BBX CAPITAL CORP
Form 425
November 04, 2014

Filed by BFC Financial Corporation

Commission File No. 001-09071

Pursuant to Rule 425 Under the Securities Act of 1933

Subject Company: BBX Capital Corporation

Commission File No. 001-13133

BFC Financial Corporation Reports Financial Results

For the Third Quarter, 2014

FORT LAUDERDALE, Florida October 31, 2014 BFC Financial Corporation (BFC or the Company) (OTCQB: BFCF; BFCFB) reported financial results for the three and nine month periods ended September 30, 2014.

BFC reported net income attributable to BFC of $3.8 million, or $0.05 per diluted share, for the quarter ended September 30, 2014, compared to net income attributable to BFC of $9.6 million, or $0.11 per diluted share, for the quarter ended September 30, 2013.

BFC reported net income attributable to BFC of $16.2 million, or $0.19 per diluted share, for the nine month period ended September 30, 2014, compared to net income attributable to BFC of $5.3 million or $0.06 per diluted share, for the nine month period ended September 30, 2013.

As of September 30, 2014, BFC had total consolidated assets of $1.4 billion, and shareholders equity attributable to BFC of $251.8 million. BFC s book value per share at September 30, 2014 was $3.13.

BFC s Chairman and CEO, Mr. Alan B. Levan, commented, We are pleased with the overall progress of our core business segments which include our 52% ownership interest in BBX Capital Corporation (BBX Capital) and our ownership interest in Bluegreen Corporation (Bluegreen). Bluegreen, a wholly owned subsidiary of Woodbridge Holdings, LLC (Woodbridge), is owned 54% by BFC and 46% by BBX Capital. Bluegreen and BBX Capital continue to reflect our pursuit of our broader goal of transitioning into a business platform with diverse cash flow streams and a focus on long term growth through our operating businesses, real estate opportunities, and repositioning our business by monetizing our legacy portfolios.

On April 16, 2014, BBX Capital filed its Corporate Overview with the SEC. In that document, BBX Capital discussed its strategy, culture, and goals, and BFC fully subscribes to these objectives. As discussed in the Corporate Overview, we believe it is important to highlight:

First, our culture is entrepreneurial. Our objective is to make portfolio investments based on the fundamentals: quality real estate, the right operating companies and partnering with good people.

Second, our goal is to increase value over time as opposed to focusing on quarterly or yearly earnings. We expect our investments to be long term, and we anticipate and are willing to accept that our earnings are likely to be uneven. While capital markets generally encourage short term goals, our objective is long term growth as measured by increases in book value per share over time.

In all, we believe this reflects BFC s philosophy and how we are approaching our business. We invite our readers to review the full BBX Capital Corporate Overview, which is available to view on the BBX Capital website: www.BBXCapital.com and the BFC website: www.BFCFinancial.com, Levan concluded.

Net income (loss) attributable to BFC is defined as net income (loss) after non-controlling interests. Under generally accepted accounting principles, the financial statements of the companies in which BFC holds a controlling interest, including BBX Capital (NYSE: BBX) and Woodbridge and its subsidiary, Bluegreen, are consolidated in BFC s financial statements.

Overview and Highlights:

BFC Selected Financial Data (Consolidated)

Third Quarter, 2014 Compared to Third Quarter, 2013

Total revenues of $185.5 million vs. $153.8 million

Net income attributable to BFC of $3.8 million vs. $9.6 million

Diluted earnings per share of $0.05 vs. $0.11

Book value per share of $3.13 vs. $2.73

Assets of $1.4 billion at September 30, 2014 and December 31, 2013

BFC Selected Financial Data (Consolidated)

Nine Months Ended September 30, 2014

Compared to Nine Months Ended September 30, 2013

Total revenues of $509.6 million vs. $408.7 million

Net income attributable to BFC of $16.2 million vs. $5.3 million

Diluted earnings per share of $0.19 vs. $0.06

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The following selected information relates to the operating activities of Bluegreen Corporation and BBX Capital Corporation. See supplemental tables for consolidating income statements for the three and nine month periods ended September 30, 2014 and 2013.

Bluegreen Corporation

Bluegreen Overview for the Third Quarter, 2014, Compared to Third Quarter, 2013

- System-wide sales of Vacation Ownership Interests (VOIs) were $151.4 million vs. $130.2 million
  - Legacy sales of VOIs under Bluegreen s traditional business model were $63.2 million vs. $63.8 million
  - Sales of VOIs under Bluegreen s capital-light business strategy[(1)] were $88.2 million vs. $66.4 million
    - Secondary market sales of VOIs were $21.4 million vs. $12.9 million
    - Just-in-time sales of VOIs were $7.8 million vs. $9.7 million
    - Sale of third party VOIs - commission basis were $59.0 million vs. $43.8 million and generated sales and marketing commissions of $38.7 million vs. $28.8 million
- Other fee-based revenue rose 14% to $24.1 million
- Bluegreen managed 49 timeshare resort properties as of September 30, 2014, compared to 46 as of September 30, 2013.
- Income from continuing operations before provision for income taxes was $32.1million vs. $33.9 million
- Income from continuing operations was $21.0 million vs. $22.3 million
- EBITDA was $38.1 million vs. $38.6 million (Please see page 8.)

System-wide sales of VOIs, net include all sales of VOIs, regardless of whether Bluegreen or a third-party owned the VOI immediately prior to the sale. The sales of third-party owned VOIs are transacted as sales of timeshare interests in the Bluegreen Vacation Club through the same selling and marketing process Bluegreen uses to sell its VOI inventory. The growth in system-wide sales of VOIs, net during 2014 as compared to 2013 reflects an increase in the number of tours and an increase in the sale-to-tour conversion ratio. During the three months ended September 30, 2014, the number of tours increased by 9% compared to the same period in 2013. The increase in the number of tours reflects efforts to expand marketing to sales prospects through new marketing initiatives. Additionally, during the three months ended September 30, 2014, Bluegreen s sale-to-tour conversion ratio increased 1% compared to the same period in 2013.

(1) Bluegreen s sales of VOIs under its capital-light business strategy include sales of VOIs under fee-based sales and marketing arrangements, just-in-time inventory acquisition arrangements. Bluegreen enters into agreements with third party developers that allow Bluegreen to buy VOI inventory from time to time in close proximity to the timing of when Bluegreen intends to sell such VOIs and refers to this as Just in Time arrangements. Bluegreen also acquires VOI inventory from resorts property owner associations (POAs) and other third parties close to the time Bluegreen intends to sell such VOIs. Such VOIs are typically obtained by the POAs through foreclosure in connection with maintenance fee defaults, and are generally acquired by Bluegreen at a significant discount. Bluegreen refers to sales of inventory acquired through these arrangements as Secondary Market Sales .

During the three months ended September 30, 2014 and 2013, cost of VOIs sold was 12% and 14%, respectively, of sales of VOIs. The decrease in cost of sales generally and as a percentage of sales during 2014 is a result of a higher proportion of Secondary Market sales typically carry a lower acquisition cost. Cost of VOIs sold as a percentage of sales of VOIs varies between periods based on the relative costs of the specific VOIs sold in each period and the size of the point packages of the VOIs sold (due to offered volume discounts, including consideration of cumulative sales to existing owners). Additionally, the effect of changes in estimates under the relative sales value method, including estimates of project sales, future defaults, upgrades and incremental revenue from the resale of repossessed VOI inventory, are reflected on a retrospective basis in the period the change occurs. Therefore, cost of sales will typically be favorably impacted in periods where a significant amount of Secondary Market VOI inventory is acquired and the resulting change in estimate is recognized.

As a percentage of system-wide sales, net, selling and marketing expenses increased from 45% during the third quarter of 2013 to 48% during the third quarter of 2014. The increase in selling and marketing expenses as a percentage of sales and in general during 2014 compared to 2013 was a result of Bluegreen s focus on increasing its marketing efforts to new customers as opposed to existing owners. Sales to existing owners generally involve lower marketing expenses than sales to new customers. Bluegreen expects to continue to increase its focus on sales to new owners and, as a result, sales and marketing expenses generally and as a percentage of sales may continue to increase.

BLUEGREEN RESORTS

The following table provides supplemental financial information for the three months ended September 30, 2014 and 2013 (In thousands, except percentages) (Unaudited):

	For the Three Months Ended September 30,			
	2014		2013	
	Amount	% of System-wide sales of VOIs, net(5)	Amount	% of System-wide sales of VOIs, net(5)
Legacy VOI sales (1)	$ 63,224	42%	$ 63,843	49%
VOI sales-secondary market	21,409	14%	12,883	10%
Sales of third-party VOIs-commission basis	58,989	39%	43,782	34%
Sales of third-party VOIs-just-in-time basis	7,755	5%	9,733	7%
System-wide sales of VOIs, net	151,377	100%	130,241	100%
Less: Sales of third-party VOIs-commission basis	(58,989)	39%	(43,782)	34%
Gross sales of VOIs	92,388	61%	86,459	66%
Estimated uncollectible VOI notes receivable (2)	(12,216)	13%	(8,681)	10%
Sales of VOIs	80,172	53%	77,778	60%
Cost of VOIs sold (3)	(9,586)	12%	(10,748)	14%
Gross profit (3)	70,586	88%	67,030	86%
Fee-based sales commission revenue (4)	38,665	66%	28,828	66%
Other fee-based services revenue	24,096	16%	21,201	16%
Cost of other fee-based services	(12,900)	9%	(11,240)	9%
Net carrying cost of VOI inventory	(2,006)	1%	(1,699)	1%
Selling and marketing expenses	(73,300)	48%	(58,523)	45%
General and administrative expenses	(24,271)	16%	(22,480)	17%
Net interest spread	11,078	7%	10,546	8%
Operating profit	31,948	21%	33,663	26%
Other income, net	161		212	
Income from continuing operations before income taxes	32,109		33,875	
Less: Provision for income taxes	11,136		11,532	

Income from continuing operations	20,973	22,343
Loss from discontinued operations	(2)	(192)
Net income	20,971	22,151
Less: Net income attributable to noncontrolling interests	3,759	3,735
Net income attributable to Bluegreen	$ 17,212	$ 18,416

(1) Legacy VOI sales represent sales of Bluegreen-owned VOIs acquired or developed under Bluegreen s traditional VOI business. Legacy VOI sales do not include Secondary Market, Commission Basis, or Just-In-Time VOI sales under Bluegreen s capital-light business strategy.

(2) Percentages for estimated uncollectible VOI notes receivable are calculated as a percentage of gross sales of VOIs (and not of system-wide sales of VOIs, net).

(3) Percentages for costs of VOIs sold and gross profit are calculated as a percentage of sales of VOIs (and not of system-wide sales of VOIs, net).

(4) Percentages for fee-based sales commission revenue are calculated based on sales of third-party VOIs-commission basis (and not of system-wide sales of VOIs, net).

(5) Unless otherwise indicated above.

The following table provides supplemental financial information for the nine months ended September 30, 2014 and 2013 (in thousands, except percentages) (Unaudited):

	For the Nine Months Ended September 30, 2014		2013	
	Amount	% of System-wide sales of VOIs, net[5]	Amount	% of System-wide sales of VOIs, net[5]
Legacy VOI sales [1]	$ 146,864	37%	$ 183,300	54%
VOI sales-secondary market	58,377	15%	22,521	7%
Sales of third-party VOIs-commission basis	166,311	42%	114,043	34%
Sales of third-party VOIs-just-in-time basis	28,668	7%	17,471	5%
System-wide sales of VOIs, net	400,220	100%	337,335	100%
Less: Sales of third-party VOIs-commission basis	(166,311)	42%	(114,043)	34%
Gross sales of VOIs	233,909	58%	223,292	66%
Estimated uncollectible VOI notes receivable [2]	(29,422)	13%	(29,639)	13%
Sales of VOIs	204,487	51%	193,653	57%
Cost of VOIs sold [3]	(24,911)	12%	(25,117)	13%
Gross profit [3]	179,576	88%	168,536	87%
Fee-based sales commission revenue [4]	108,974	66%	74,388	65%
Other fee-based services revenue	69,029	17%	60,902	18%
Cost of other fee-based services	(36,810)	9%	(32,575)	10%
Net carrying cost of VOI inventory	(6,418)	2%	(5,745)	2%
Selling and marketing expenses	(190,999)	48%	(156,854)	46%
General and administrative expenses	(64,674)	16%	(65,748)	19%
Net interest spread	30,292	8%	30,396	9%
Operating profit	88,970	22%	73,300	22%
Other income, net	1,188		687	
Income from continuing operations before income taxes	90,158		73,987	
Less: Provision for income taxes	31,722		24,649	

Income from continuing operations	58,436	49,338
Gain (loss) from discontinued operations	55	(320)
Net income	58,491	49,018
Less: Net income attributable to noncontrolling interests	8,797	16,068
Net income attributable to Bluegreen	$ 49,694	$ 32,950

(1) Legacy VOI sales represent sales of Bluegreen-owned VOIs acquired or developed under Bluegreen s traditional VOI business. Legacy VOI sales do not include Secondary Market, Commission Basis, or Just-In-Time VOI sales under Bluegreen s capital-light business strategy.

(2) Percentages for estimated uncollectible VOI notes receivable are calculated as a percentage of gross sales of VOIs (and not of system-wide sales of VOIs, net).

(3) Percentages for costs of VOIs sold and gross profit are calculated as a percentage of sales of VOIs (and not of system-wide sales of VOIs, net).

(4) Percentages for fee-based sales commission revenue are calculated based on sales of third-party VOIs-commission basis (and not of system-wide sales of VOIs, net).

(5) Unless otherwise indicated above.

Bluegreen Balance Sheet Highlights (in thousands):

	September 30, 2014	December 31, 2013
Cash and cash equivalents	$ 159,585	158,096
Notes receivable, net	436,534	455,569
Inventory of real estate	196,527	204,256
Lines-of credit, notes payable, and receivable-backed notes payable	489,258	537,500
Junior subordinated debentures	64,322	62,379
Total equity	284,168	278,177

The following tables present Bluegreen s earnings before interest, taxes, depreciation and amortization (EBITDA), as more fully described below, for the three and nine months ended September 30, 2014 and 2013, as well as a reconciliation of EBITDA to Income from continuing operations (in thousands):

	For the Three Months Ended	
	September 30, 2014	September 30, 2013
Income from continuing operations - Woodbridge	$ 20,359	21,717
Loss from Woodbridge parent only	(614)	(627)
Income from continuing operations, Bluegreen	20,973	22,344
Add/(Less):		
Interest income (other than interest earned on VOI notes receivable)	(68)	(85)
Interest expense	9,409	9,927
Interest expense on Receivable-Backed Debt	(5,449)	(6,788)
Provision for Income and Franchise Taxes	11,148	11,568
Depreciation and Amortization	2,098	1,634
EBITDA	$ 38,111	38,600

	For the Nine Months Ended	
	September 30, 2014	September 30, 2013
Income from continuing operations - Woodbridge	$ 56,492	46,682
Loss from Woodbridge parent only	(1,944)	(2,656)
Income from continuing operations, Bluegreen	58,436	49,338
Add/(Less):		

Interest income (other than interest earned on VOI notes receivable)	(581)	(277)
Interest expense	31,175	31,023
Interest expense on Receivable-Backed Debt	(18,169)	(20,697)
Provision for Income and Franchise Taxes	31,811	24,773
Depreciation and Amortization	5,596	4,799
EBITDA	$ 108,268	88,959

EBITDA is defined as earnings, or income from continuing operations, before taking into account interest income (other than interest earned on VOI notes receivable), interest expense (other than interest expense incurred on financings related to Bluegreen s receivable-backed notes payable), provision for income taxes and franchise taxes, and depreciation and amortization. For purposes of the EBITDA calculation, Bluegreen does not adjust for interest income earned on Bluegreen s VOI notes receivable or the interest expense incurred on debt that is secured by such notes receivable because Bluegreen considers both to be part of the operations of its business.

Bluegreen considers its EBITDA to be an indicator of its operating performance, and Bluegreen uses it to measure Bluegreen s ability to service its debt, fund its capital expenditures and expand its business. Bluegreen also uses it, as do lenders, investors and others, because it excludes certain items that can vary widely across different industries or among companies within the same industry. For example, interest expense can be dependent on a company s capital structure, debt levels and credit ratings. Accordingly, the impact of interest expense on earnings can vary significantly among companies. The tax positions of companies can also vary because of their differing abilities to take advantage of tax benefits and because of the tax policies of the jurisdictions in which they operate. As a result, effective tax rates and provision for income taxes can vary considerably among companies. EBITDA also excludes depreciation and amortization because companies utilize productive assets of different ages and use different methods of both acquiring and depreciating productive assets. These differences can result in considerable variability in the relative costs of productive assets and the depreciation and amortization expense among companies.

BBX Capital Corporation

BBX Capital reported a net loss attributable to BBX Capital of ($1.9) million, or ($0.12) per diluted share, for the quarter ended September 30, 2014, versus net income attributable to BBX Capital of $7.7 million, or $0.47 per diluted share, for the quarter ended September 30, 2013. BBX Capital s loss for the third quarter of 2014 is primarily attributable to valuation allowances associated with its legacy student housing rental real estate assets in Tallahassee, Florida, as well as a fair market value accounting adjustment relating to reclassifying a portion of our second lien consumer loan portfolio to a Held-For-Sale classification. The student housing assets and the second lien consumer loan portfolio are held within FAR (Florida Asset Resolution Group).

BBX Capital reported net income attributable to BBX Capital of $6.8 million, or $0.40 per diluted share, for the nine month period ended September 30, 2014, versus a net loss attributable to BBX Capital of ($1.7) million, or ($0.11) per diluted share, for the nine month period ended September 30, 2013.

As of September 30, 2014, BBX Capital had total consolidated assets of $386.5 million, shareholders equity attributable t