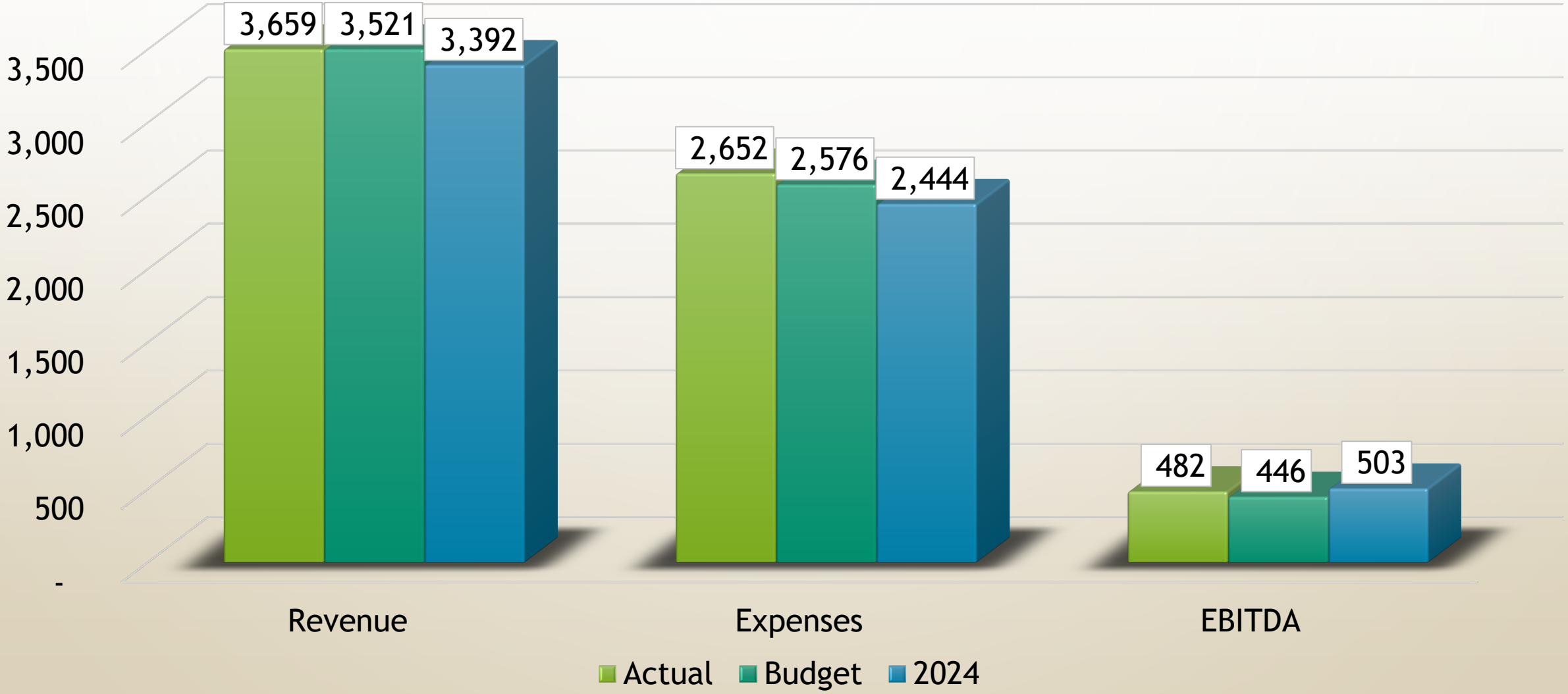
BELLA VISTA POA

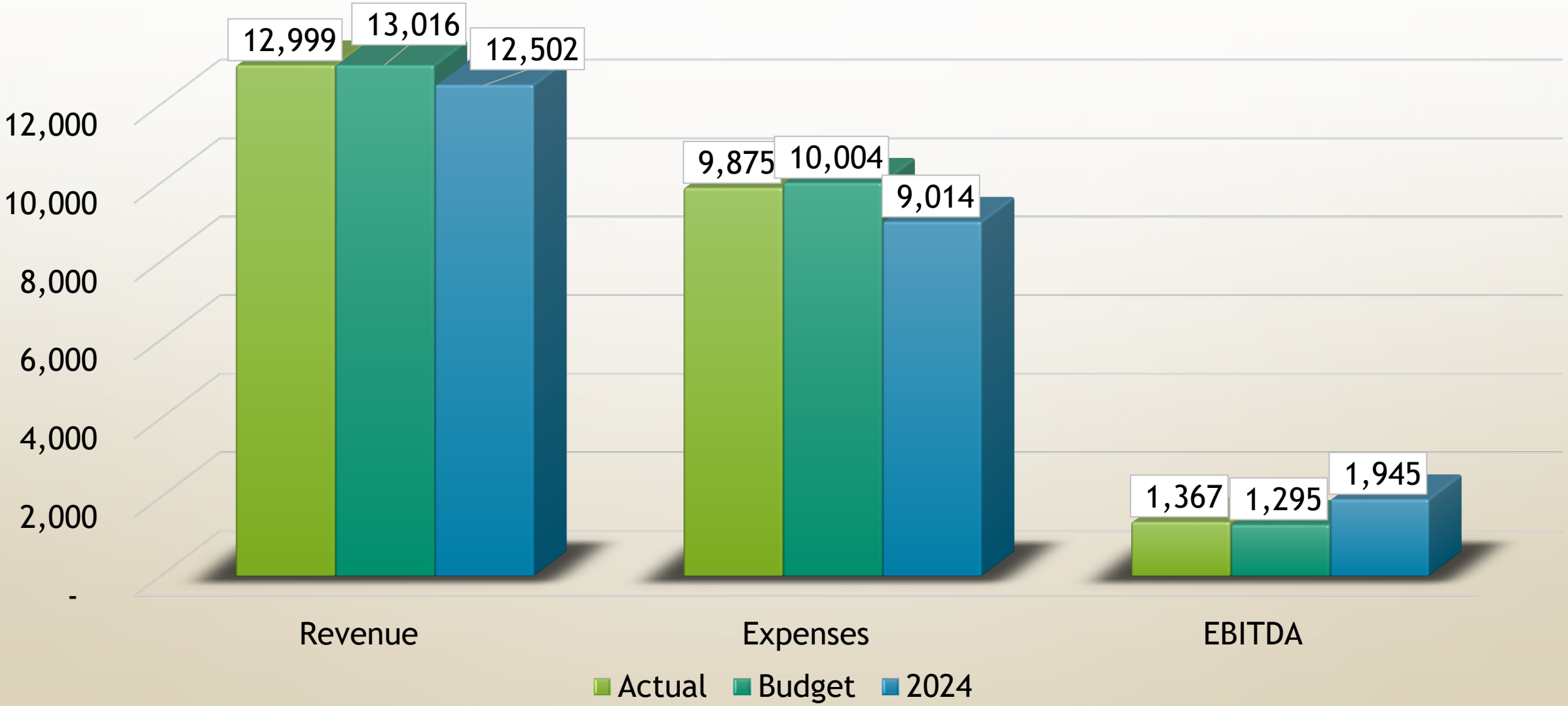
FINANCIAL OVERVIEW APRIL 2025

The financial reports included in this presentation will be posted to the POA's website:
https://bellavistapoa.com/governance/financials

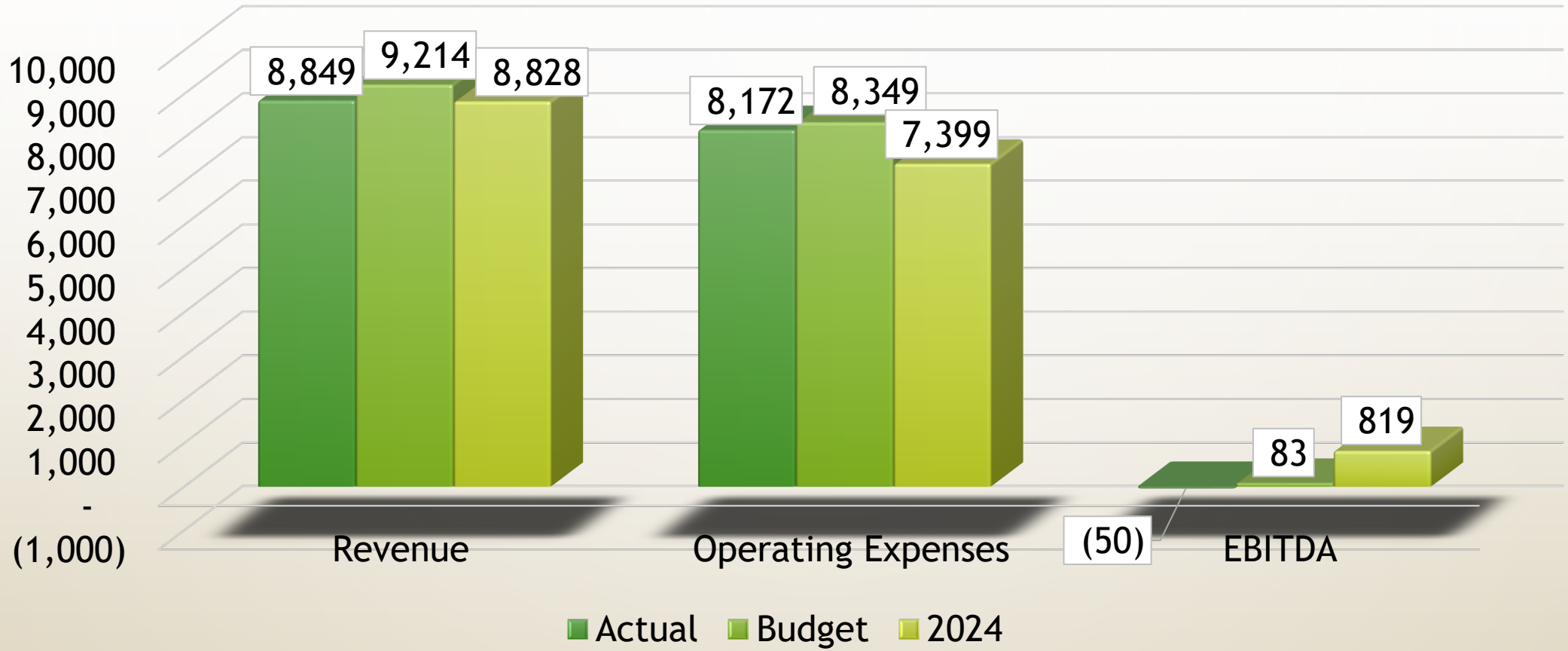
CONSOLIDATED FINANCIAL OVERVIEW - FOR THE MONTH OF APRIL (000'S)



CONSOLIDATED FINANCIAL OVERVIEW - APRIL YTD (000'S)



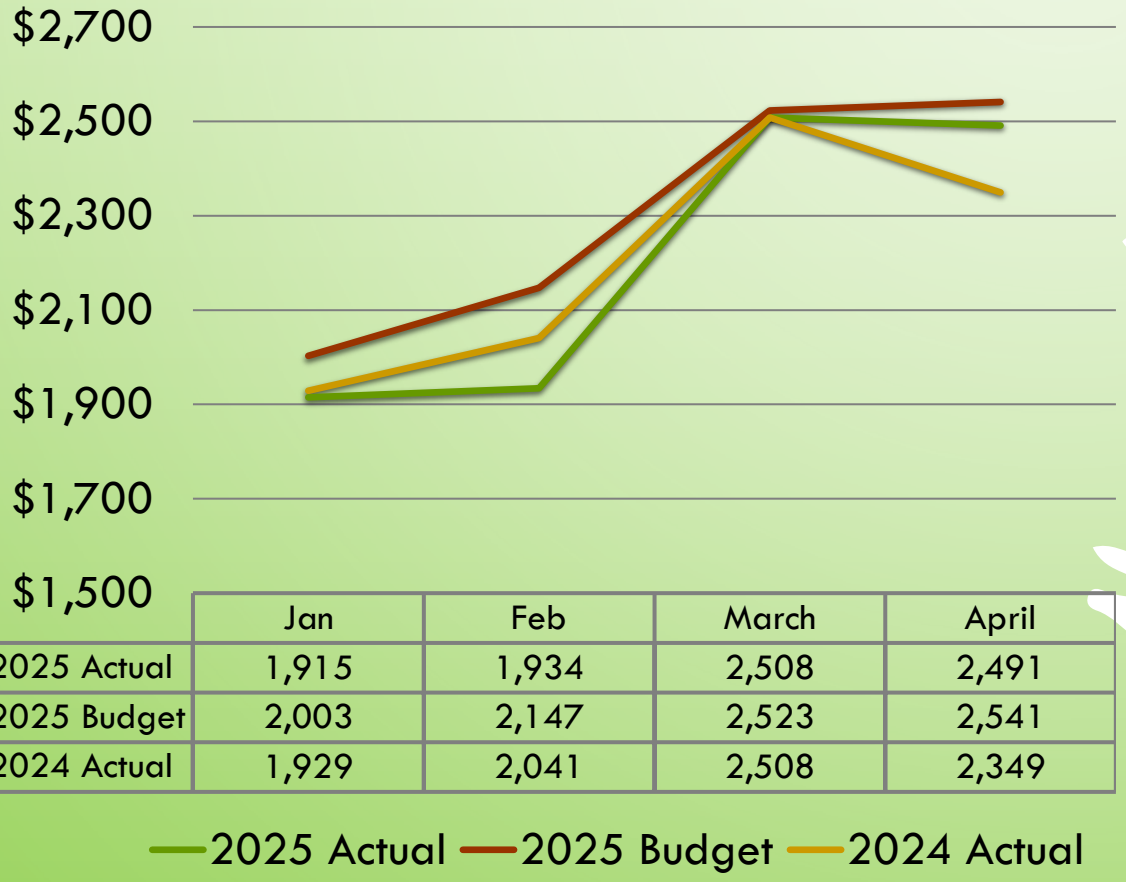
POA FINANCIAL PERFORMANCE YTD 2025 – (000'S)



- REVENUE - $365K worse than budget and $21K better than prior year, weather impacted
- OPERATING EXPENSES - $177K better than budget but $773K worse than prior year
- EBITDA - $133K worse than budget and $869K worse than prior year

POA REVENUE 2025

Monthly Revenue Totals (000's)



	Jan	Feb	March	April
2025 Actual	1,915	1,934	2,508	2,491
2025 Budget	2,003	2,147	2,523	2,541
2024 Actual	1,929	2,041	2,508	2,349

Overall April just under budget but well over prior year

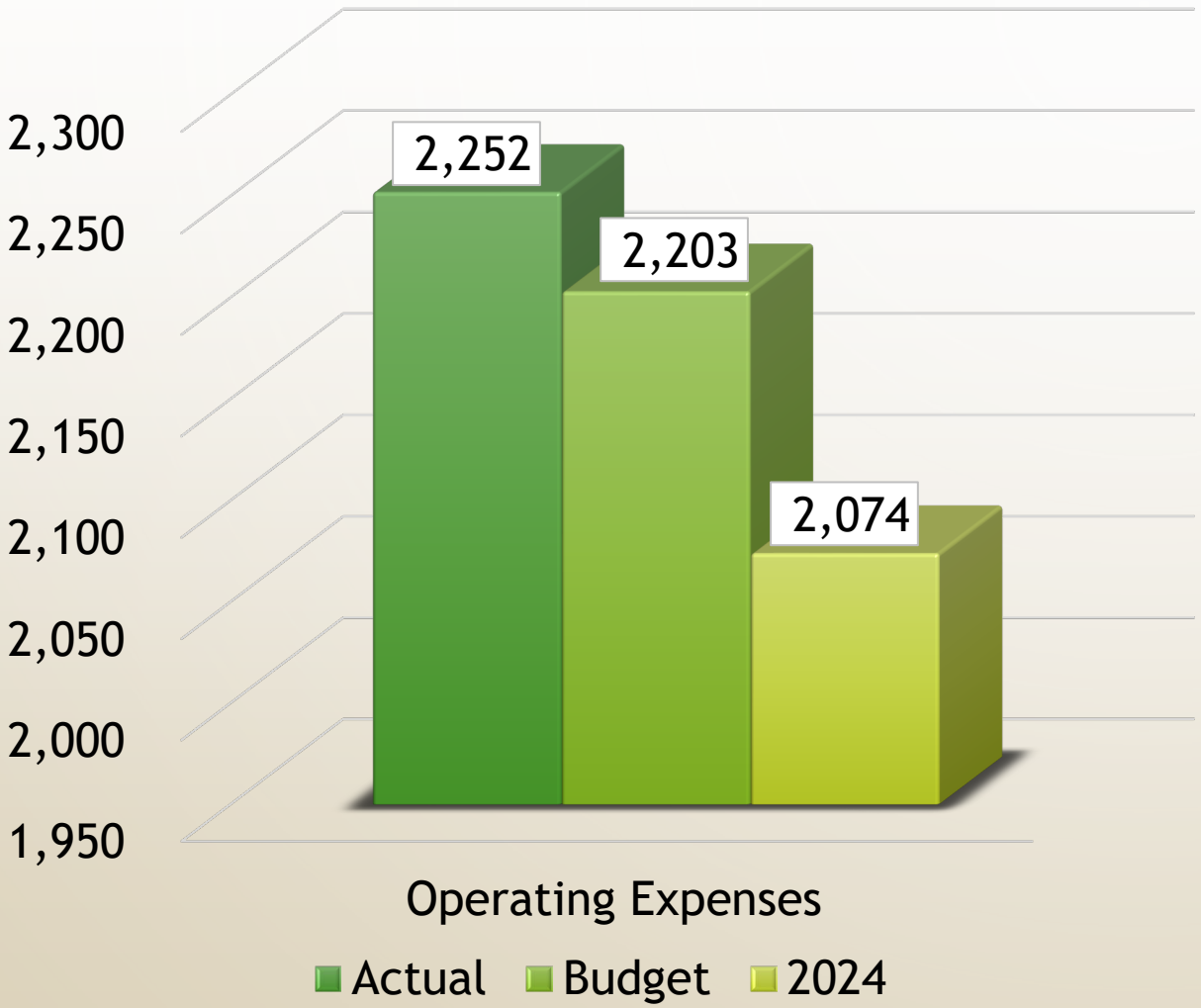
April Better than budget:

- Resale of lots - $38K better
- Member ID Cards - $7K better

April Worse than budget:

- Golf revenue - $71K worse
- F&B sales - $15K worse

POA OPERATING EXPENSES FOR APRIL 2025 – (000'S)



April Better than budget:

- Salaries and Wages - $73K better
- Maintenance and Repair - $19k better

April Worse than budget:

- Health, Dental, Life Ins $49K worse due to high claims
- Supplies-Street Signs - $33K worse
- Supplies-Recreation - $22K worse ($20K stock fish cost)
- Equip. & Tools - $41K worse (various for summer maintenance, Tanyard Creek Practice and Gun Range

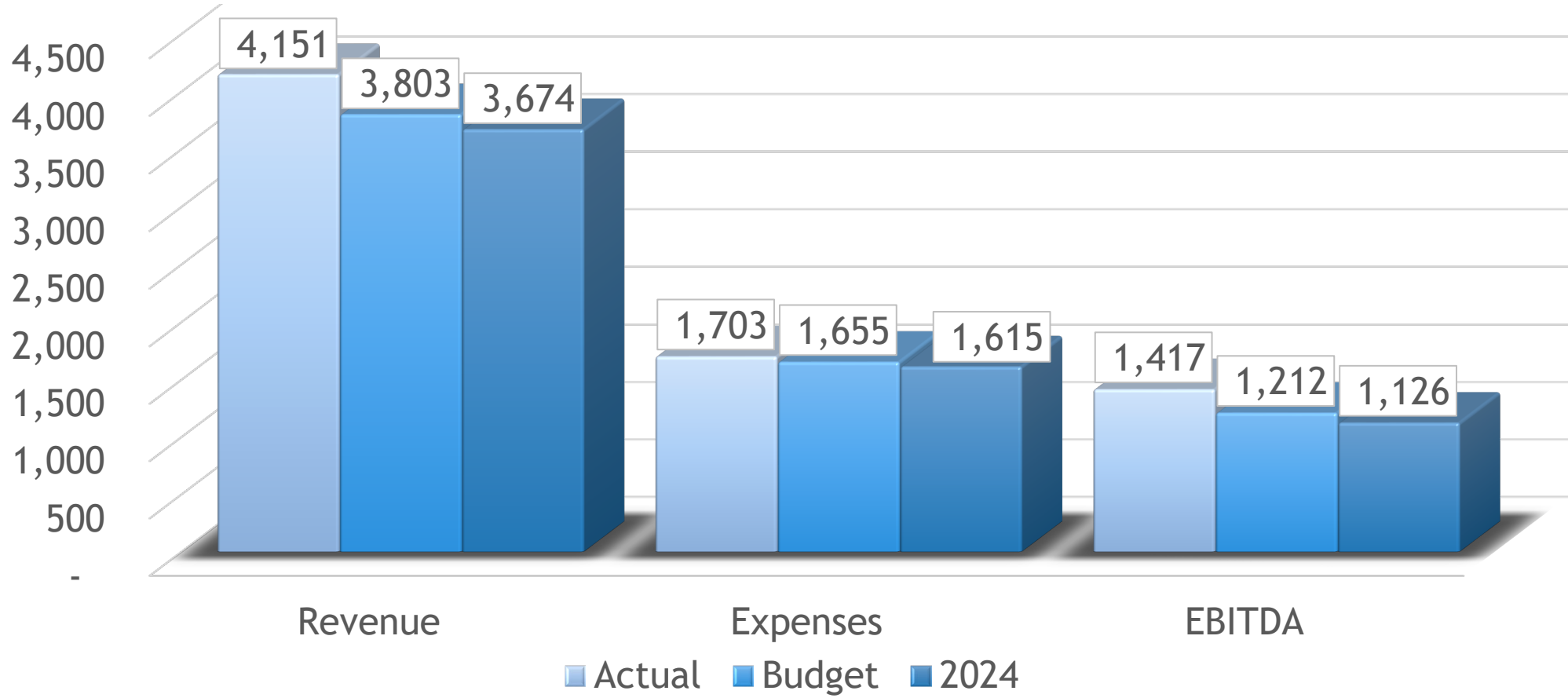
Tanyard Creek Practice Center Opened April 4th!

6,862 April Range Buckets
2,394 over April-2024

Over 500 visitors in April

Highlands Gun Range Opened!

Water Financial Performance YTD 2025 - (000'S)



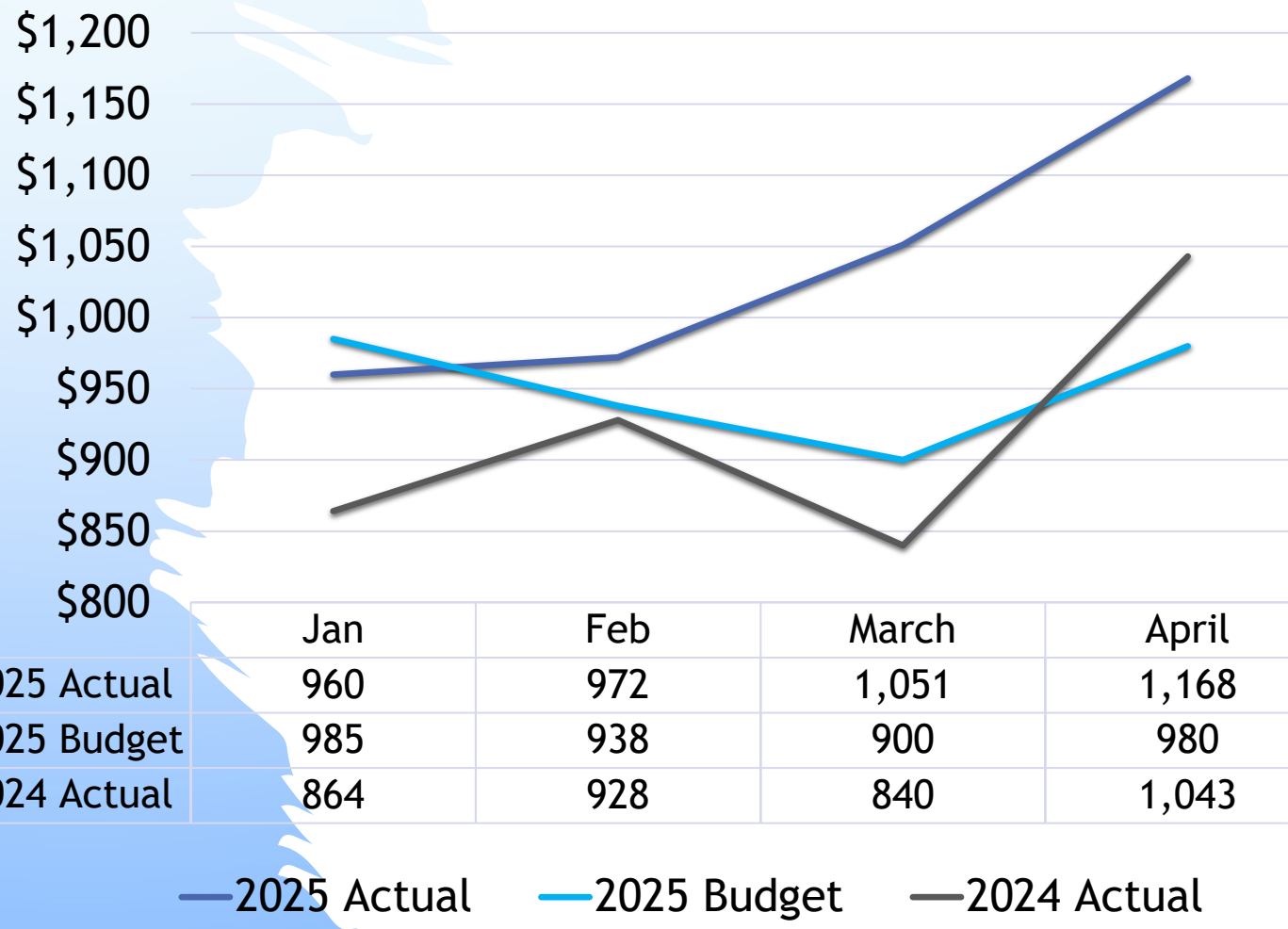
- REVENUE - $348K better than budget and $477K better than prior year
- EXPENSES - $48K worse than budget and $88K worse than prior year
- EBITDA (before allocations)- $205K better than budget and $291K better than prior year

Water Revenue

Better than budget in April:

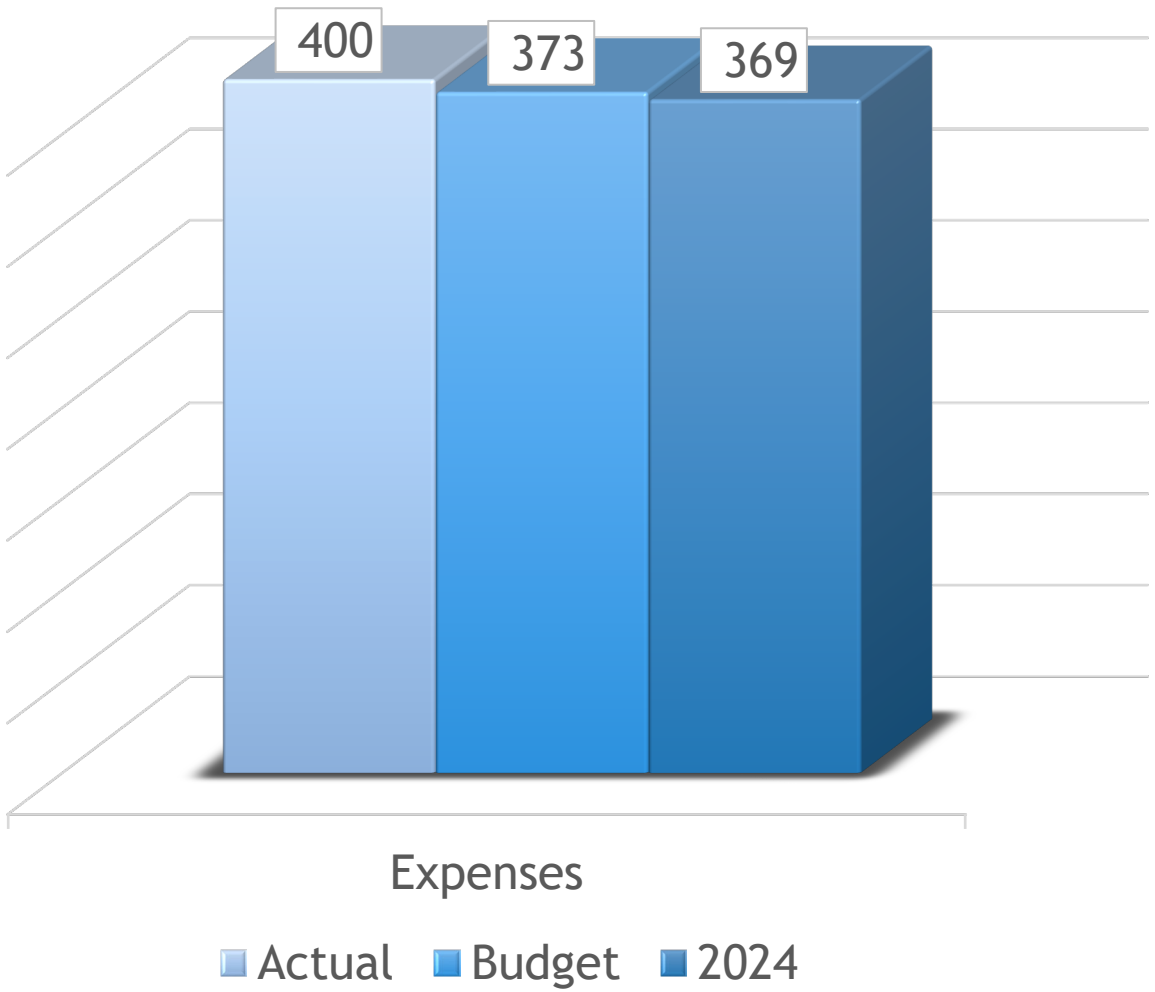
- Capital Buy-In Fees
  $71K better
- New Service Connections
  $61K better
- Water Sales
  $35k better

Monthly Revenue Totals (000's)



	Jan	Feb	March	April
2025 Actual	960	972	1,051	1,168
2025 Budget	985	938	900	980
2024 Actual	864	928	840	1,043

Water Expenses for April 2025 – (000'S)



Better than Budget:

- Maint & Repairs
  $5K better
- Total Outside Contracts
  $5K better

Worse than budget:

- Health, Dental & Life Insurance
  $18K worse
- Equipment & Tools
  $11K worse

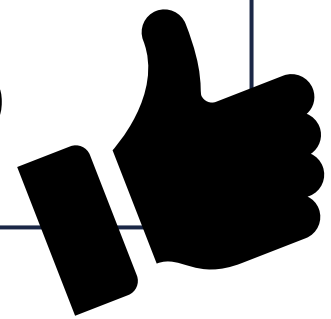
Loan Covenant Compliance Debt Ratios – Q1 2025

1) Cash Flow Leverage Ratio

$$= \frac{\text{Funded Debt}}{\text{EBITDA}}$$

Bank required: must be less than 3.5

POA result: 1.60
COMPLIANT

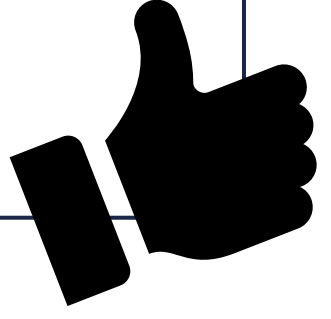


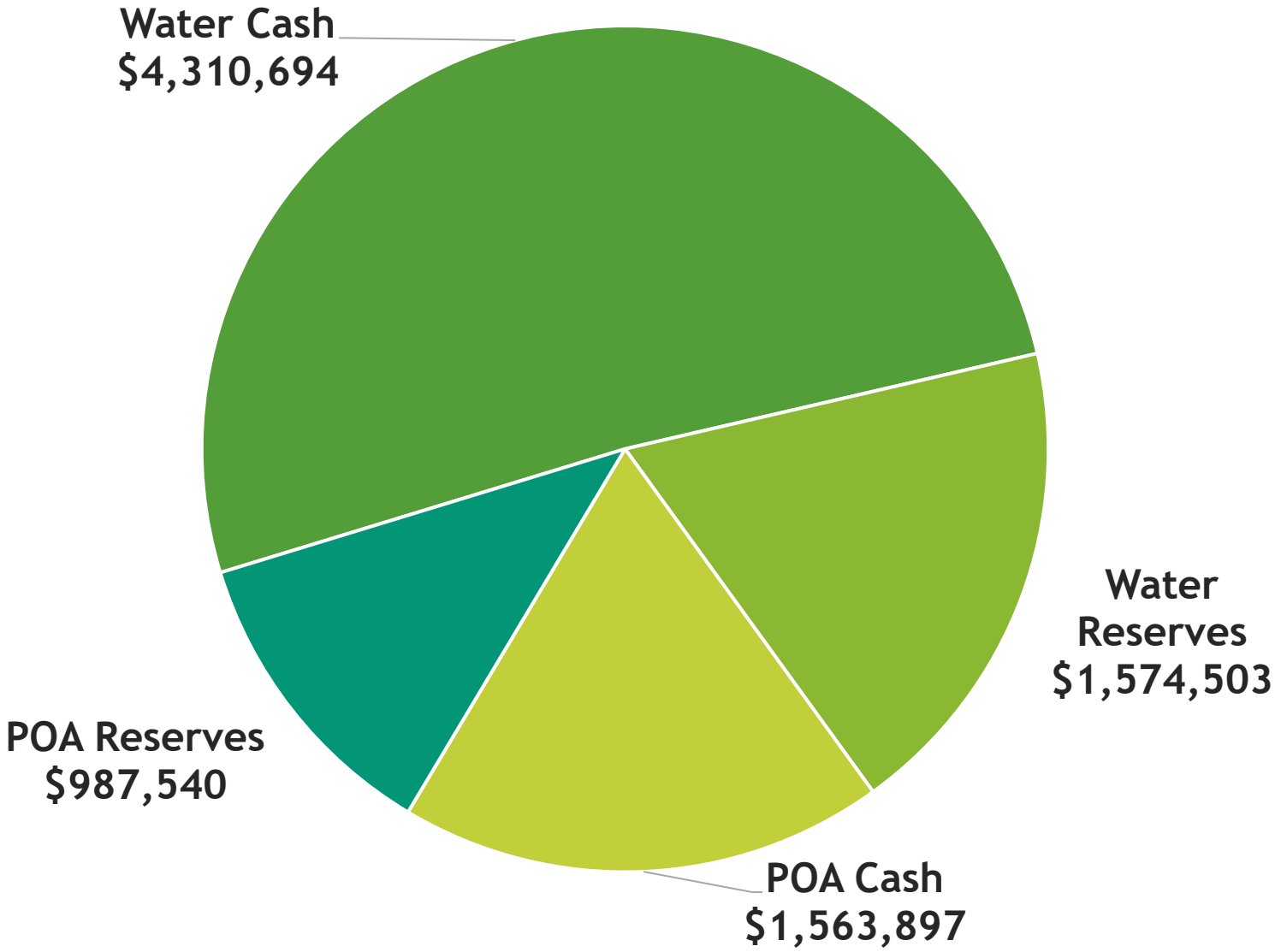
2) Debt Service Coverage Ratio

$$= \frac{\text{Adjusted EBITDAR}}{\text{Annual Fixed Charges}}$$

Bank required: must be 1.25 or greater

POA result: 4.97
COMPLIANT





April 2025 Cash Position

Total Cash: $8,436,634

The ONE-PAGER

BELLA VISTA PROPERTY OWNERS ASSOCIATION

YTD April 2025

EBITDA Variances to Budget (before allocations)

Department	Amount
Better Than Budget	
Golf Maintenance	210,237
Water	205,205
Maintenance & Construction	86,950
Lakes and Parks	85,706
Legal	76,648
Accounting	54,401
Recreation	49,800
Outside Recreation	27,249
Communications and Marketing	25,965
Member Resources	13,805
Human Resources	9,473
Information Technology	5,871
Worse Than Budget	
Clubhouses	-15,000
Central Administration	-42,040
Food and Beverage	-197,029
General Income	-216,664
Golf Pro Shops	-308,446
Total POA w/o Water Variance	-133,076
Water Department Variance	205,205

POA w/o Water EBITDA Variances to Budget (before allocations)

Gross Profit	-310,392
Expenses	177,317
EBITDA	-133,076

Debt Balances

Water Department	3,104,951
Line of Credit	0
Bank Loan	5,845,484

Available Cash & Reserves

POA Cash	1,563,897
POA Reserve	987,540
Water Cash	4,310,694
Water Reserve	1,574,503

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