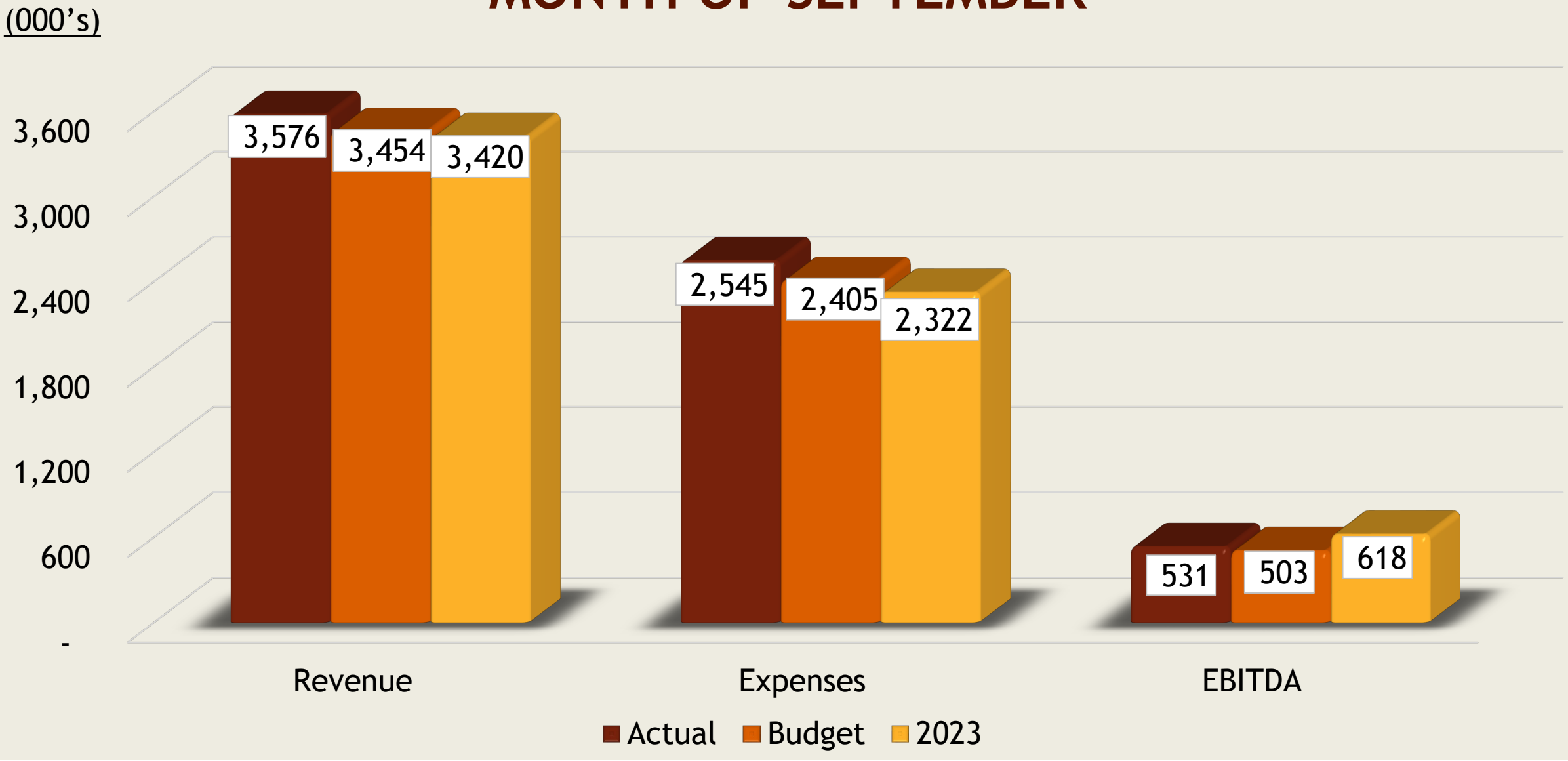
BELLA VISTA POA

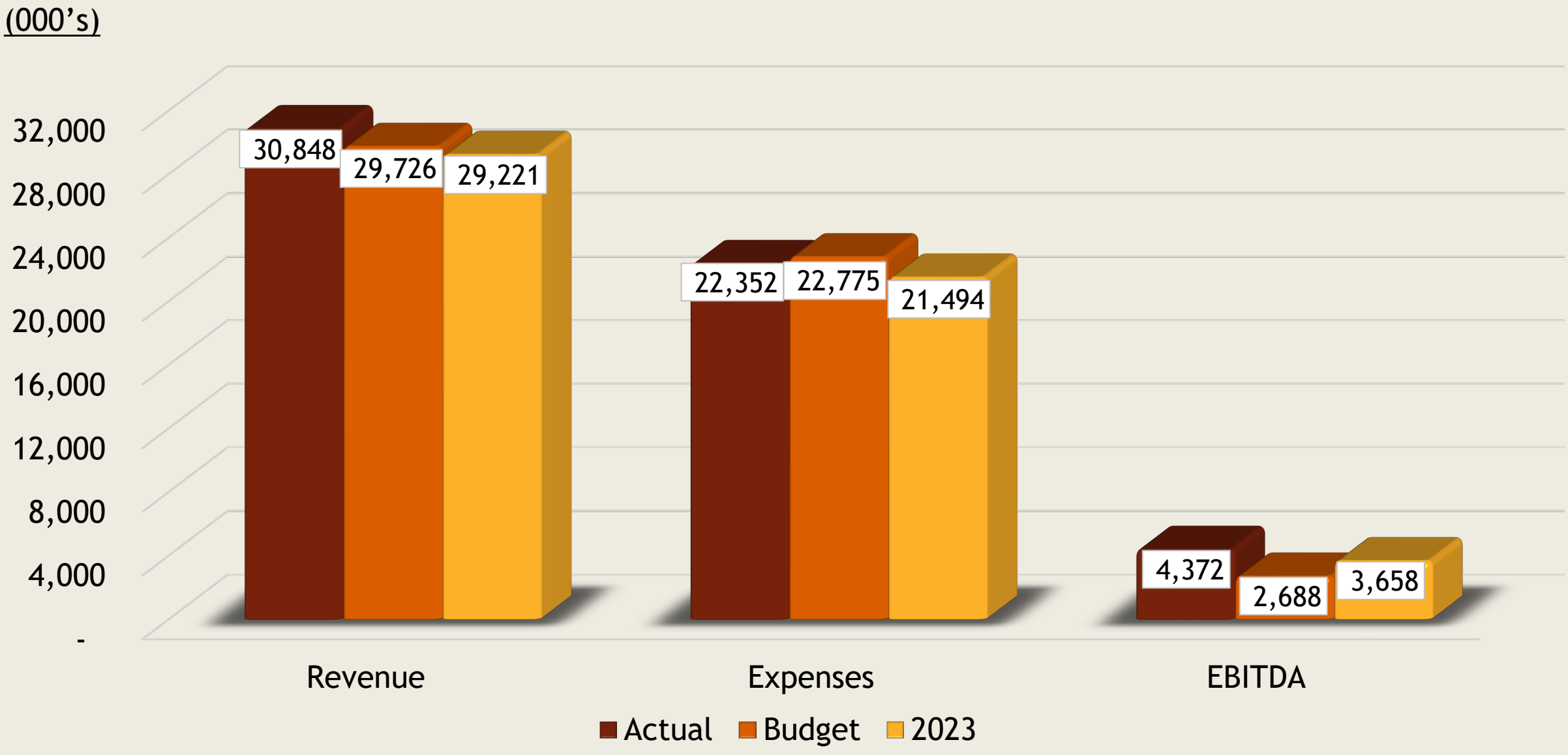
FINANCIAL OVERVIEW SEPTEMBER 2024

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 SEPTEMBER



CONSOLIDATED FINANCIAL OVERVIEW - YTD



POA Revenue - Month of September

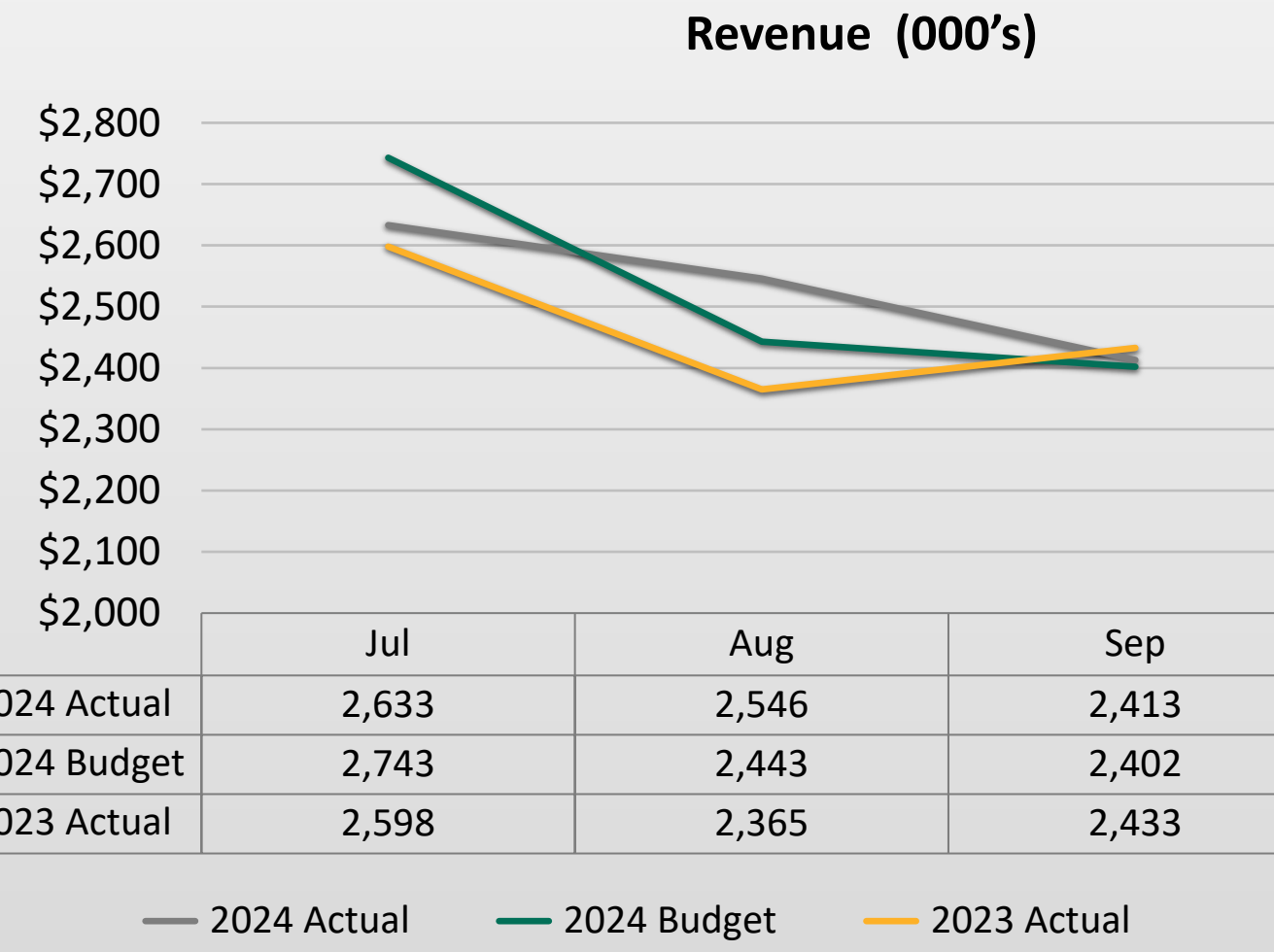
Notable Variances

Better than budget in September:

- **Golf fees** – $101K better
- **Member transfer fees** – $22K better
- **Investment income** – $21K better
- **Assessments** – $19K better

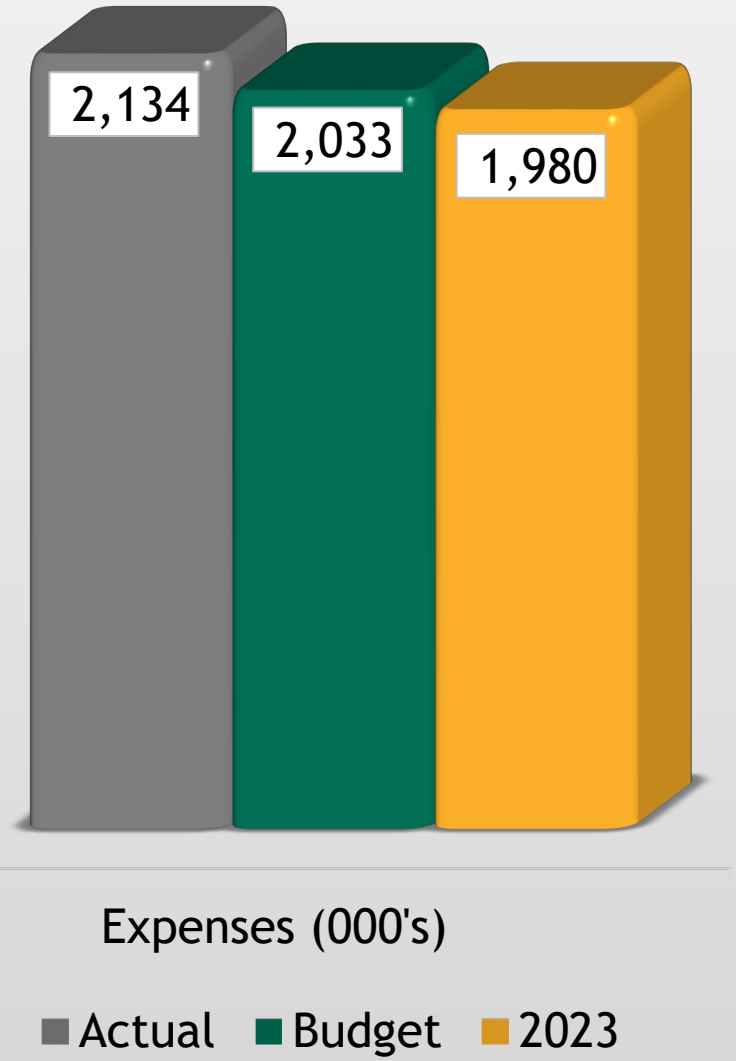
Worse than budget in September:

- **F&B revenue** – $105K worse
  (due to delayed opening of BV65)
- **Resale of lots** – $40K worse



	Jul	Aug	Sep
2024 Actual	2,633	2,546	2,413
2024 Budget	2,743	2,443	2,402
2023 Actual	2,598	2,365	2,433

POA Operating Expenses - Month of September



Notable Variances

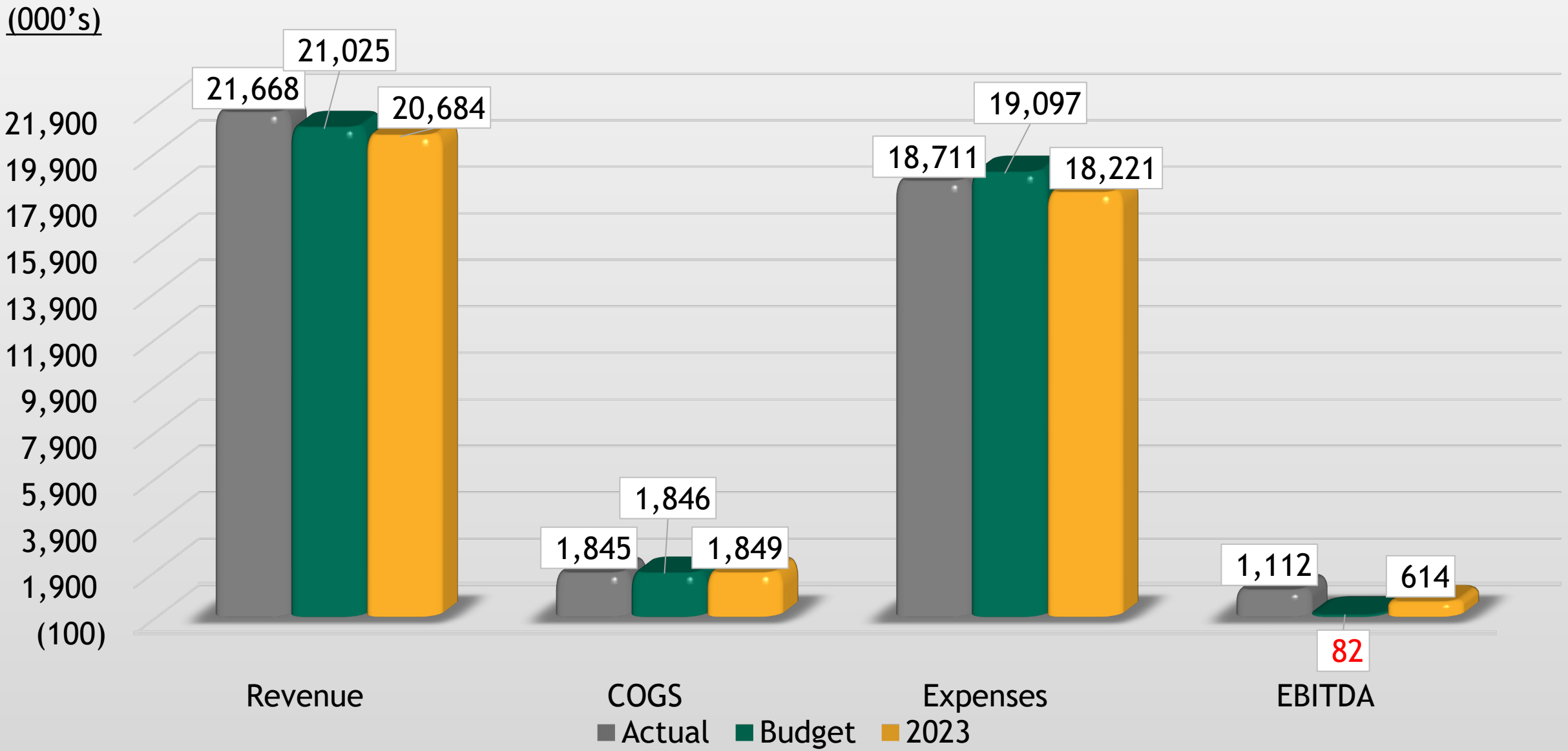
Better than budget in September:

- **Supplies - chemicals** – $40K better
- **Salaries, wages & benefits** – $28K better
- **Credit card charges & interests** – $13K better
- **Utilities** – $13K better

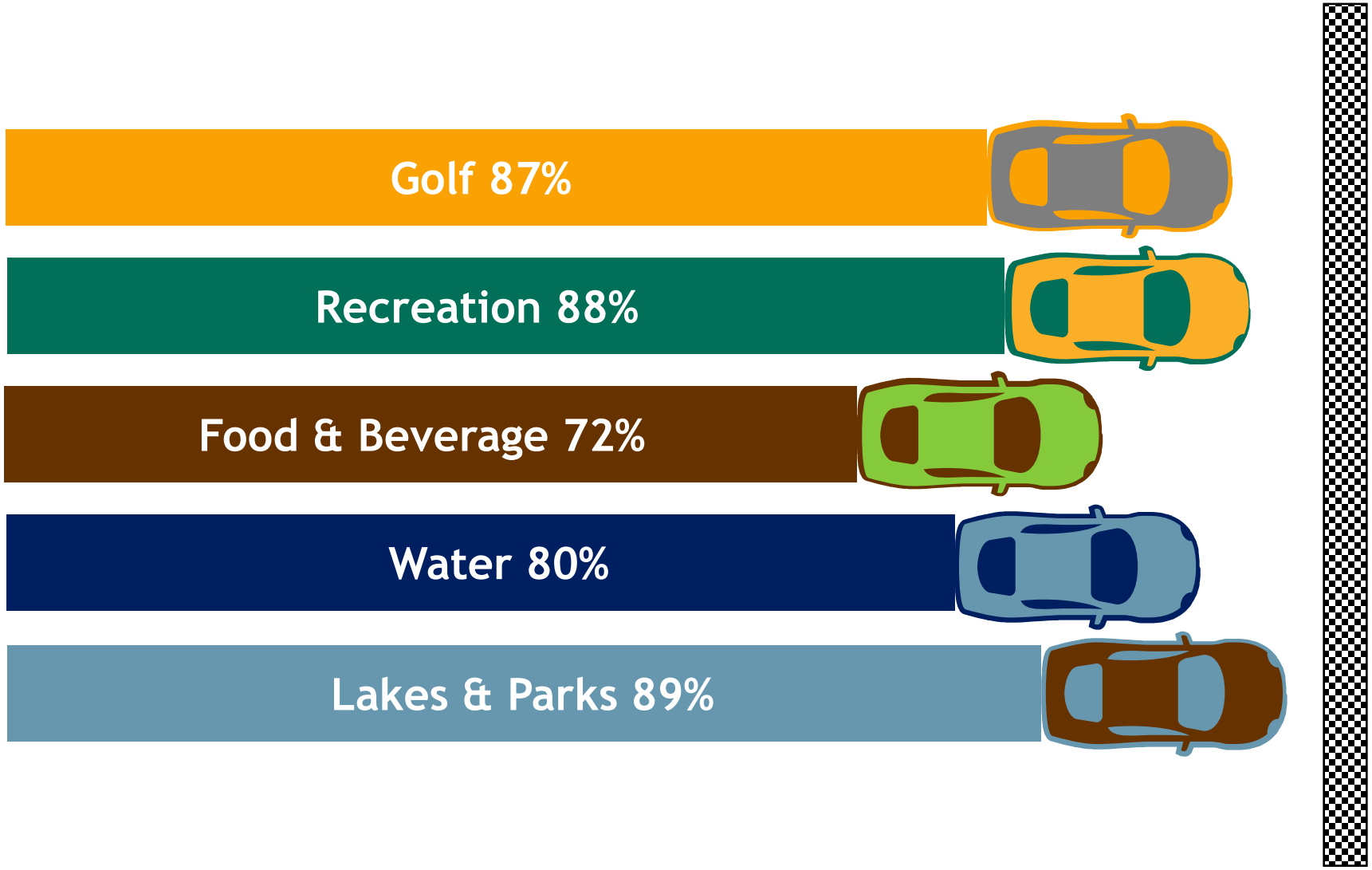
Worse than budget in September:

- **Maintenance & repairs** – **extraordinary events** – 45K unbudgeted due to lightning strike on golf carts
- **Contract labor** – $31K worse (Golf maint and F&B)
- **Bad debts expense** – $28K worse
- **Maintenance & repairs** – **common pro/utility lines** - $22K worse

POA YTD RESULTS 2024



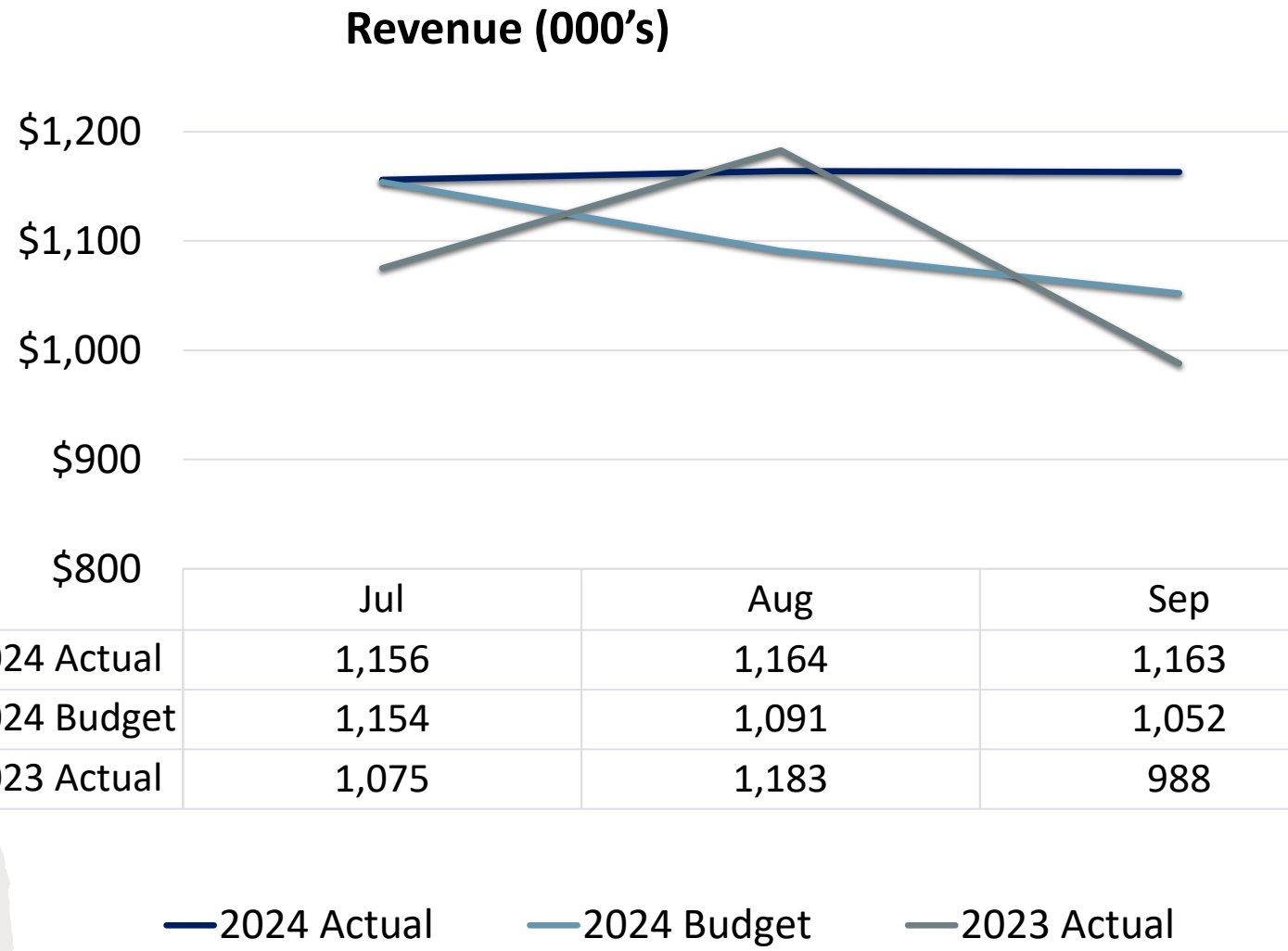
RACE TO THE FINISH – YTD REVENUE TO TOTAL YEAR BUDGET



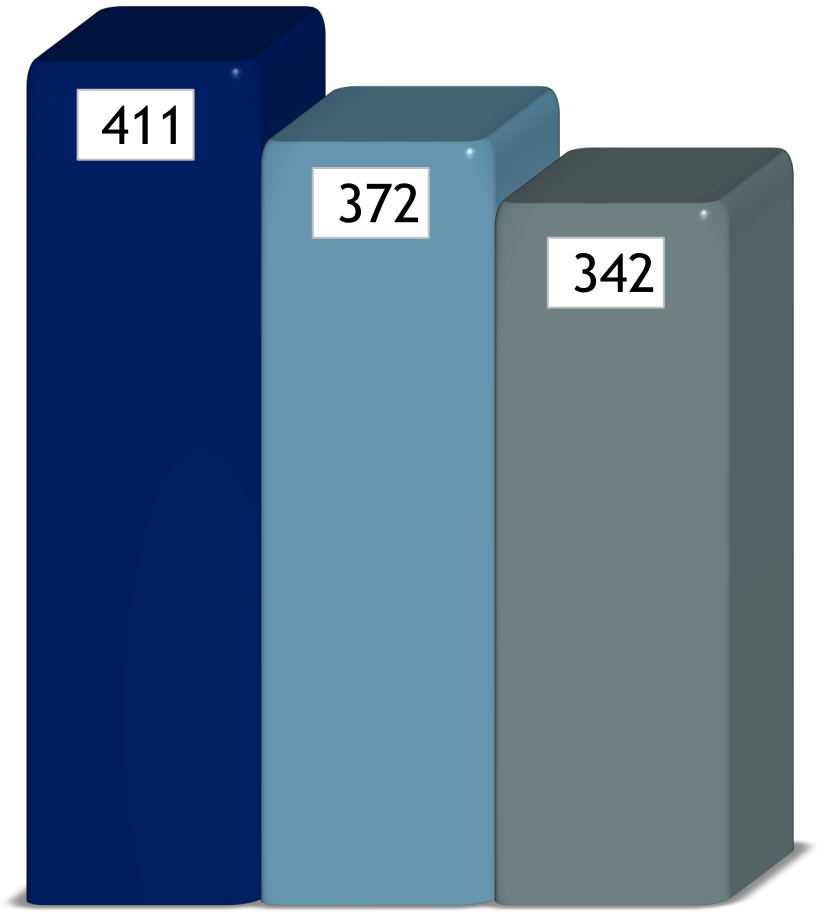
WATER REVENUE MONTH OF SEPTEMBER

Better than budget in Sep:

- **Water Sales** – $77K better (YTD $132K better)
- **Capital Buy-In Fees** – $23K better (YTD $123K better)
- **New Service Connections** – $19K better (YTD $98K better)



	Jul	Aug	Sep
2024 Actual	1,156	1,164	1,163
2024 Budget	1,154	1,091	1,052
2023 Actual	1,075	1,183	988



Water Operating Expenses Month of September 2024

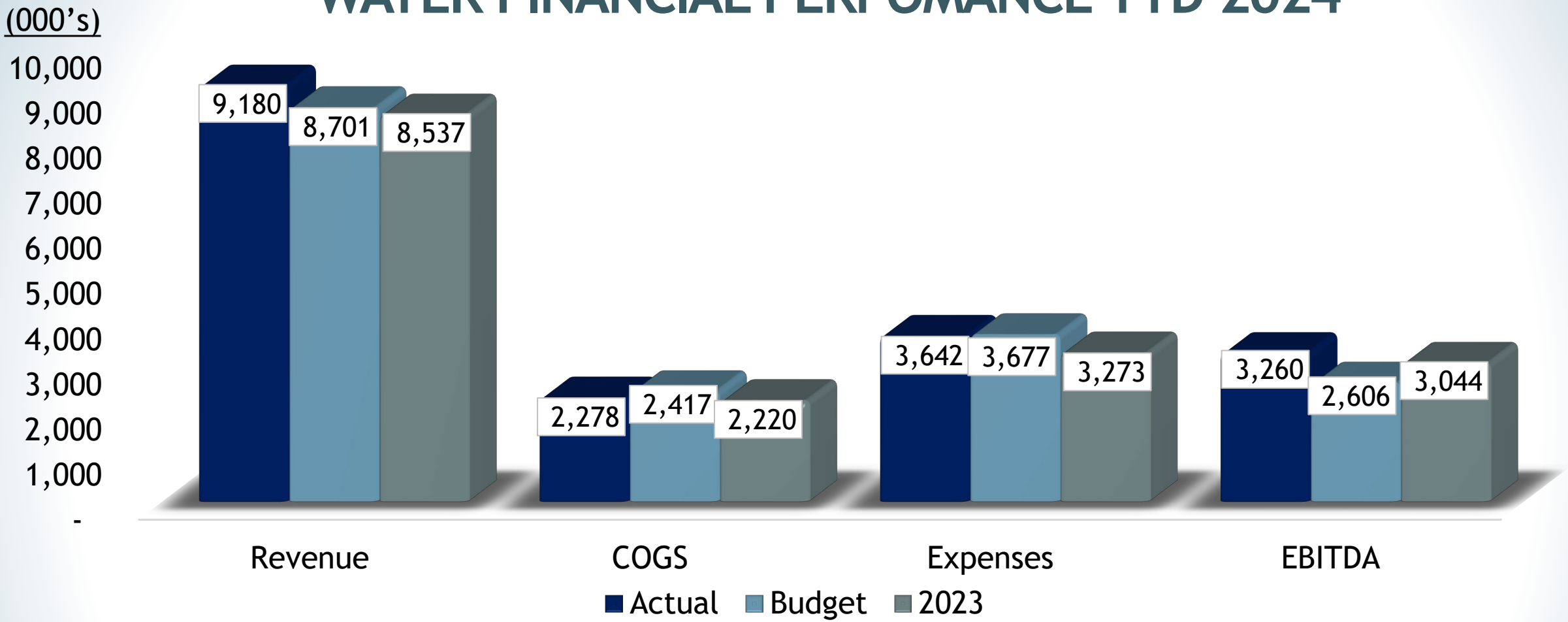
Better than budget in September:

- **Salaries, wages & benefits –** $9K better (42K better YTD)

Worse than budget in September:

- **Meter installation materials –** $53K worse (24K *better* YTD)

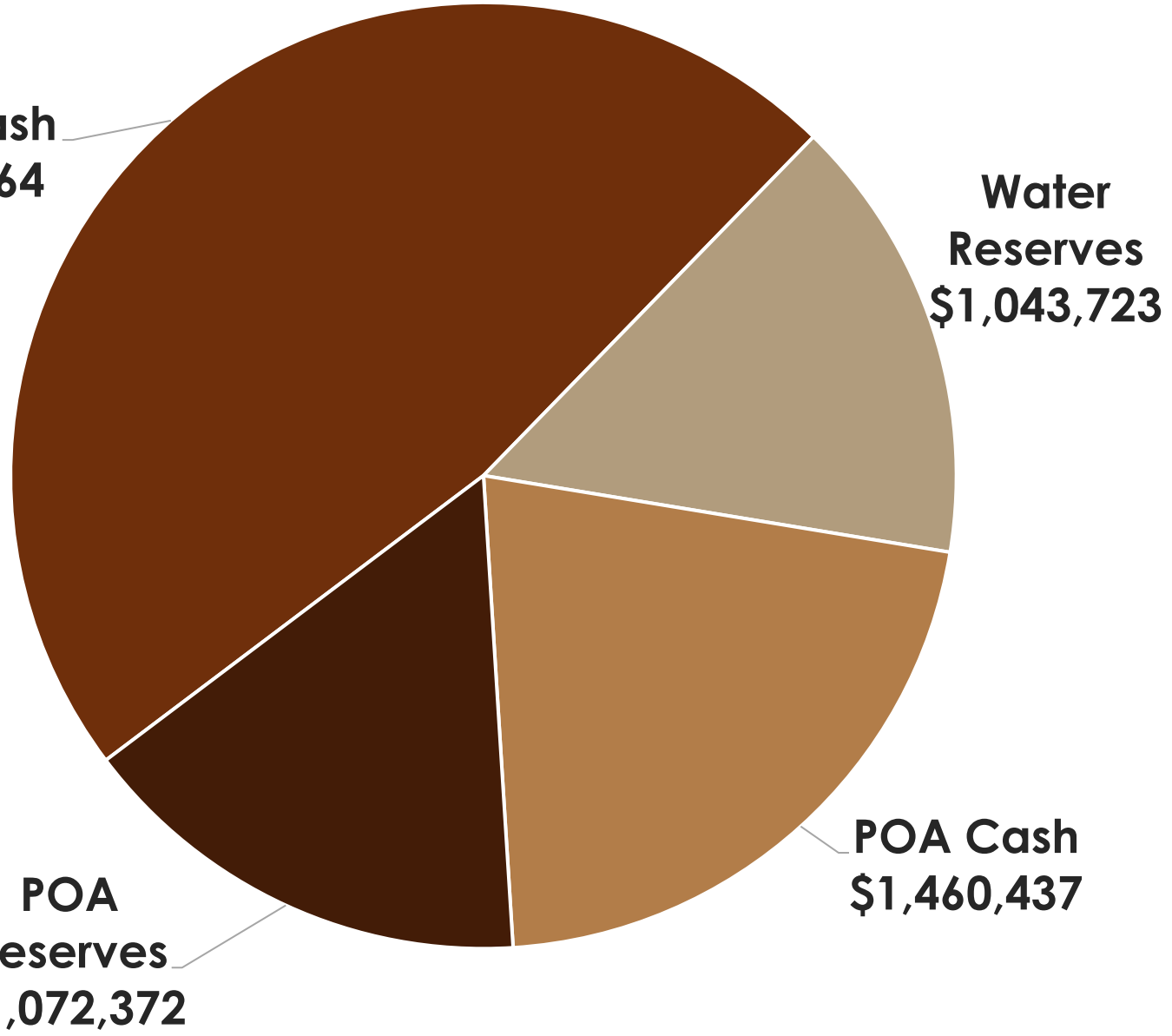
WATER FINANCIAL PERFOMANCE YTD 2024



- REVENUE - $479K better than budget and $643K better than prior year
- COGS - $139K better than budget and $59K more than prior year
- EXPENSES - $36K better than budget and $368K more than prior year
- EBITDA - $653K better than budget and $216K better than prior year

Sep 2024 Cash Position

Total Cash: $6,821,596



The ONE-PAGER

BELLA VISTA PROPERTY OWNERS ASSOCIATION

YTD September 2024

EBITDA Variances to Budget

Department	Amount
Better Than Budget	
General Income	992,064
Water	653,463
Recreation	107,907
Legal	92,194
Communications and Marketing	44,791
Human Resources	42,197
Golf Maintenance	41,725
Accounting	40,868
Information Technology	34,014
Clubhouses	29,390
Member Resources	27,428
Worse Than Budget	
Maintenance & Construction	(44,409)
Lakes and Parks	(58,021)
Central Administration	(76,714)
Golf Pro Shops	(104,712)
Food and Beverage	(138,673)

POA w/o Water EBITDA Variances to Budget

Gross Profit	643,343
Expenses	386,706
EBITDA	1,030,049

Debt Balances

Intercompany Loan	3,434,951
Line of Credit	0
Regions Loans	4,435,924

Available Cash & Reserves

POA	1,460,437
POA Reserve	1,072,372
Water Department	3,245,064
Water Reserve	1,043,723

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