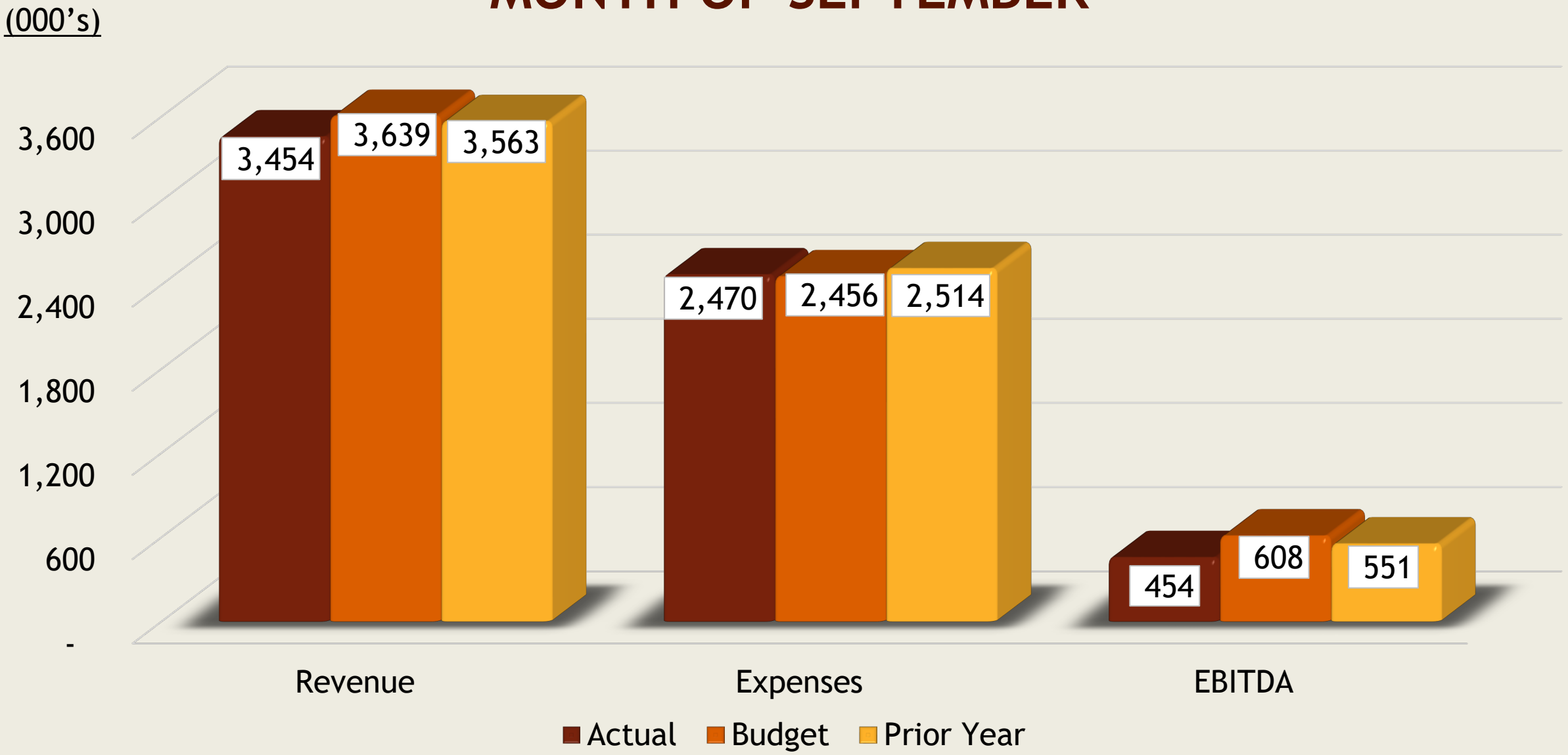
BELLA VISTA POA

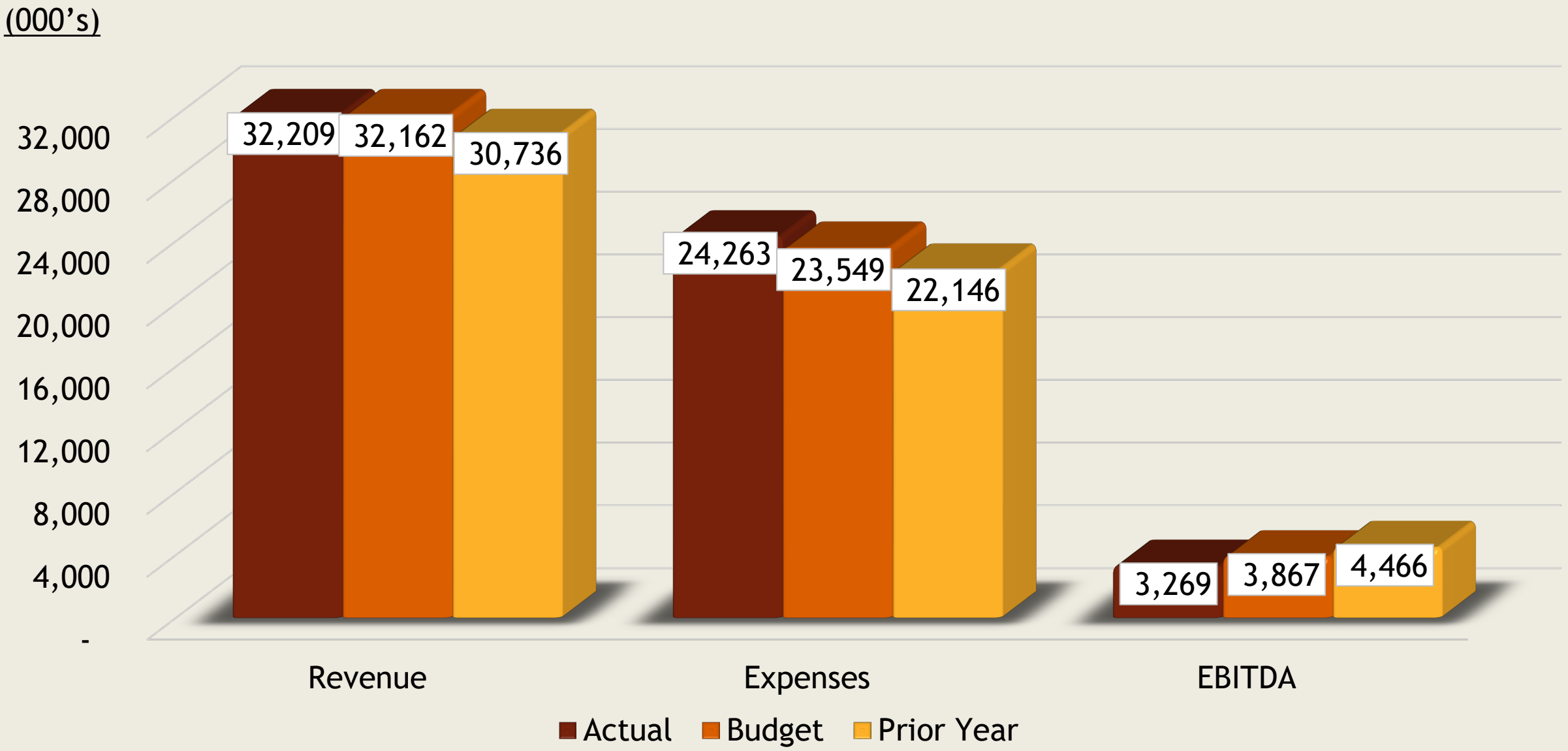
FINANCIAL OVERVIEW SEPTEMBER 2025

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 SEPTEMBER



CONSOLIDATED FINANCIAL OVERVIEW - YTD



POA Revenue - Month of September *(Without Water)*

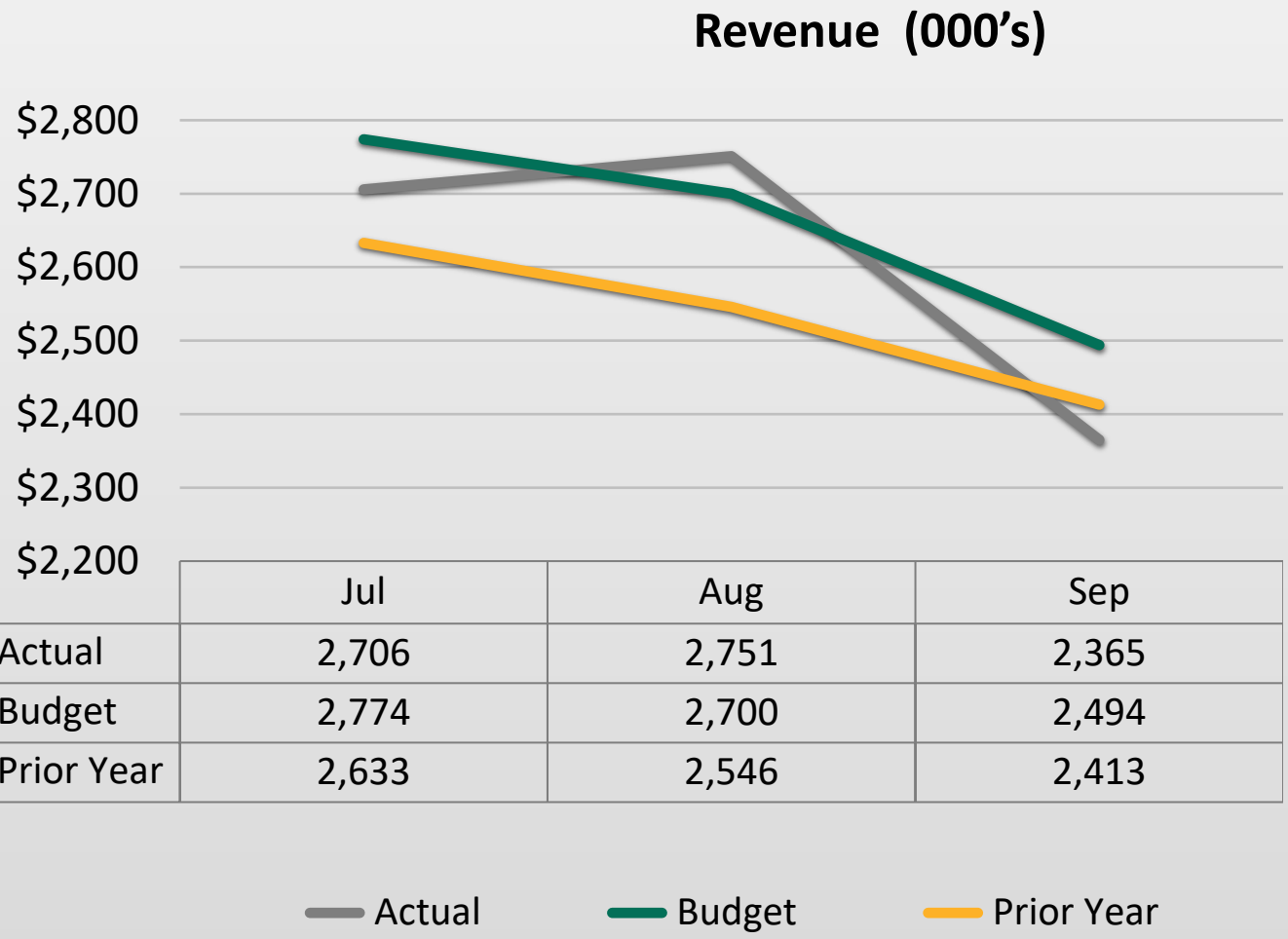
Notable Variances

Better than budget in September:

- **Member Transfer Fees** – $30K better
- **Trail Maintenance Income** – $13K better
- **Blowing Springs Campground** – $11K better

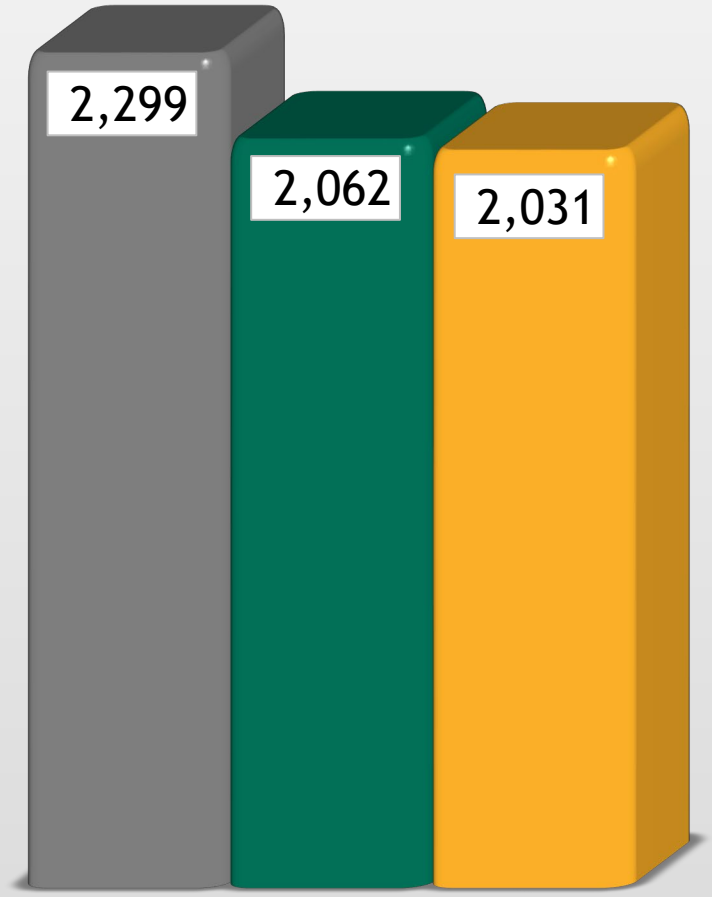
Worse than budget in September:

- **Golf Fees** – $59K worse
- **Food & Beverage Sales** – $36K worse



	Jul	Aug	Sep
Actual	2,706	2,751	2,365
Budget	2,774	2,700	2,494
Prior Year	2,633	2,546	2,413

POA Operating Expenses - Month of September



Notable Variances

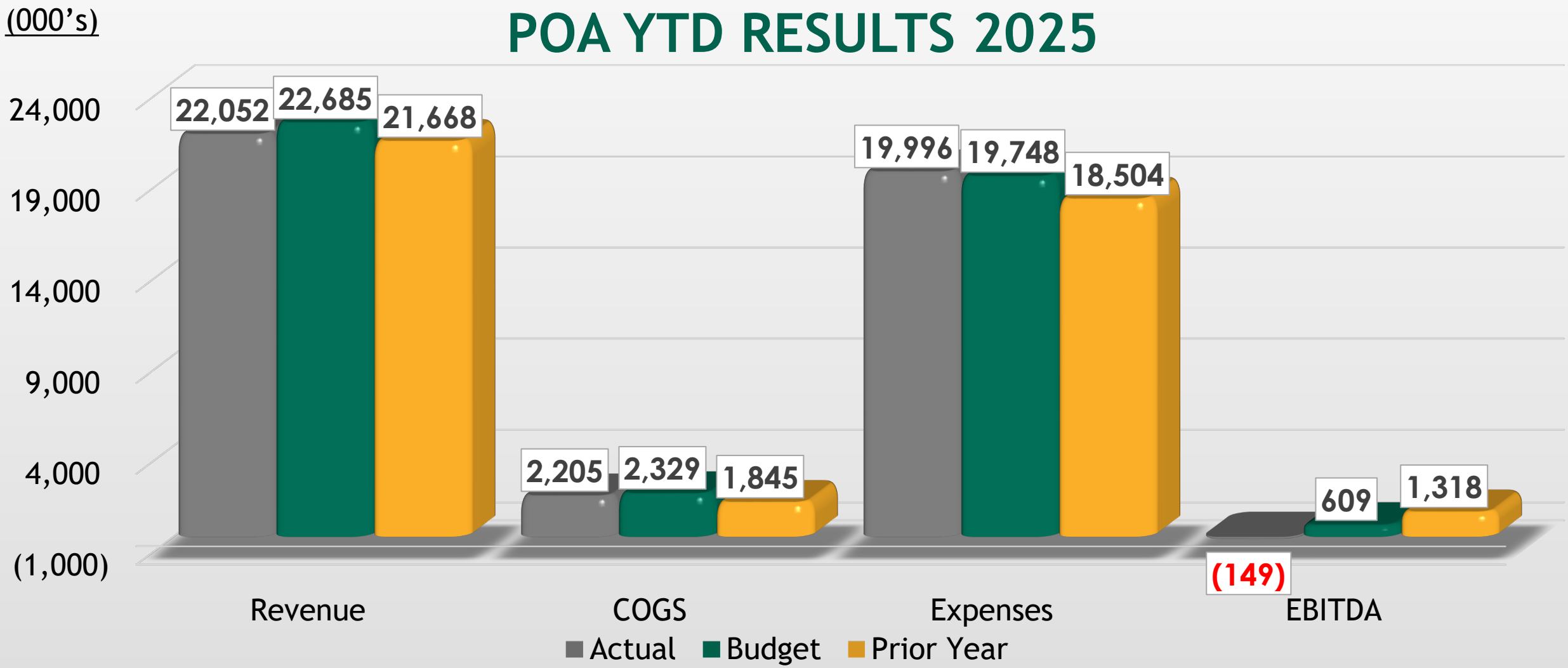
Better than budget in September:

- **Supplies – Chemicals & Fertilizer –** $45K better
- **Bad Debts Expense –** $43K better
- **Liability & Casualty Insurance –** $28K better

Worse than budget in September:

- **Employee Benefits** – $21K worse
- **Software Support –** $13K worse
- **Contract labor** – $10K worse (Golf maintenance, F&B and Recreation)
- **Maint & Repair – Trails Equipment –** $8K worse

POA YTD RESULTS 2025



- REVENUE - $633K worse than budget and $384K better than prior year
- COGS - $124K better than budget and $360K more than prior year
- EXPENSES - $248K worse than budget and $1.5M more than prior year
- EBITDA - $758K worse than budget and $1.5M more than prior year

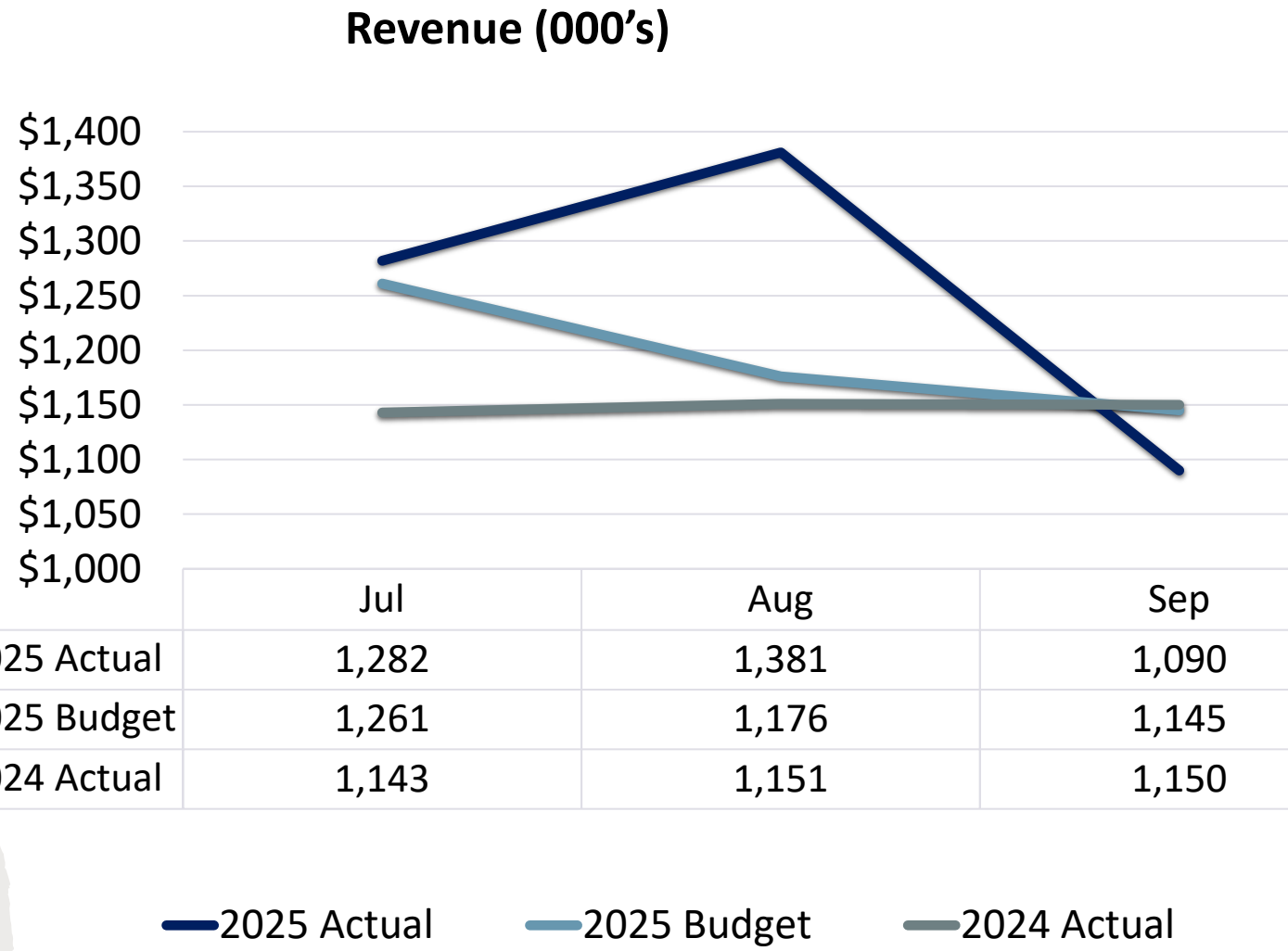
WATER REVENUE MONTH OF SEPTEMBER

Better than budget in Sep:

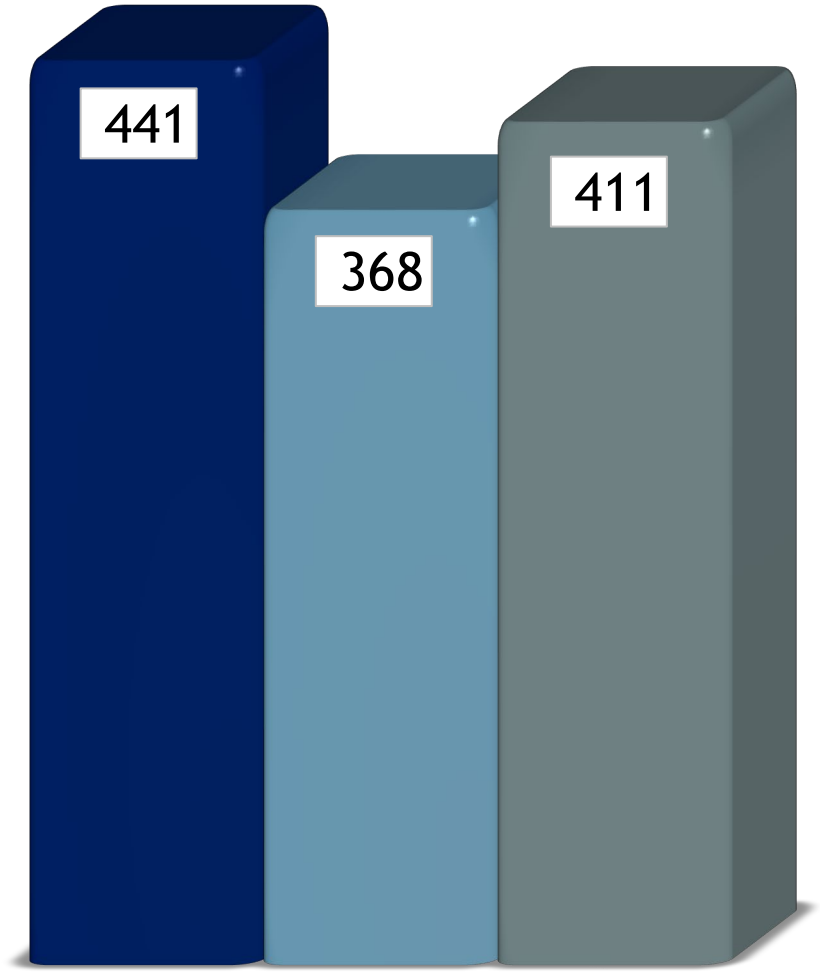
- **Investment Income** – $7K better, YTD $51K better

Worse than budget in Sep:

- **Water Sales** – $62K worse, YTD $35K worse



	Jul	Aug	Sep
2025 Actual	1,282	1,381	1,090
2025 Budget	1,261	1,176	1,145
2024 Actual	1,143	1,151	1,150



Water Operating Expenses Month of September 2025

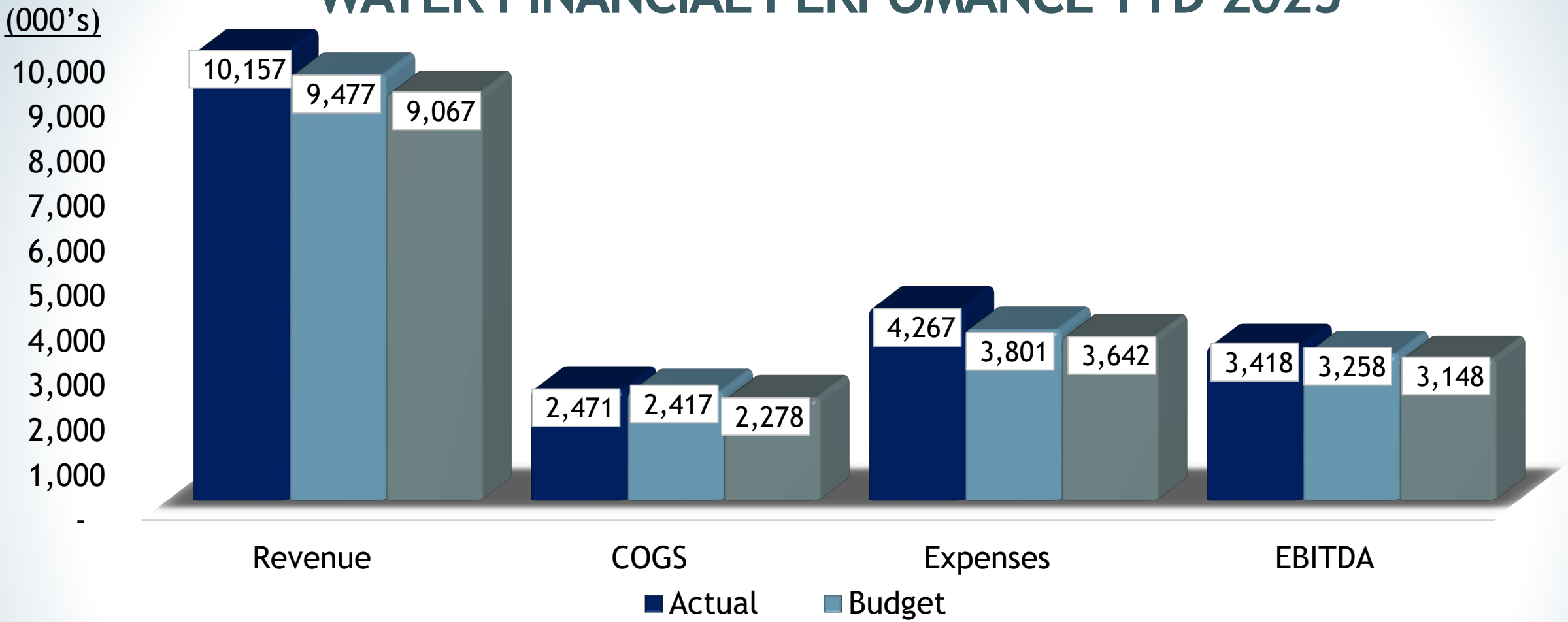
Better than budget in September:

- **Liability & Casualty Insurance –** $9K better

Worse than budget in September:

- **Meter installation materials –** $55K worse

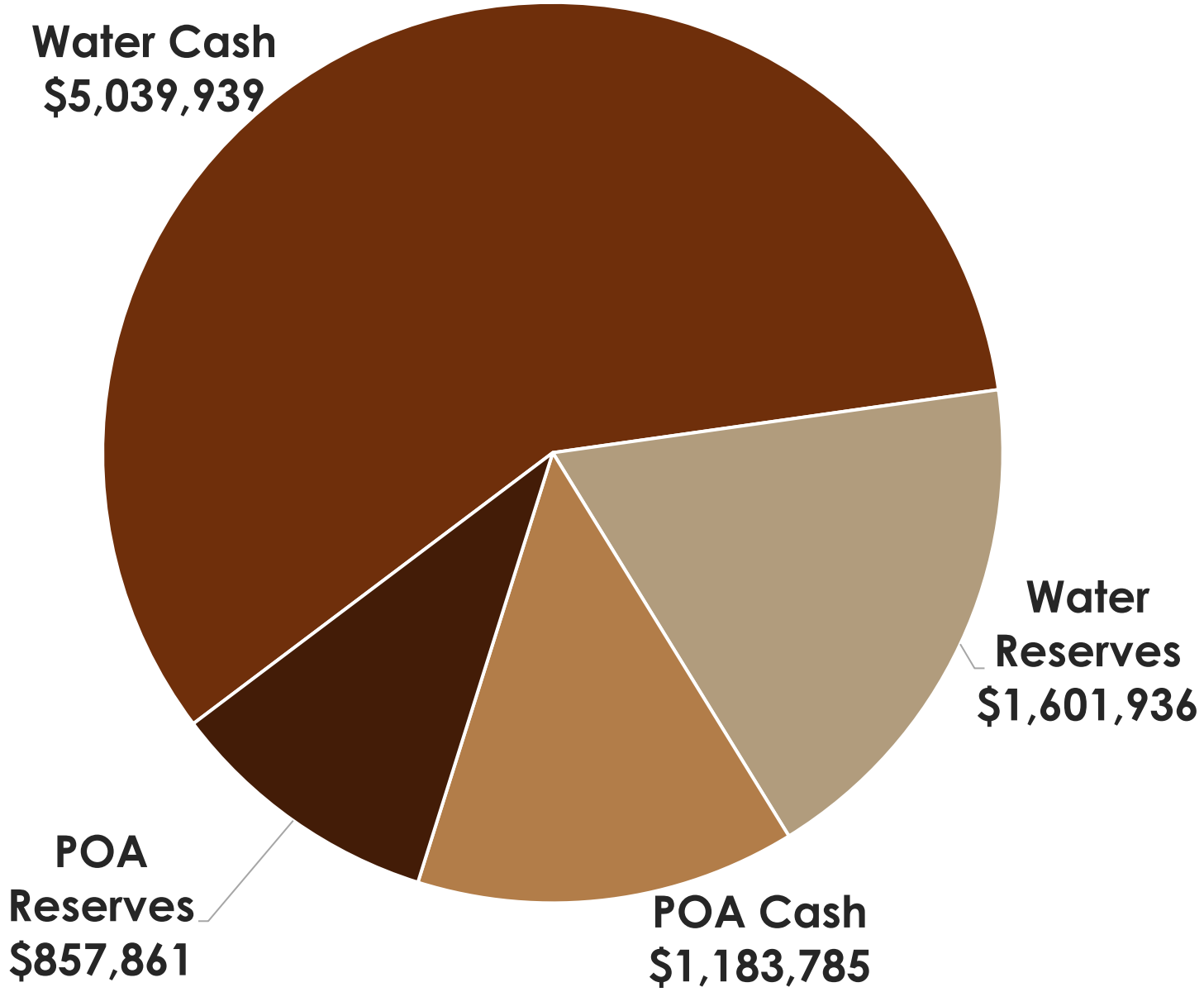
WATER FINANCIAL PERFOMANCE YTD 2025



- REVENUE - $680K better than budget and $1.1M better than prior year
- COGS - $55K worse than budget and $193K more than prior year
- EXPENSES - $466K worse than budget and $626K more than prior year
- EBITDA - $171K better than budget and $270K better than prior year

Sep 2025 Cash Position

Total Cash: $8,683,521



The ONE-PAGER

BELLA VISTA PROPERTY OWNERS ASSOCIATION

YTD September 2025

EBITDA Variances to Budget

Department	Amount
Better Than Budget	
Golf Maintenance	207,325
Legal	202,965
Water	159,677
Maintenance & Construction	110,295
Lakes & Parks	89,330
Accounting	75,201
Recreation	27,785
Member Resources	27,309
Marketing & Communications	20,349
Central Administration	18,716
Human Resources	15,184
Worse Than Budget	
Information Technology	(6,833)
Outside Recreation	(21,527)
Clubhouses	(44,077)
Golf Operations	(437,510)
Food & Beverage	(513,376)
General Income & Expense	(528,767)

POA w/o Water EBITDA Variances to Budget

Gross Profit	(509,475)
Expenses	(248,156)
EBITDA	(757,631)

Debt Balances

Intercompany Loan	3,104,951
Line of Credit	0
Regions Loans	5,813,817

Available Cash & Reserves

POA	1,183,785
POA Reserve	857,861
Water Department	5,039,939
Water Reserve	1,601,936

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

Finally, some good news this year.

We were recently notified our Q1 2021 ERC claim will be processed in early November. Beth, Doug, and Tom have been working for several years on this claim. We anticipate the net receipt to be approximately **$1.1 million** (factoring in outside legal fees and taxes). Given how challenging this year has been, these funds will help improve the year but will leave little extra for discretionary spending. The IRS audit window has passed. We are still working on the Q2 and Q3 ERC claims, but there is no guarantee we will receive these funds, even though we are receiving funds for Q1.