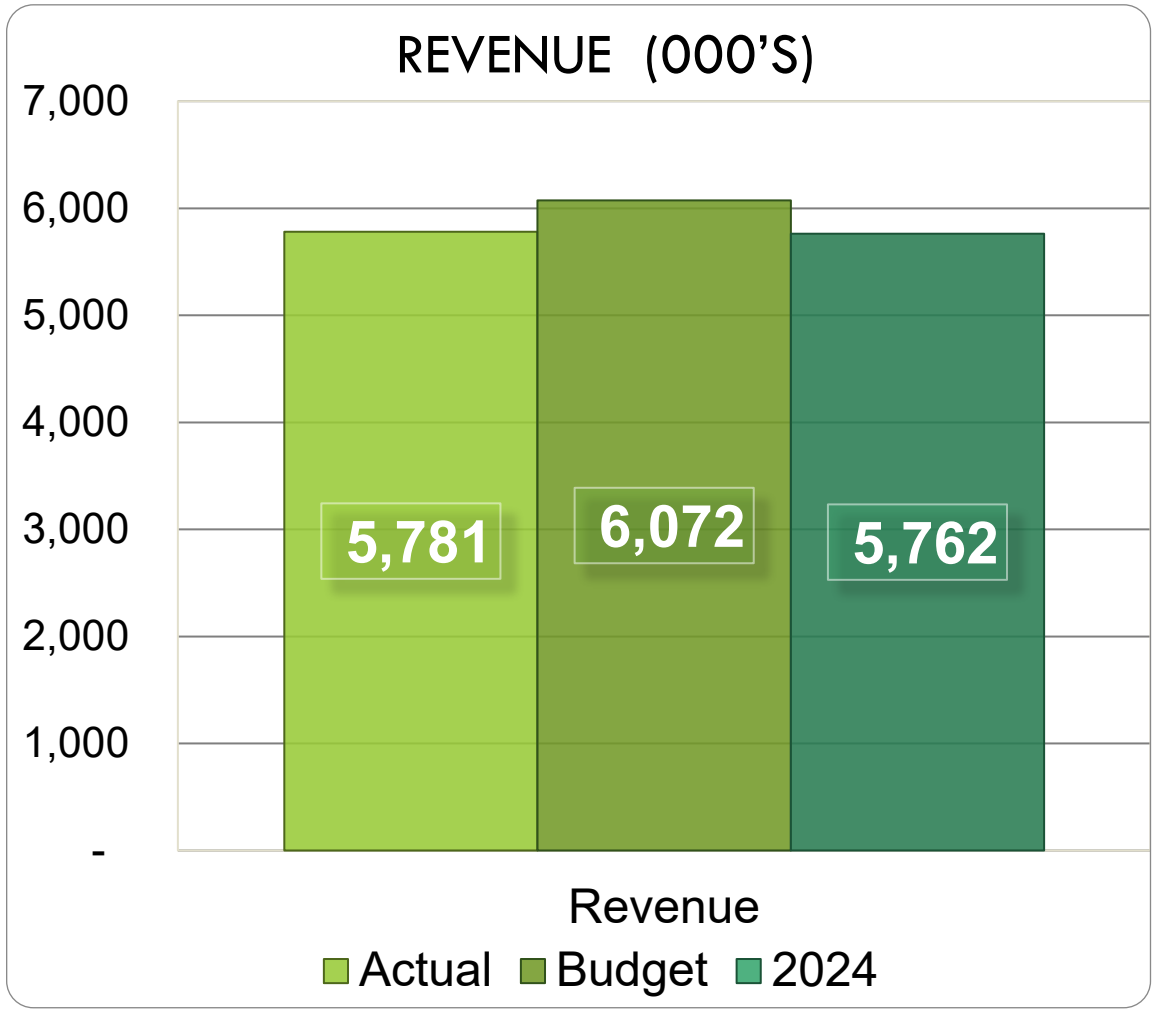
BELLA VISTA

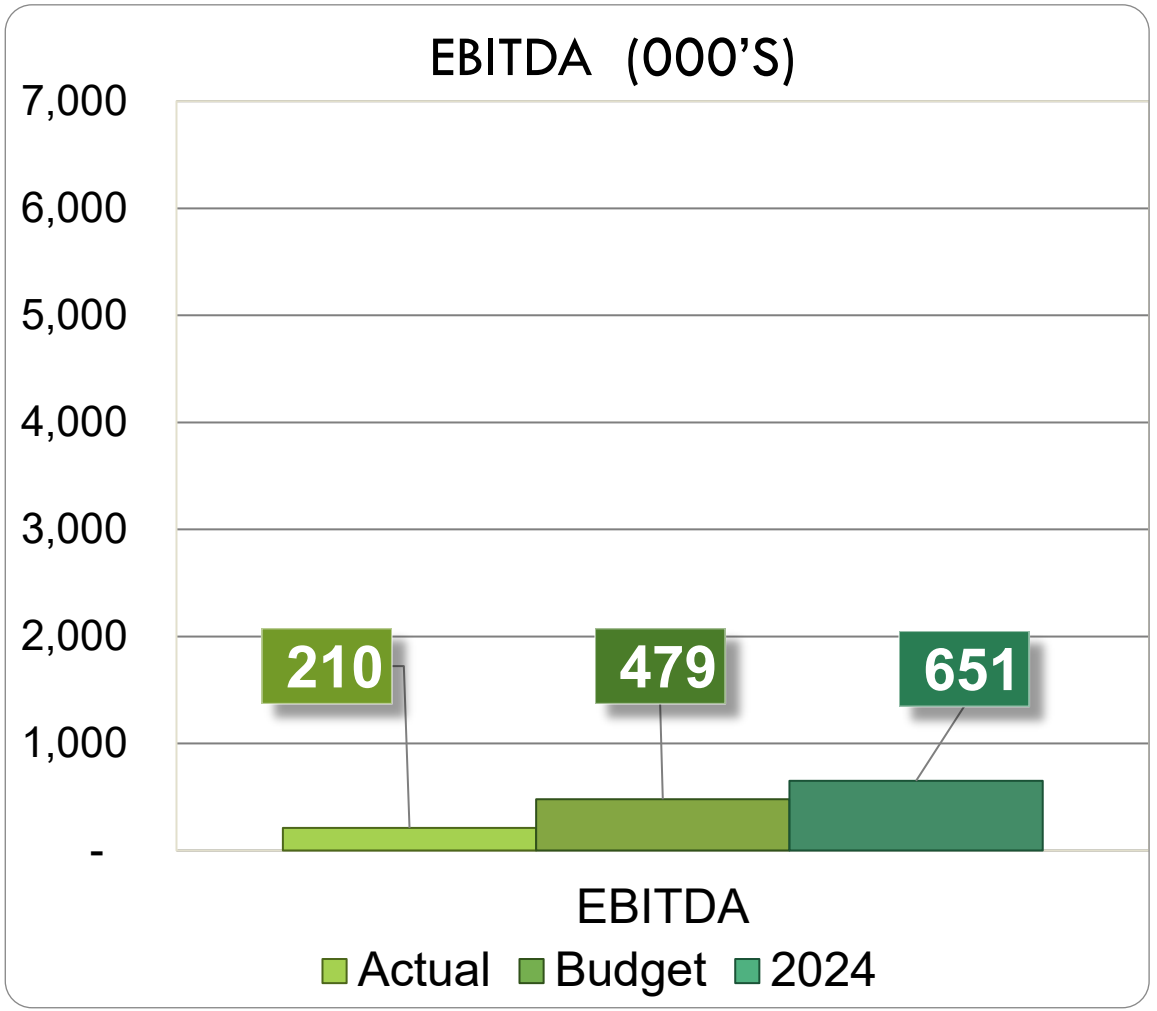
PROPERTY OWNERS ASSOCIATION

FINANCIAL OVERVIEW
FEBRUARY 2025

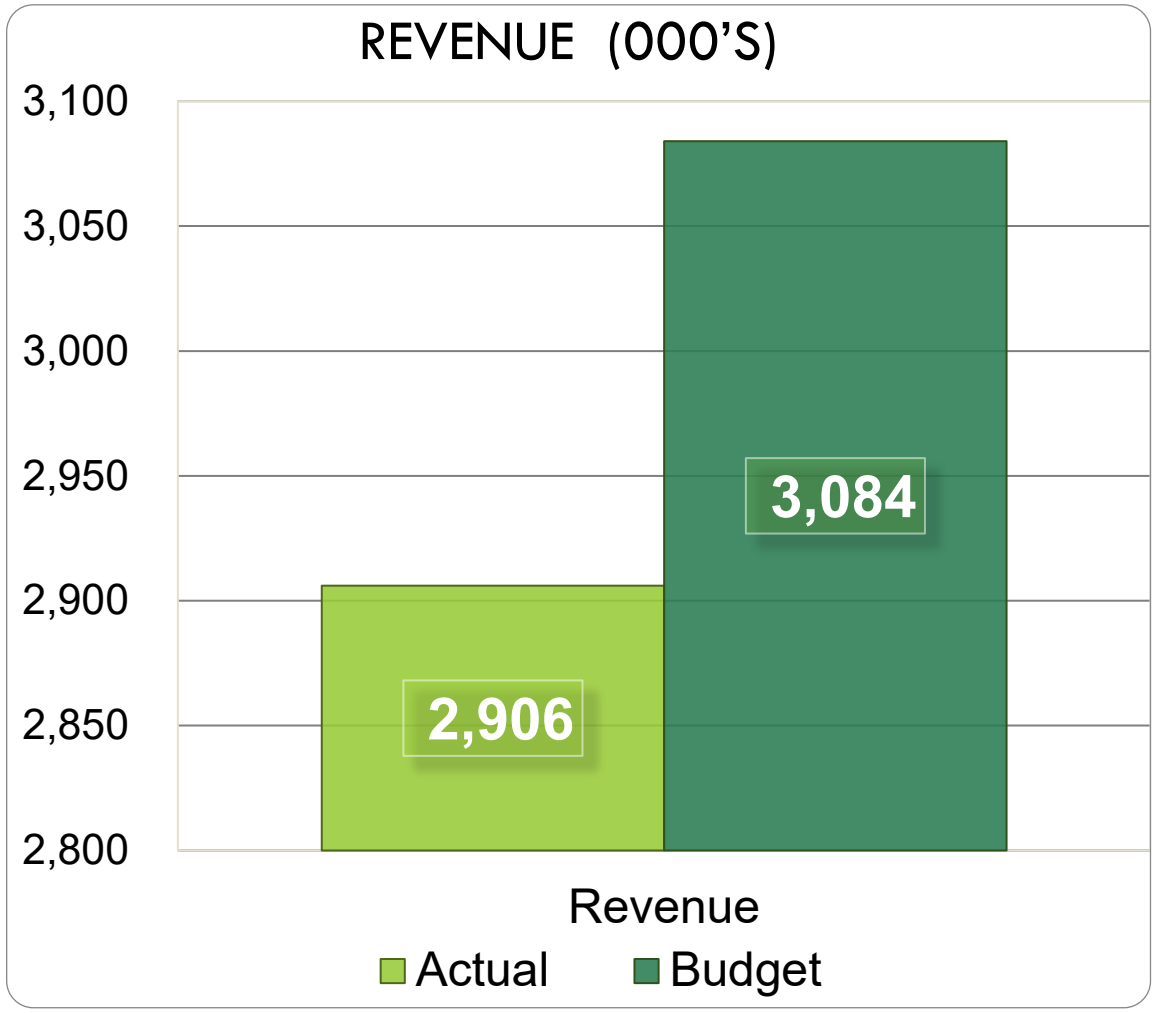
The financial reports included in this presentation will be posted to the POA's website:
https://bellavistapoa.com/governance/financials

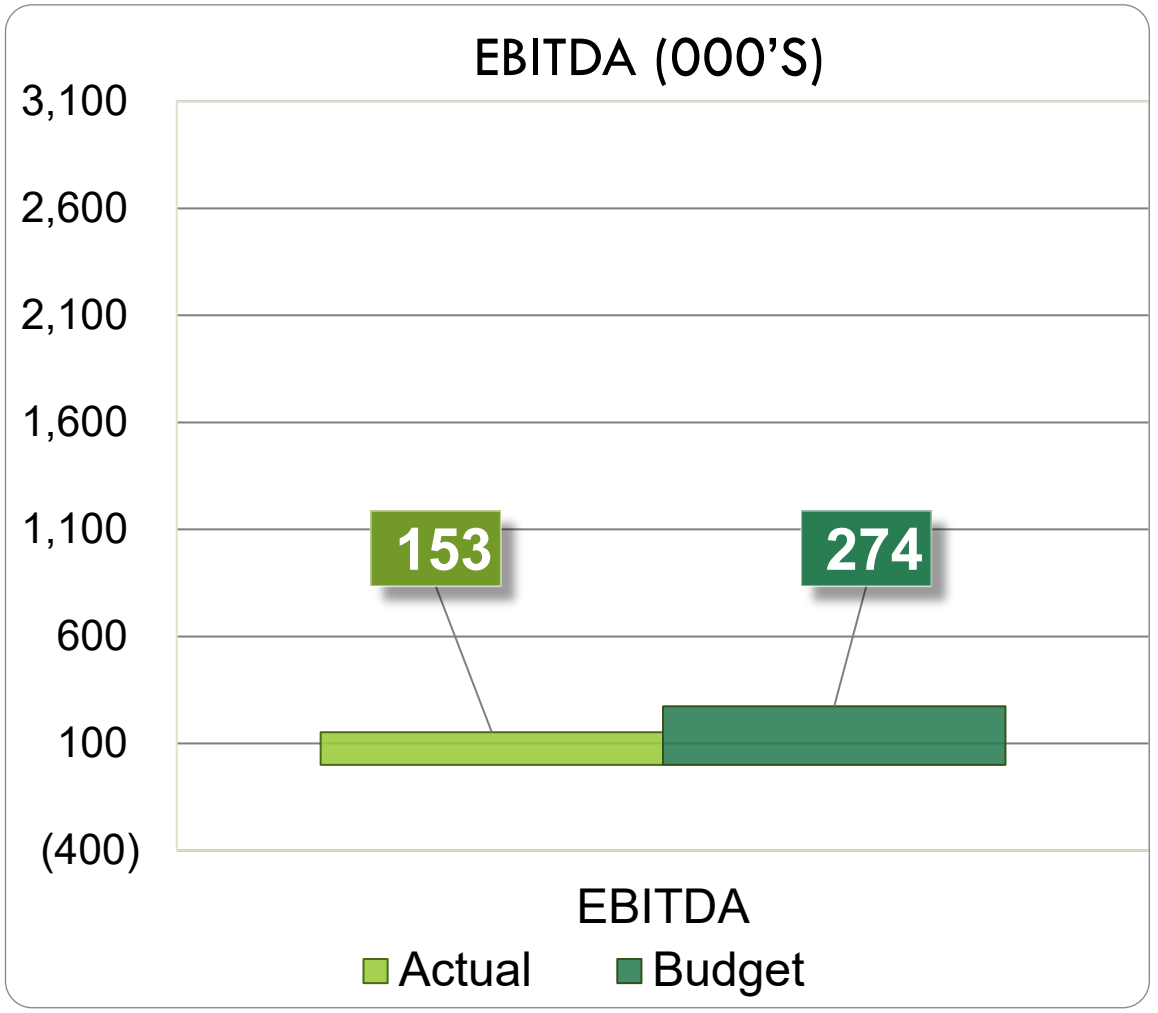
FEBRUARY YTD 2025
CONSOLIDATED RESULTS (000's)





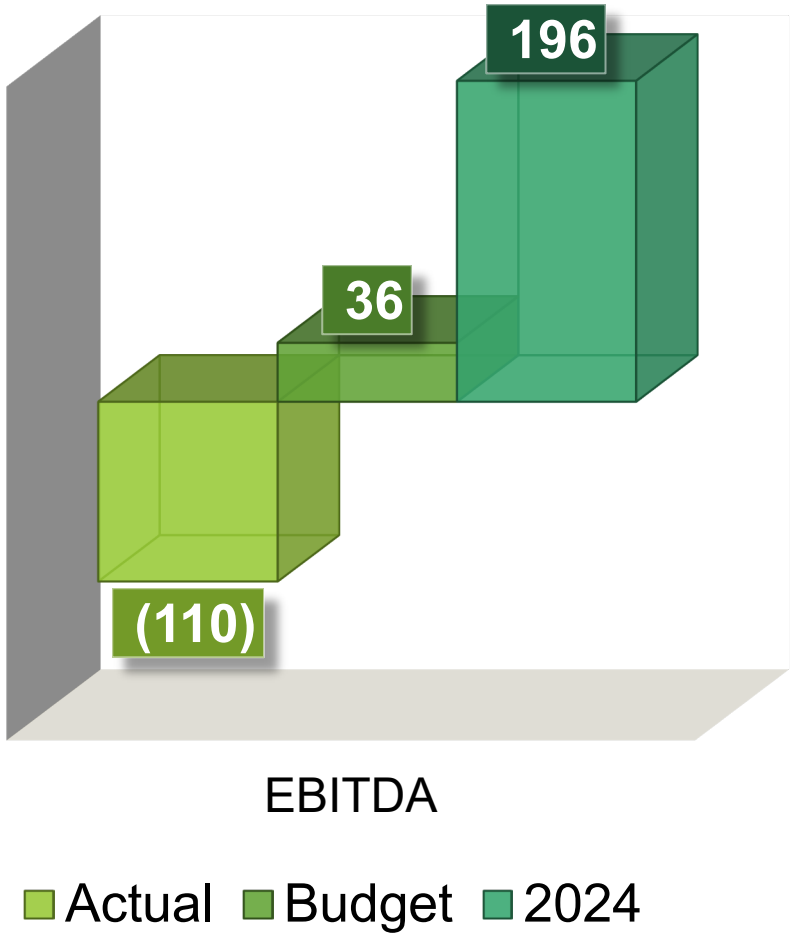
FEBRUARY MTD 2025
CONSOLIDATED RESULTS (000's)



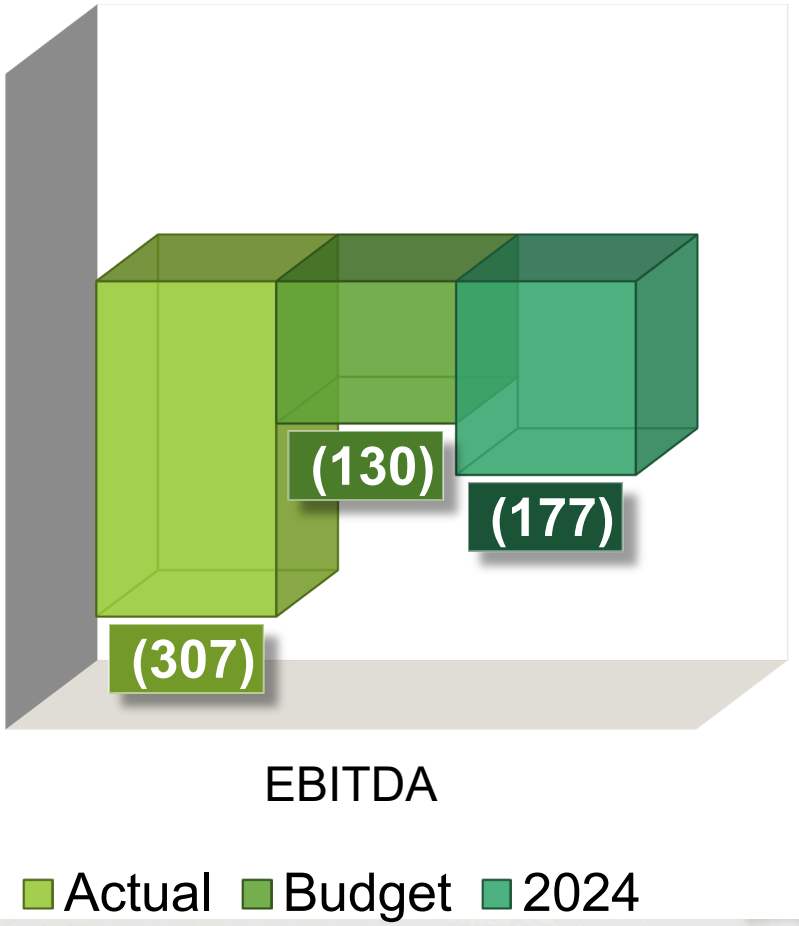


POA EBITDA (000's) MTD & YTD 2025

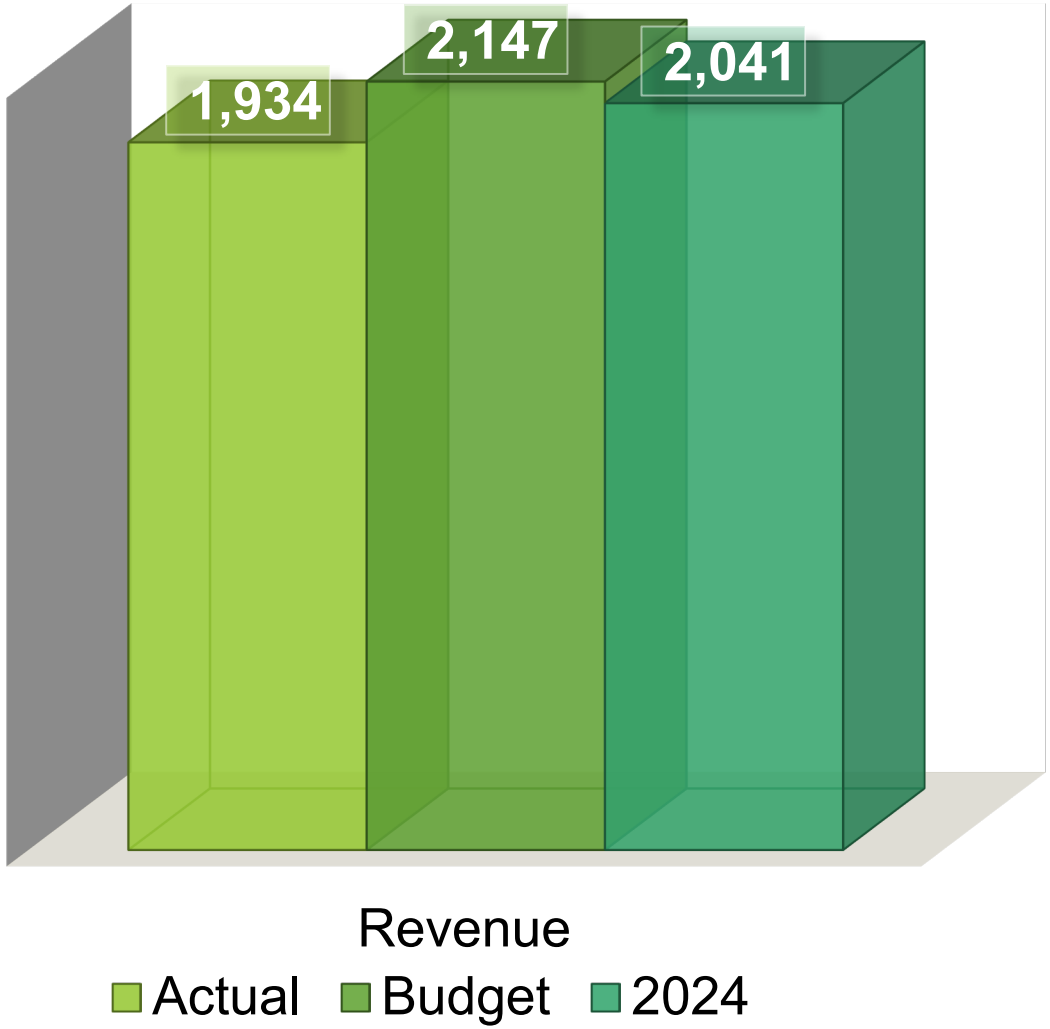
FEB MTD



FEB YTD



POA Financial Performance (000's) MTD 2025



Revenue

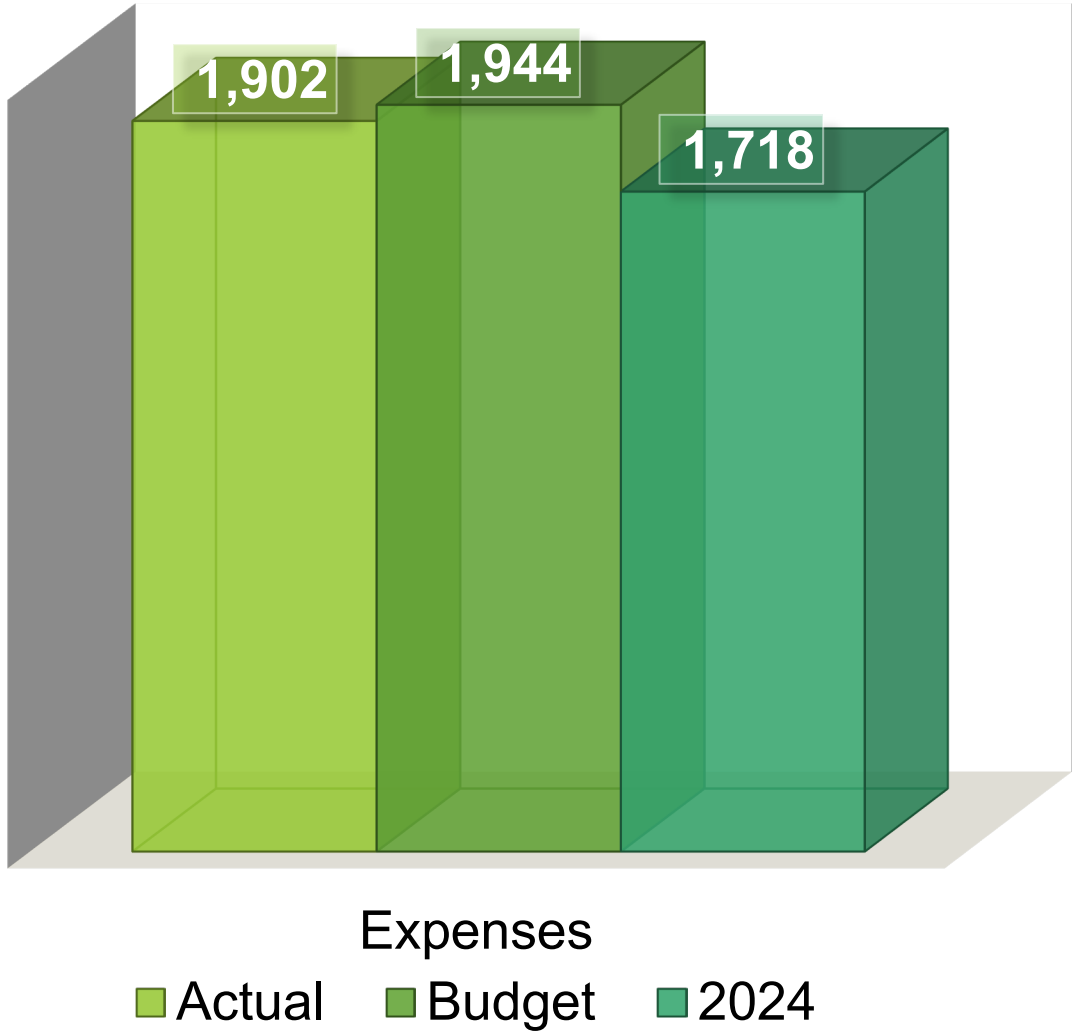
As it was in January, winter weather significantly impacted February revenue. Courses were **closed 12 days** in February and many open days were extremely cold.

- Total Golf Fees $114K worse than budget
- Pro Shop sales $24K worse than budget
- F&B Revenue $80K worse than budget
- Miscellaneous income better than budget mostly due to annual Bank Purchasing Card Program rebate of $31K and sale of lead from gun range of $34K

POA Financial Performance (000's) MTD 2025

Expenses

- Employee benefits $98K worse than budget due to high medical claims paid
- Utilities $19K worse than budget
- Professional Services $20K worse than budget due to stump dump testing and easement survey expenses
- Salaries & Wages $35K better than budget
- Supplies-Chemicals $22K better than budget due to timing and the weather
- Maintenance & Repairs $59K better than budget due to timing and winter weather



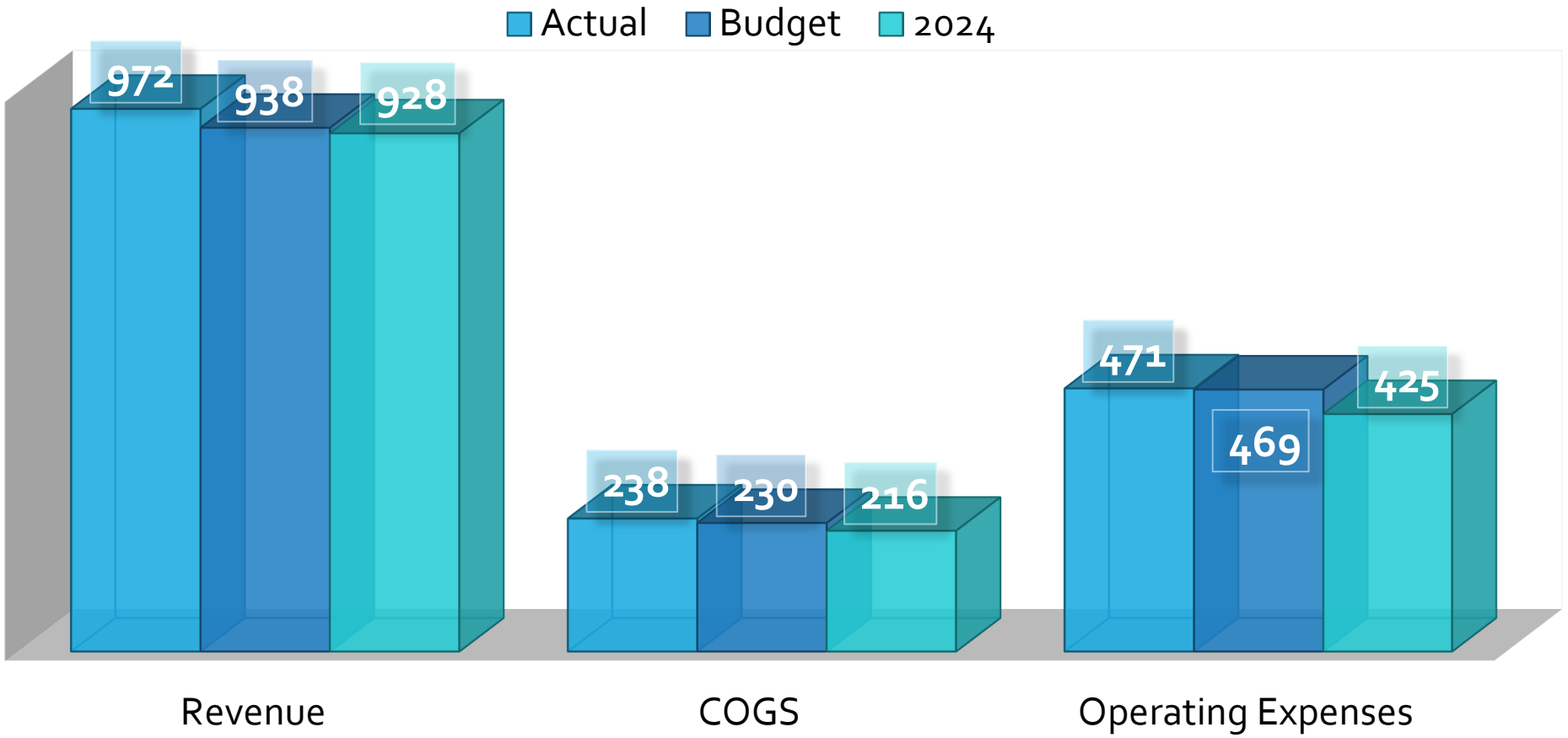
SPRING PREVIEW

Gun range opens April 1st!

Golf rounds better in March and will finish just short of prior year even with closure of Highlands.

All March club fitting events have been full with 100% close

Water Financial Performance (000's) MTD 2025

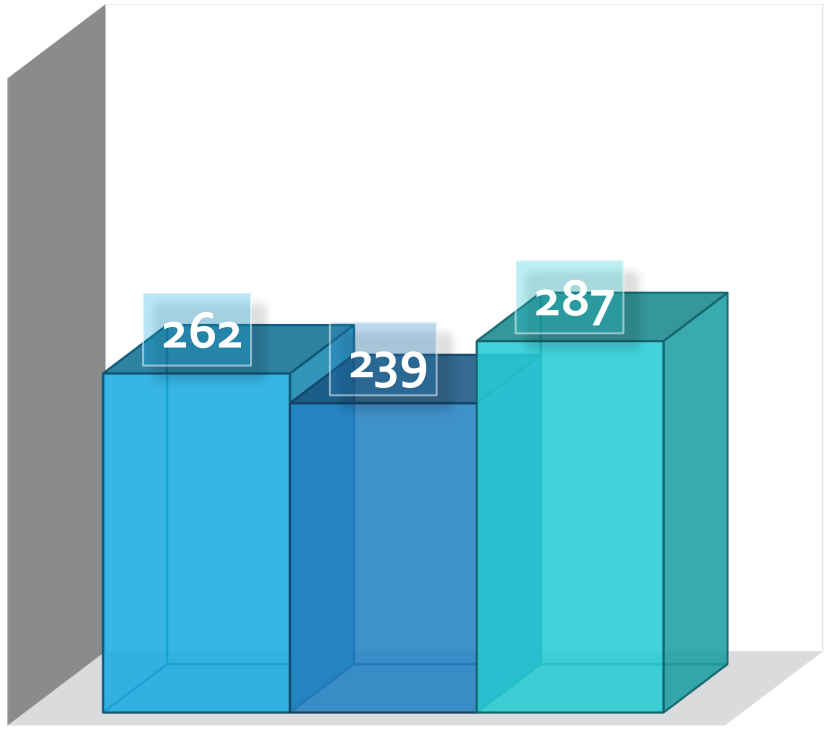


Key call outs:

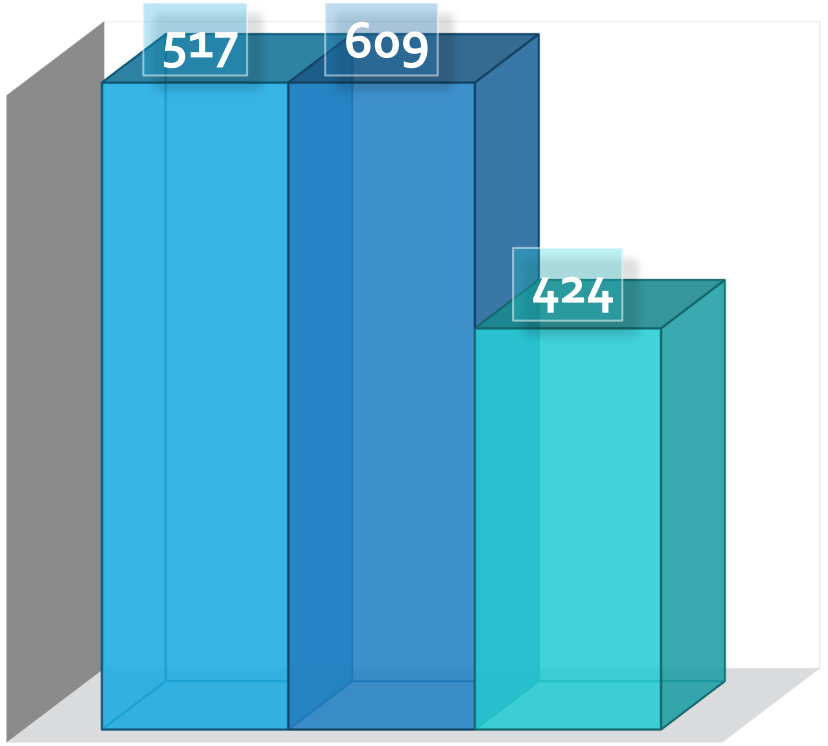
- Water sales $19K better than budget
- Revenue from new services connections $7K better than budget
- Cost of water sold $8K worse than budget due to increased sales
- Meter installation materials $76K better than budget due to timing

Water EBITDA (000's) MTD & YTD 2025

FEB MTD

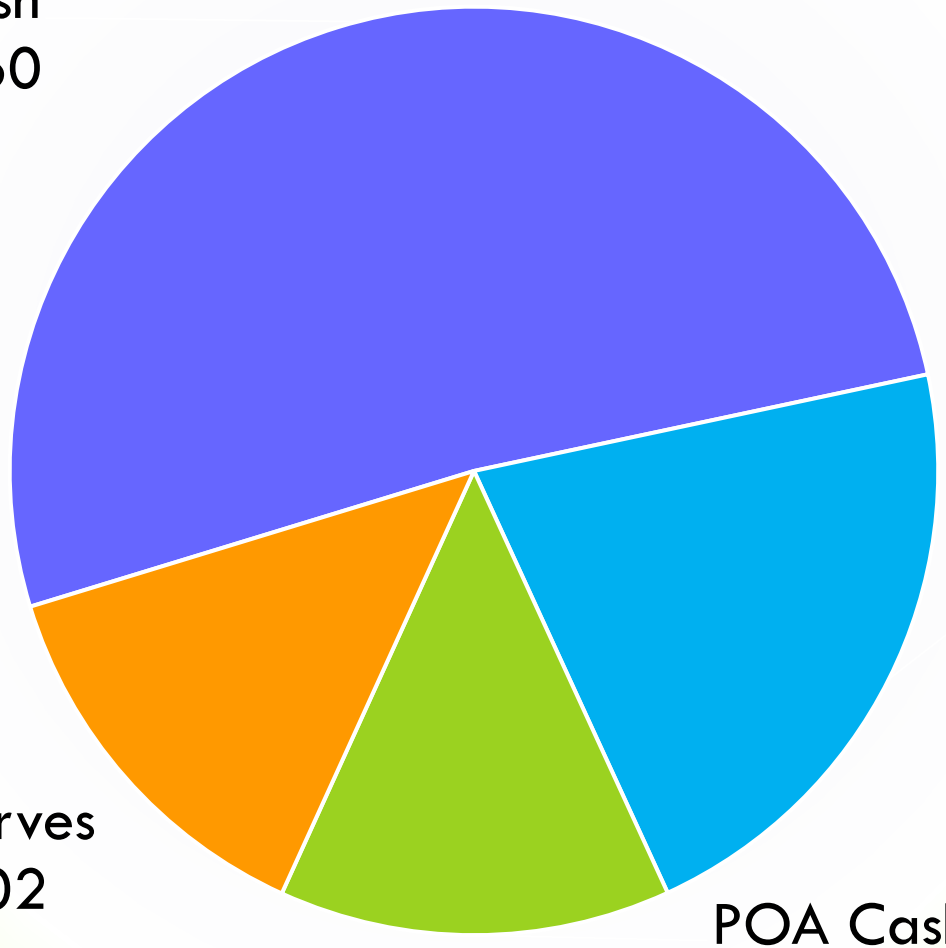


FEB YTD



February 2025 Cash Position

Total Cash
$7,275,672



The ONE-PAGER

BELLA VISTA PROPERTY OWNERS ASSOCIATION

YTD February 2025

EBITDA Variances to Budget

Department	Amount
Better Than Budget	
Golf Maintenance	134,252
Lakes and Parks	63,390
Maintenance & Construction	52,583
Accounting	34,967
Marketing & Communications	18,480
Human Resources	8,962
Information Technology	7,458
Member Resources	6,673
Outside Recreation	4,385
Clubhouses	1,876
Worse Than Budget	
Legal	-1,344
Recreation	-8,239
Central Administration	-33,243
General Income	-73,505
Food and Beverage	-122,842
Golf Pro Shops	-270,529
Total POA w/o Water Variance	-176,677
Water Department	-92,606

POA EBITDA Variances to Budget

Gross Profit	-268,944
Expenses	92,268
EBITDA	-176,677

Debt Balances

Interco Loan – Water to POA	3,104,951
Line of Credit	0
Bank Loan – Regions	5,871,039

Available Cash & Reserves

POA	992,870
POA Reserve	980,902
Water Department	3,738,360
Water Reserve	1,563,540

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