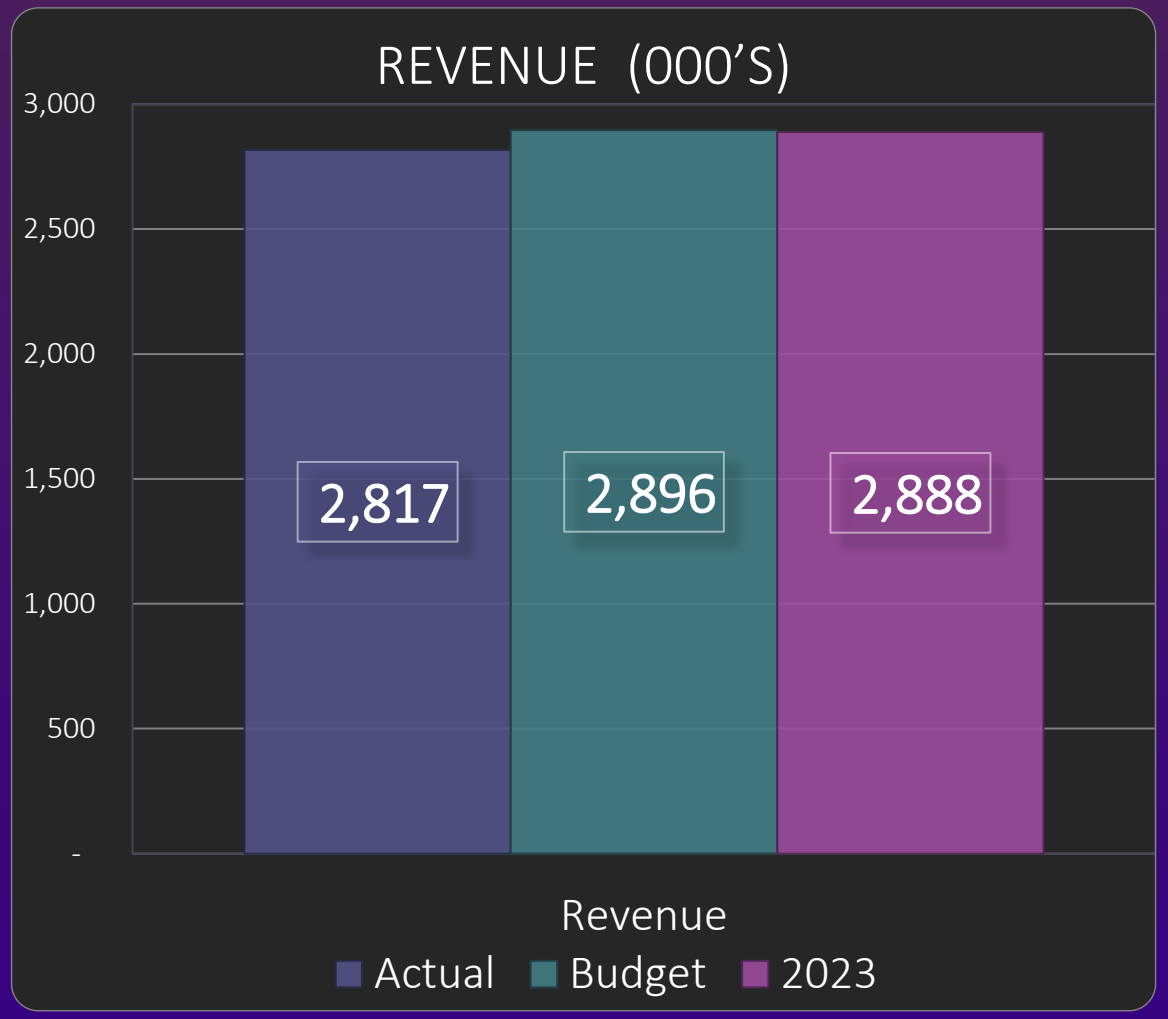
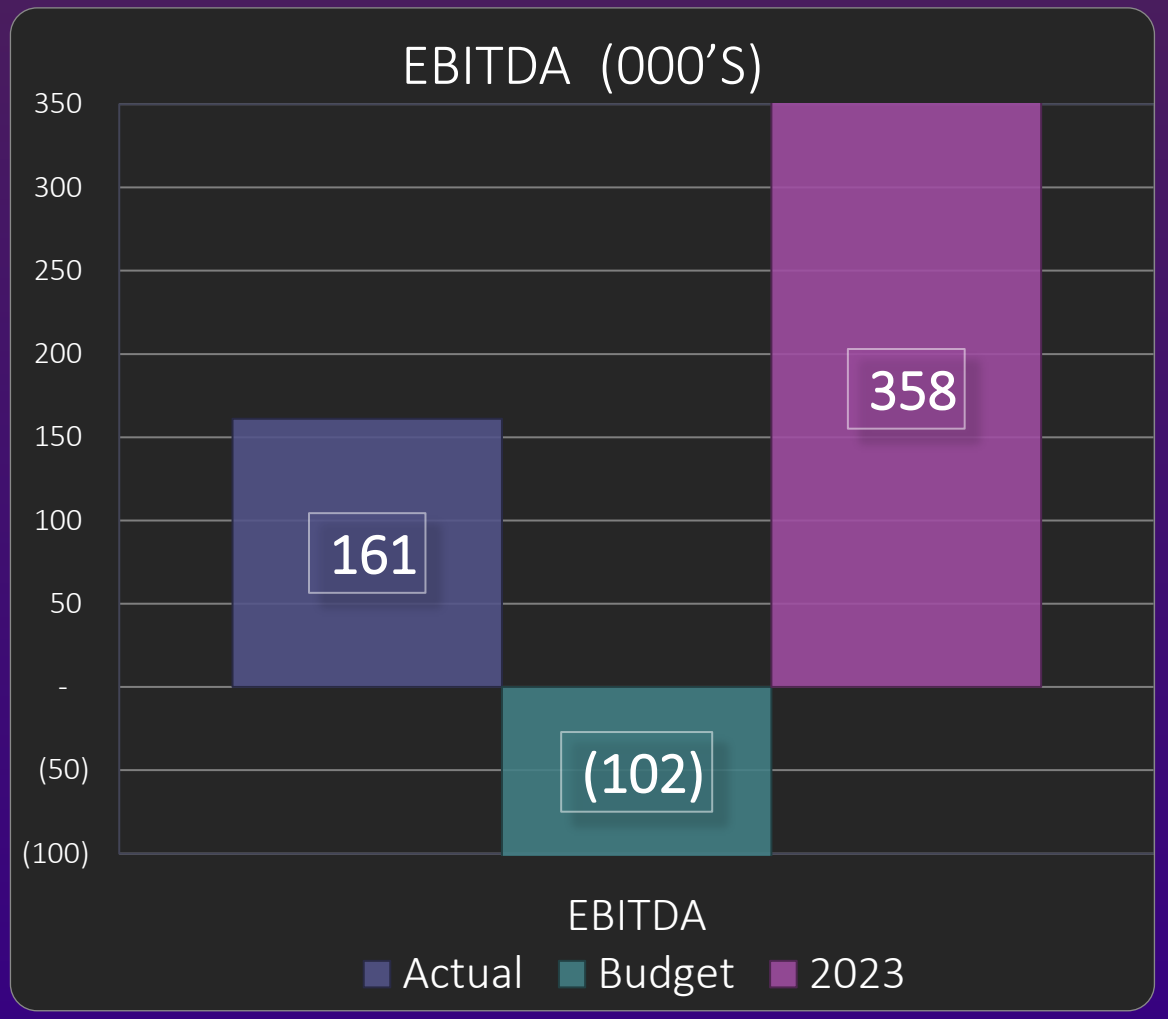
BELLA VISTA

FINANCIAL OVERVIEW
JANUARY 2024

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

January YTD 2024
CONSOLIDATED RESULTS



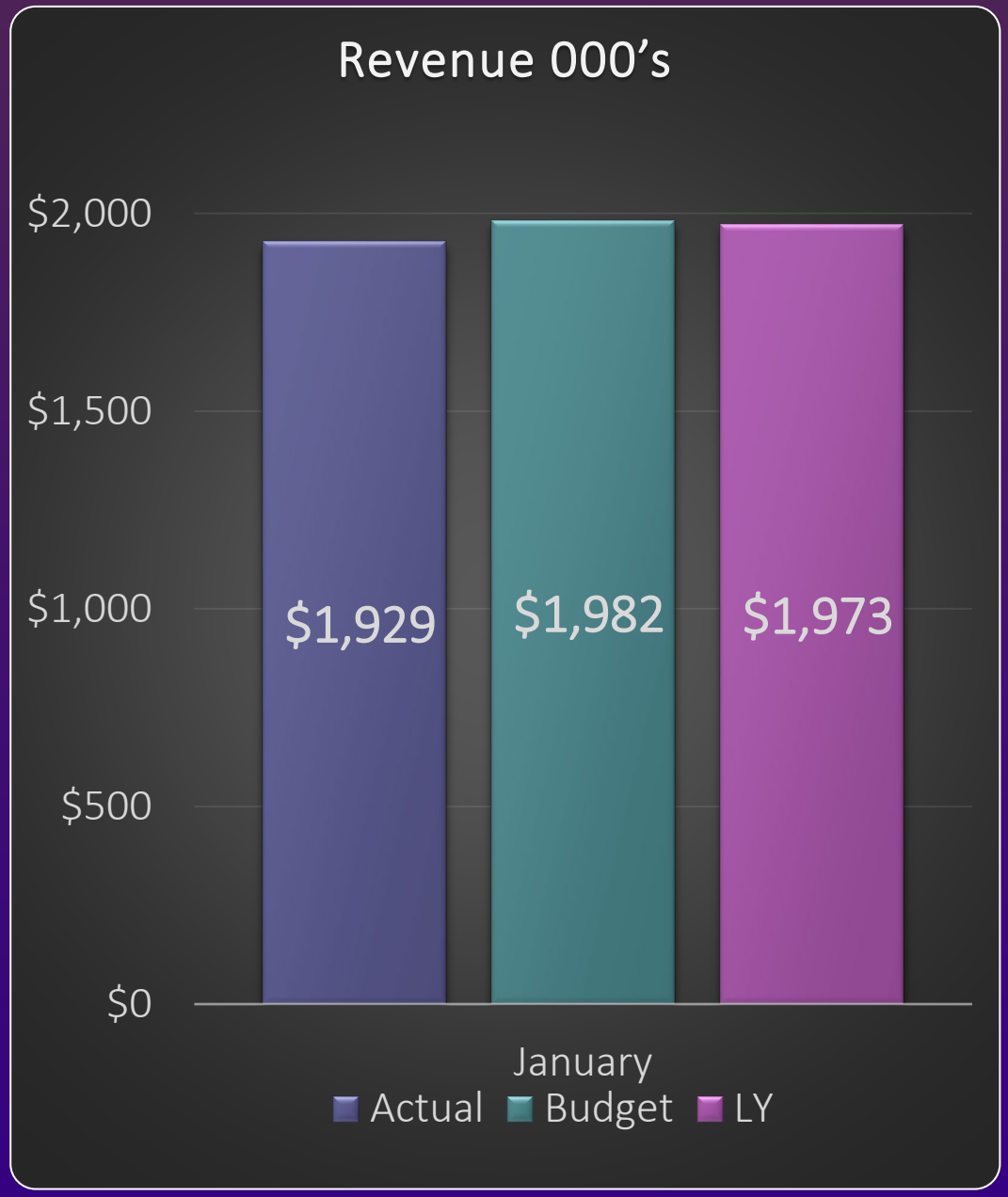


POA

January 2024

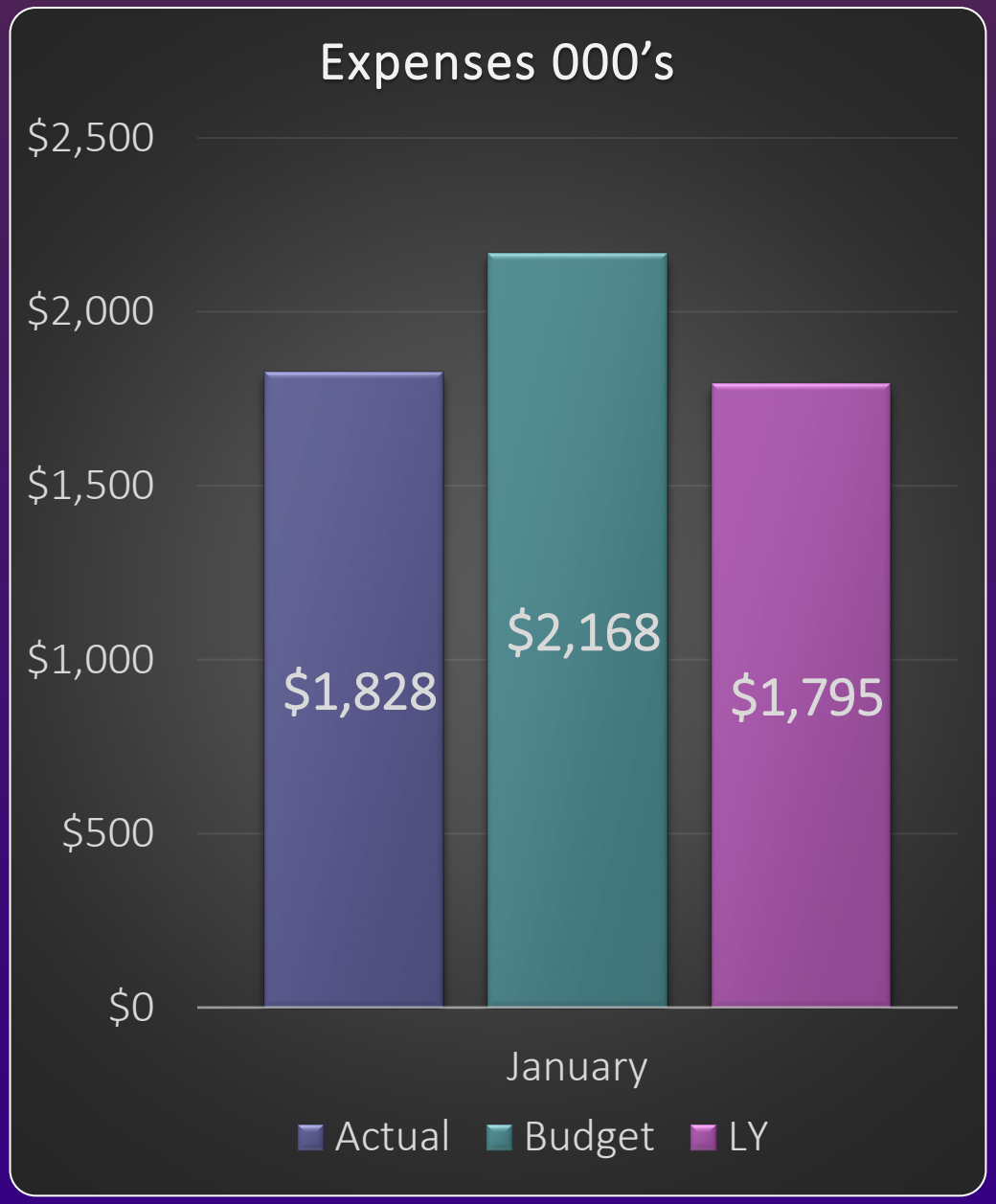
Revenue

- Lot Resales $27K better than budget
- Assessment Income $13K better than budget
- Investment Income $9K better than budget
- Golf Fees $55K worse than budget
- Boat Dock Fees 18K worse than budget
- RV Storage income $13K worse than budget
- Food & Beverage Sales $7K worse than budget
- Membership Transfer Fees $10K worse than budget



POA

January 2024



Expenses

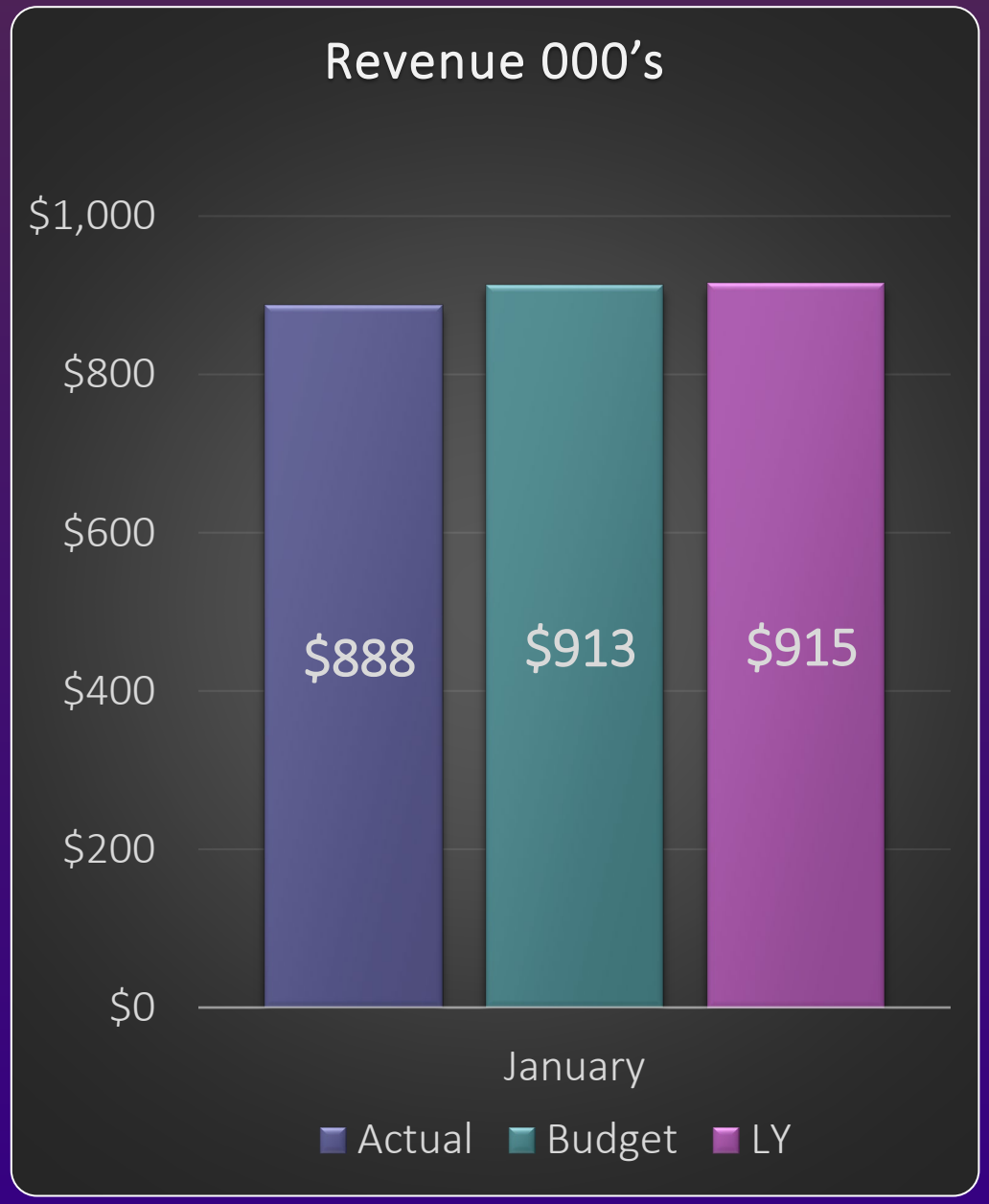
- Maintenance & Repairs $73K better than budget
- Equipment & Tools $63K better than budget
- Total Supplies Expense $33K better than budget
- Outside Contracts $28K better than budget
- Wages & Benefits $21K worse than budget
- Dues, Travel & Education $18K better than budget
- Advertising $17K better than budget

Water

January 2024

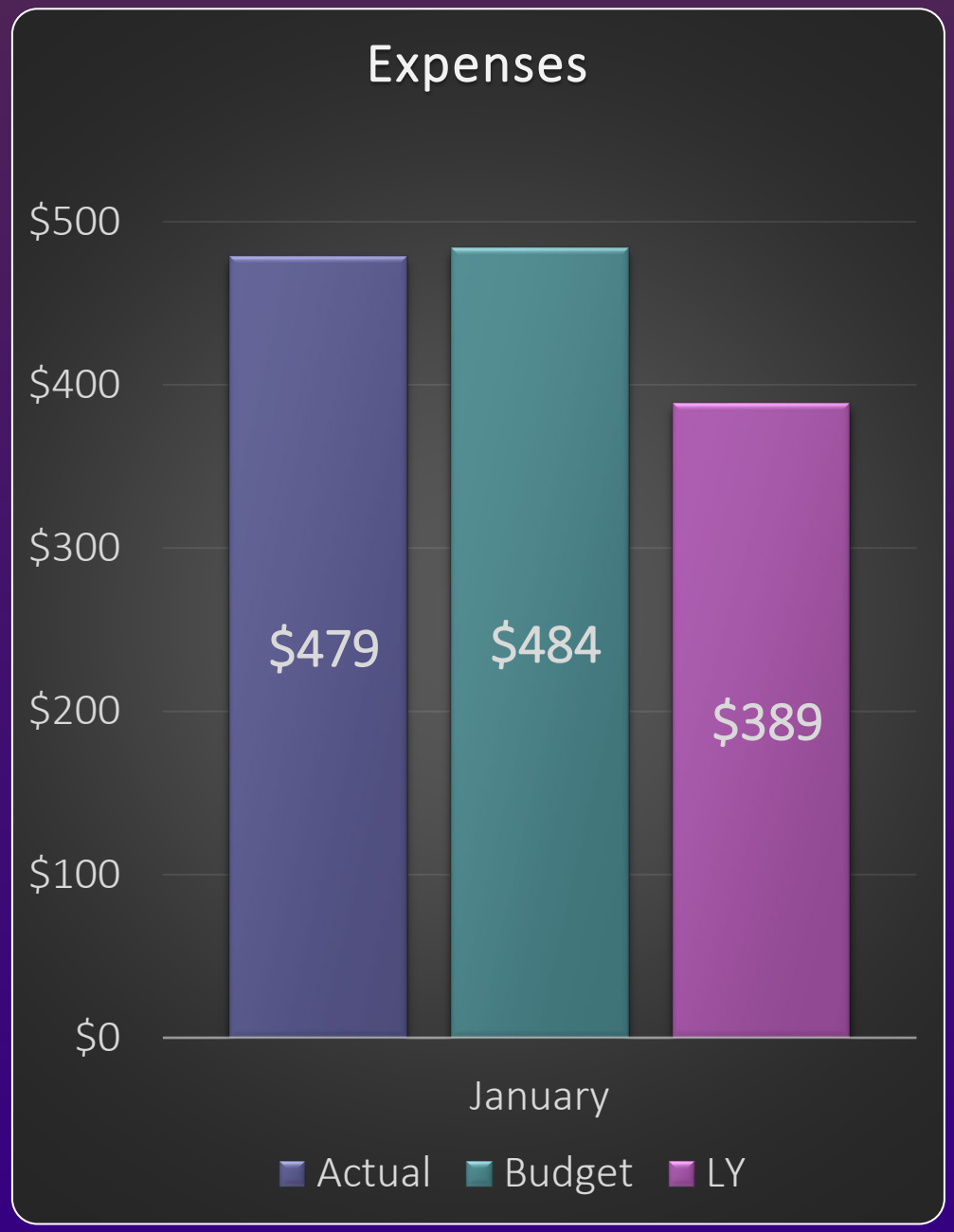
Revenue

- Water Sales $17K worse than budget
- Capital Buy In Fees $10K worse than budget
- New Connections $9K worse than budget



Water

January 2024

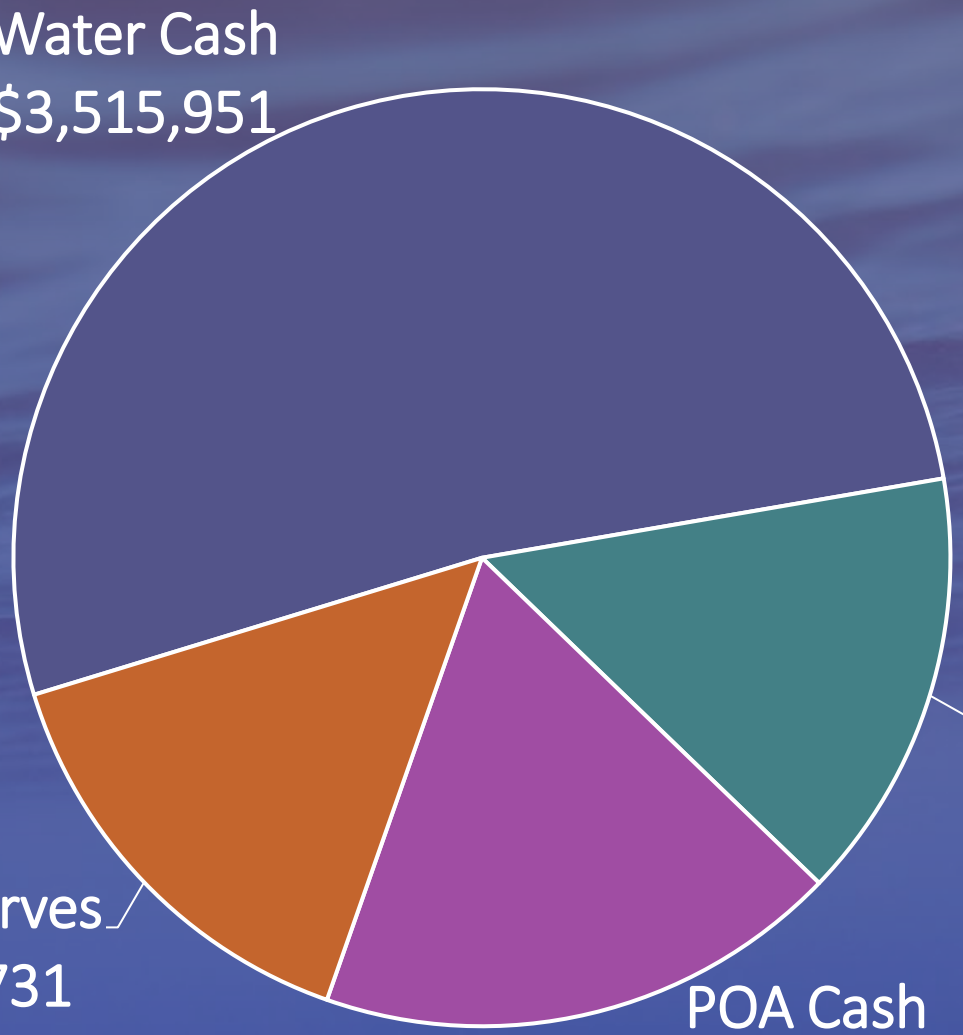


Expenses

- Maintenance & Service Agreement $30K better than budget
- Water Distribution Equipment $23K worse than budget

January 2024 Cash Position

Total Cash
$6.8M



The ONE-PAGER

BELLA VISTA PROPERTY OWNERS ASSOCIATION

January 2024

EBITDA Variances to Budget

Department	Amount
Better Than Budget	
Golf Maintenance	106,808
General Income	85,124
Information Technology	74,517
Legal	37,259
Accounting	28,224
Central Administration	16,576
Communications and Marketing	14,983
Human Resources	14,265
Maintenance & Construction	6,923
Clubhouses	6,651
Recreation	4,498
Member Resources	2,679
Worse Than Budget	
Lakes and Parks	(20,324)
Food and Beverage	(25,710)
Golf Pro Shops	(71,829)
Total POA w/o Water Variance	280,643
Water Department	(16,859)

POA EBITDA Variances to Budget

Gross Profit	(59,361)
Expenses	340,004
EBITDA	280,643

End of Month Debt Balances

Interco Loan - Water to POA	2,534,951
Line of Credit	0
Bank Loan - BVRC	2,348,779

End of Month Available Cash & Reserves

POA	1,227,462
POA Reserve	1,007,731
Water Department	3,515,951
Water Reserve	1,008,924

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