BELLA VISTA OWNERS ASSOCIATION

March 2026

Pursuant to CCIOA, Section 38-33.3-209.4, within ninety days after the end of each fiscal year and thereafter, the Association shall make the following information available to unit owners:

- INSURANCE POLICIES:
  Company: Auto Owners Insurance
  Policy Number: Policy Number 094632-74966692-23
  Policy Term: April 3, 2025 to April 3, 2026

  Commercial Property, Location #1, Building #1: Deductible: $500
  Fences/Arbors Limit: $30,000

  Commercial Property, Location #1, Building #2: Deductible: $500
  Property In The Open Limit: $10,000

  Commercial Property, Location #1, Building #3: Deductible: $500
  Property In The Open Limit: $30,000

  Commercial Property, Location #2, Building #1: Deductible: $500
  Fences/Arbors Limit: $30,000

  Commercial Property, Location #2, Building #2: Deductible: $500
  Street Lights Limit: $10,000

  Commercial Property, Location #2, Building #3: Deductible: $500
  Property In The Open Limit: $30,000

  Commercial Property, Location #2, Building #4: Deductible: $500
  Property In The Open Limit: $8,000

TELEOS MANAGEMENT GROUP
191 University Blvd #358, Denver, CO 80206
Email: Angela@teleos-services.com; Phone: 303-818-9365

Commercial General Liability: (No Deductibles)

General Aggregate (Other Than Products-Completed Operations)	Limit: $2M
Products, completed Operations Aggregate:	Limit: $2M
Personal Injury and Advertising Injury	Limit: $1M
Each Occurrence	Limit: $1M
Assn Directors/Officers Errors & Omissions (Agg)	Limit: $1M
Assn Directors/Officers Errors and Omissions (Occ)	Limit: $1M

Commercial General Liability Plus Endorsement: (No Deductibles)

Damage to Premises Rented to You (Fire, Lightning Explosion, Smoke or Water Damage) (Any One Premises)	Limit: $300,000
Medical Payments	Limit: $10,000
Hired Auto & Non-Owned Auto (Each Occurrence)	Limit: $1M

- FISCAL YEAR COMMENCEMENT DATE: January 1, 2026
- CURRENT REGULAR ASSESSMENT: $200.00/Month
- OPERATING BUDGET 2026: E-Mailed to all Owners
- YEAR END FINANCIALS 2025: E-Mailed to all Owners
- FINANCIAL AUDIT: N/A
- GOVERNING POLICIES, RULES AND REGULATIONS, and MEETING MINUTES: Available through the website: www.bellavista-pueblo.com

Annual Budget - Comparative

Properties: Bella Vista of Pueblo - 191 University Blvd #358 Denver, CO 80206-4613
As of: Dec 2025
Additional Account Types: None
Accounting Basis: Cash
Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Late Fees Interest Income	16.24	5.00	5.00
Late Fee Income	400.00	160.00	160.00
Working Capital	400.00	700.00	700.00
Association Fee Income	128,458.06	124,800.00	124,800.00
Transfer Fee	600.00	400.00	400.00
Returned Check Charges	0.00	40.00	40.00
Lien Filing Fee Income	0.00	176.00	176.00
Interest Income - Bank	134.72	90.00	90.00
Utility Reimbursement Income	0.00	0.00	0.00
Water on San Pietro Ct Only	16,896.00	16,896.00	16,896.00
Total Operating Income	**146,905.02**	**143,267.00**	**143,267.00**
Expense			
Operating Expense			
Property Management Fees	10,800.00	10,800.00	10,800.00
Insurance Expense	7,798.00	6,600.00	6,600.00
Administrative Expense	2,490.01	2,800.00	2,800.00
Meeting Expense	275.00	0.00	0.00
Lien Filing Fees	0.00	176.00	176.00
Legal-Collection	210.00	400.00	400.00
Legal-General	0.00	800.00	800.00
Accounting/Audit/Tax Prep	928.75	1,200.00	1,200.00
Website/Technology	955.00	850.00	850.00
Total Operating Expense	**23,456.76**	**23,626.00**	**23,626.00**
Landscaping and Groundskeeping			
Irrigation Repairs	3,168.00	1,000.00	1,000.00
Landscape Contract	32,340.00	32,160.00	32,160.00
Weed/Tree Spraying	9,770.40	10,500.00	10,500.00
Plants, Trees and Shrubs	0.00	2,700.00	2,700.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Snow Removal	11,460.00	20,000.00	20,000.00
Total Landscaping and Groundskeeping	**56,738.40**	**66,360.00**	**66,360.00**
Building/Grounds Maintenance			
Gate Repairs	4,800.74	3,500.00	3,500.00
Trash Removal	11,991.71	11,200.00	11,200.00
Total Building/Grounds Maintenance	**16,792.45**	**14,700.00**	**14,700.00**
Fire Alarm System			
Fire Sprinkler Inspection	0.00	300.00	300.00
Total Fire Alarm System	**0.00**	**300.00**	**300.00**
Utilities			
Internet/Phone	1,058.80	1,200.00	1,200.00
Water	11,653.08	450.00	450.00
Electric	1,348.97	1,200.00	1,200.00
Back Flow/Boiler	150.00	160.00	160.00
Water SP (Homeowner Portion)	7,178.70	16,500.00	16,500.00
Water SP (HOA Portion)	0.00	1,536.00	1,536.00
Total Utilities	**21,389.55**	**21,046.00**	**21,046.00**
Total Operating Expense	**118,377.16**	**126,032.00**	**126,032.00**
Total Operating Income	146,905.02	143,267.00	143,267.00
Total Operating Expense	118,377.16	126,032.00	126,032.00
NOI - Net Operating Income	**28,527.86**	**17,235.00**	**17,235.00**
Other Expense			
RES - Asphalt	8,714.00	0.00	0.00
Total Other Expense	**8,714.00**	**0.00**	**0.00**
Net Other Income	**-8,714.00**	**0.00**	**0.00**
Total Income	146,905.02	143,267.00	143,267.00
Total Expense	127,091.16	126,032.00	126,032.00
Net Income	**19,813.86**	**17,235.00**	**17,235.00**

Bella Vista	Account #	Budget 2025 Total	Budget 2025 Actuals Jan-June	Budget 2025 Projections July-Dec	2025 Budget Actuals + Projections	2026 Proposed Budget	NOTES
INCOME							
Common Assessments SP-22/Nord-32 ($200)	400021	$124,800.00	63,680.70	63,680.00	127,360.70	$129,600.00	Remain at $200.00
Returned Check Fee	400028	$40.00	0.00	0.00	0.00	$25.00	
Lien Filing	400030	$176.00	0.00	0.00	0.00	$206.00	Pueblo county recording fees have gone up
Late Fee Charges Income	400005	$160.00	200.00	100.00	300.00	$300.00	
Late Fee Interest Income	400001	$5.00	5.79	5.79	11.58	$12.00	
Working capital Assessment (1@ $350)	400013	$700.00	0.00	0.00	0.00	$350.00	
Transfer Fee (3@ $200)	400024	$400.00	200.00	200.00	400.00	$400.00	2 transfers
Water on San Pietro Ct Only	601032	$16,896.00	8,448.00	8,448.00	16,896.00	$16,896.00	
Bank Interest Income	400039	$90.00	55.38	55.38	110.76	$110.00	
TOTAL INCOME		143,267.00	72,589.87	72,489.17	145,079.04	147,899.00	
EXPENSES							
Operating Expenses							
Management Fee ($950 x12)	601002	10,800.00	5,400.00	5,400.00	10,800.00	11,400.00	
Insurance	601003	6,600.00	7,798.00	0.00	7,798.00	8,000.00	
Legal - Collections (calls, etc)	601013	400.00	150.00	150.00	300.00	300.00	collection calls, certified mailings
Legal - General	601014	800.00	0.00	495.00	495.00	600.00	new policies/attorney costs
Accounting/Audit/Tax Prep	601015	1,200.00	598.75	600.00	1,198.75	1,200.00	tax prep/1099's/accounting monthly
Website Hosting	601019	850.00	595.00	595.00	1,190.00	960.00	updates on website/domain/wix
Lien Filing	601007	176.00	0.00		0.00	206.00	off-set above
Administrative Expenses	601004	2,800.00	1,183.54	2,000.00	3,183.54	3,000.00	stamps, annual meeting notice, etc.
TOTAL OPERATING EXPENSES		23,626.00	15,725.29	9,240.00	24,965.29	25,666.00	
Grounds Maintenance							
Irrigation Repairs/Maintenance	602001	1,000.00	1,268.00	515.00	1,783.00	2,000.00	main repair, valve replacements
Landscape Contract	602002	32,160.00	16,170.00	16,170.00	32,340.00	35,460.00	Green Earth 12-Month Contract
Plants/Trees/Shrubs Replace/Trimming/Removal	602008	2,700.00	0.00	1,000.00	1,000.00	2,700.00	new trees to replace the dead ones
Spray Weeds &Trees/Fertilize Lawns (Chemway/Aaron's)	602007	10,500.00	8,593.20	850.00	9,443.20	10,500.00	Aaron's, Chemway & extra weed mowing
Snow Removal	604009	20,000.00	11,460.00	11,460.00	22,920.00	23,000.00	Approx $2000 per snow event
Backflow Test (x2)	601037	160.00	75.00	75.00	150.00	150.00	
Trash Removal	604016	11,200.00	5,842.19	5,842.19	11,684.38	12,300.00	additional homes
TOTAL GROUNDS MAINTENANCE		77,720.00	43,408.39	35,912.19	79,320.58	86,110.00	
Utilities							
Electricity/Black Hills	601034	1,200.00	609.05	609.05	1,218.10	1,250.00	
Water (BVN)	601032	450.00	159.12	159.12	318.24	400.00	
Water SP (Homeowner Portion)	601032	16,500.00	7,178.70	7,158.70	14,337.40	16,500.00	(water is more in the summer months)
Water (SP) HOA Portion (x2)	601032	1,536.00	768.00	768.00	1,536.00	1,536.00	
Gate (Maintenance & Repairs)	604012	3,500.00	3,831.65	500.00	4,331.65	4,000.00	new entry system interface/gate repairs/key fob remotes
Gate Phone/Internet (CenturyLink & Doorking $87.90)	601031	1,200.00	431.50	431.50	863.00	1,054.80	
Fire Sprinkler Inspection	609003	300.00	0.00	300.00	300.00	300.00	happens in August
TOTAL UTILITIES		24,686.00	12,978.02	9,926.37	22,904.39	25,040.80	
Reserve Additions							
Transfer to Reserves		17,235.00			0.00	11,082.20	
Capital Improvement Project			8,714.00		8,714.00		Pavement, road, sidewalks
TOTAL RESERVE ADDITIONS		17,235.00	8,714.00	0.00	8,714.00	11,082.20	
TOTAL EXPENSES		143,267.00	80,825.70	55,078.56	135,904.26	147,899.00	
NET OPERATING INCOME		0.00	-8,235.83	17,410.61	9,174.78	0.00	