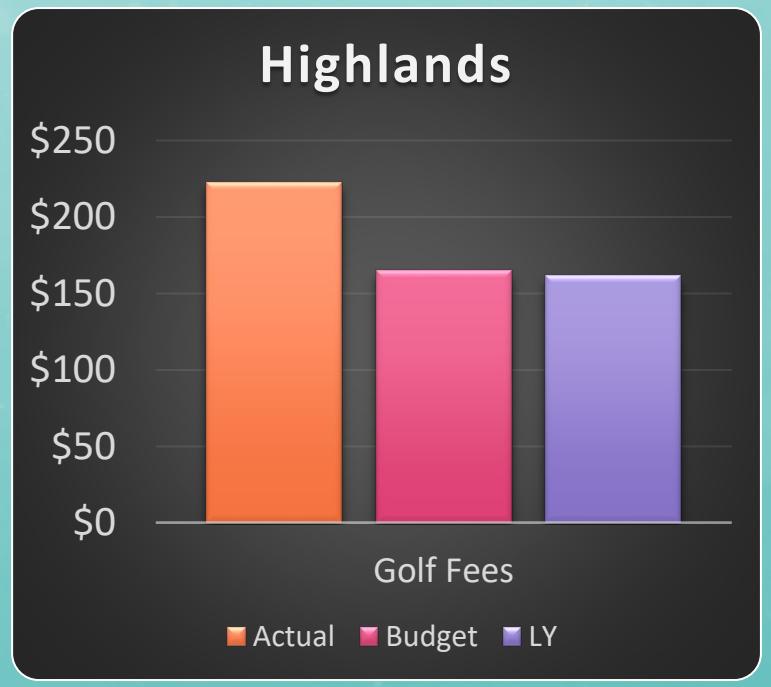


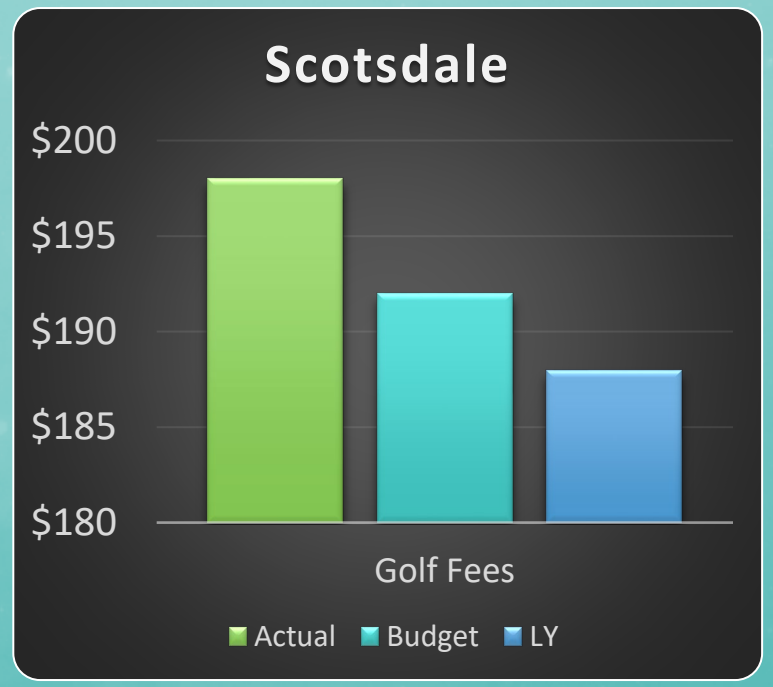
129K

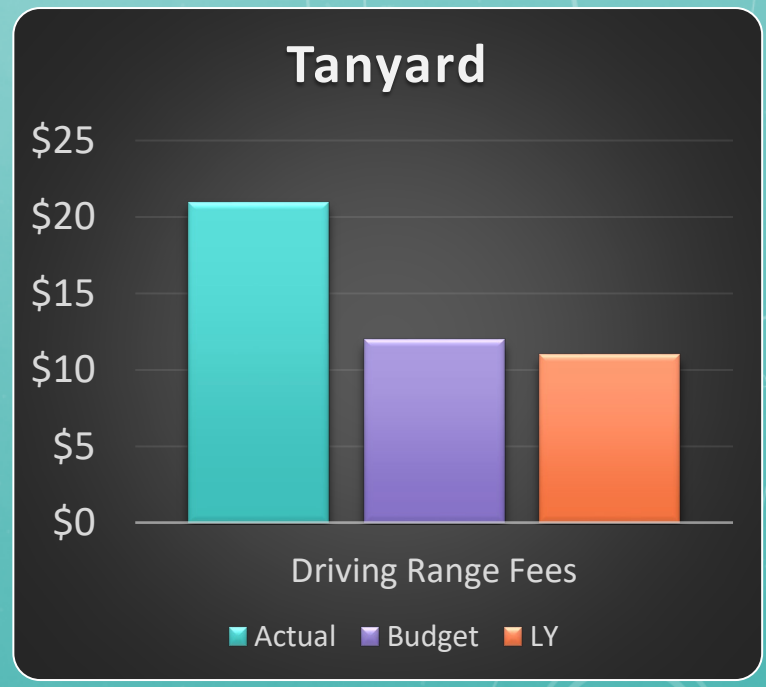
148K

67K

Golf Wins YTD (000's)







58K

5K

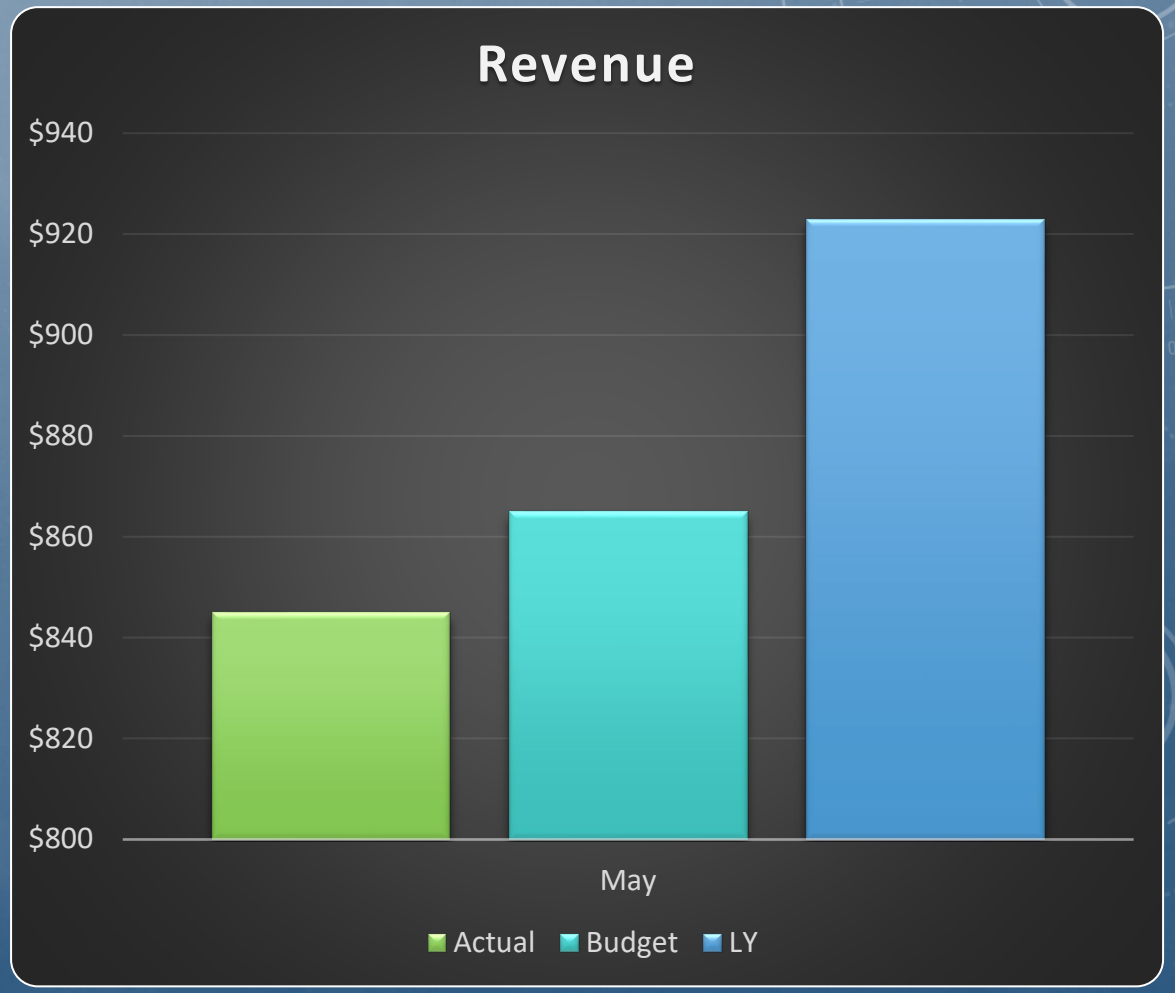
9K

WATER Financial Performance (000's)

May 2023

Revenue –

- Water Sales were better than budget by $19K
- New Service Connections were worse than budget by $19K
- Water Capital Buy in Fees were worse than budget by $23K



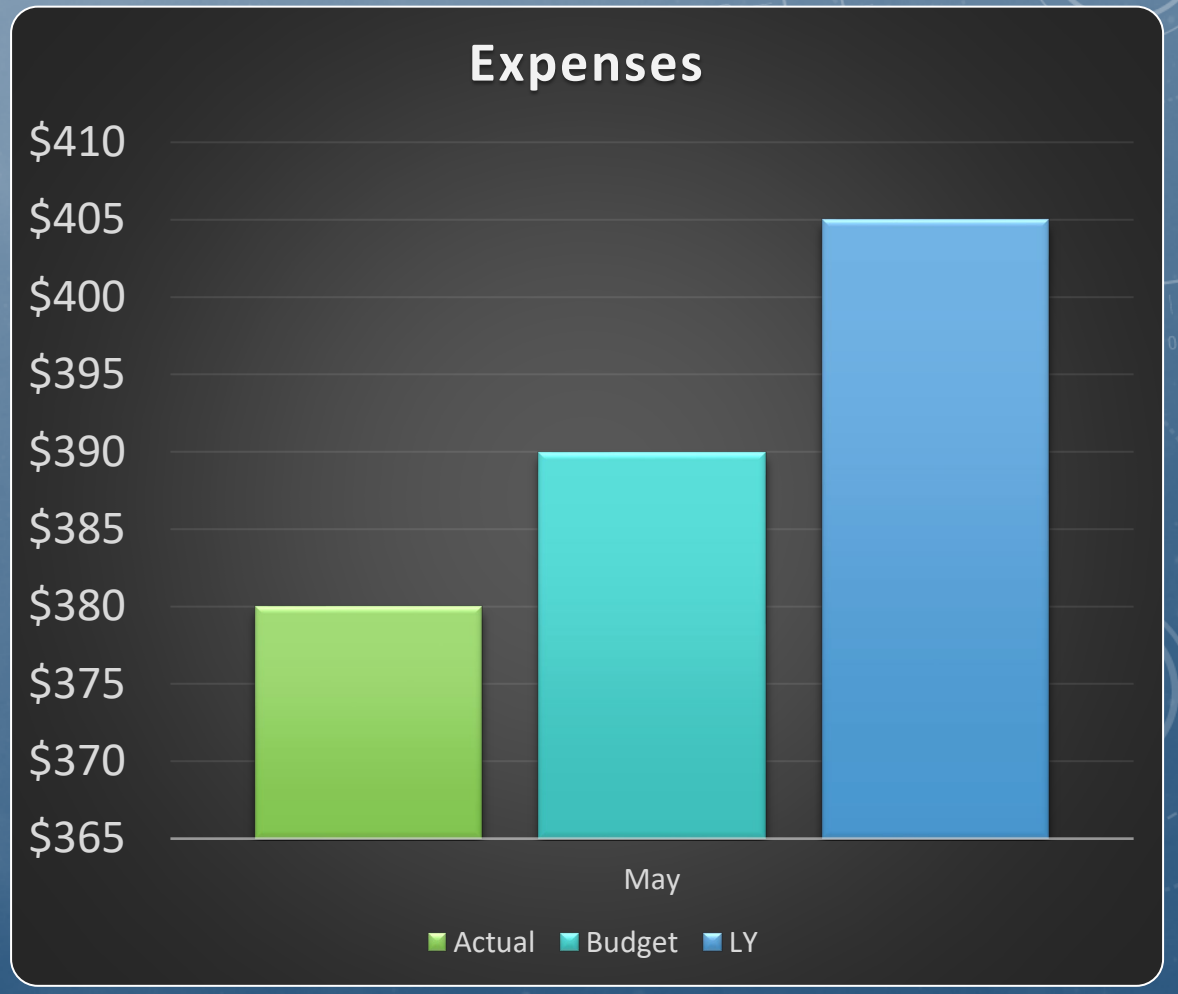
WATER Financial Performance (000's)

May 2023

Expenses –

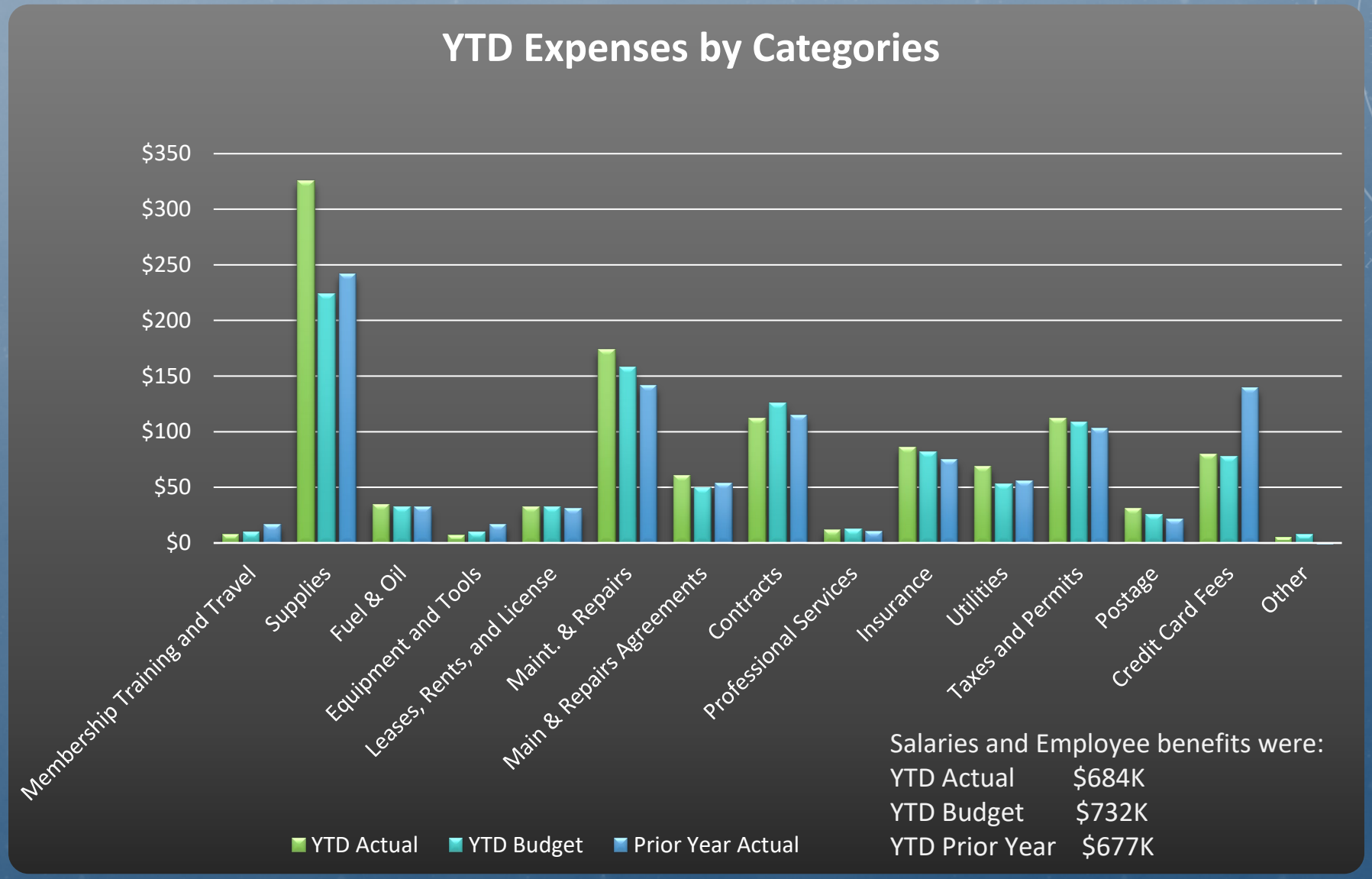
- COGS were worse than budget by $63K
- Salaries & Benefits were better than budget by $10K
- Water distribution equipment for May was better than budget by $13K

EBITDA was positive for May but it was worse than budget by $53K



Bella Vista Water Key Financial Performance (000's)

May 2023 Spend Analysis --YTD Compared to Budget and Prior Year



May 2023 Cash Position

Total Cash $9,848,910

The One-Pager

BELLA VISTA PROPERTY OWNERS ASSOCIATION

YTD May 2023

EBITDA Variances to Budget

Department	Amount
Better Than Budget	
Golf Pro Shops	412,188
General Income	175,512
Recreation	131,197
Golf Maintenance	130,973
Food & Beverage	72,612
Lakes and Parks	69,350
Central Admin	43,919
Accounting	41,361
Member Resources	37,684
Information Technology	33,857
Maintenance & Construction	29,897
Human Resources	23,523
Worse Than Budget	
Communications and Marketing	(4,957)
Legal	(37,886)
Clubhouses	(50,574)
Total POA w/o Water Variance	1,108,655
Water Department	(282,282)

POA EBITDA Variance to Budget

Gross Profit	562,893
Expenses	545,762
EBITDA	1,108,655

Month-End Borrowing

Water Department	2,180,745
Line of Credit	0

Month-End Available Cash & Reserves

POA	5,030,206
POA Reserve	839,801
Water Department	2,978,903
Water Reserve	1,000,000

*More Detailed Financial Information can be found at:
www.bellavistapoa.com/governance/financials