



January 1, 2024

HB 14-1254 DISCLOSURES

Dear Board of Directors – Eagleridge 3 Estates Homeowners Association of Pueblo, Inc.

Teleos Management Group appreciates our continued relationship as your Community Association Manager in 2024. Pursuant to HB 1254, all management companies must annually disclose to the Board of each HOA all fees and other amounts charged by the manager, as well as any remuneration that Teleos or its affiliated subsidiary entities receive or will receive, directly or indirectly, in connection with its relationship with the HOA.

Monthly Management Fee – 2024 - \$650.00

Additional Administrative Fees and Fees for Services

Administrative fees are outlined in the Schedules attached as Exhibits to your 2024 Management Services Agreement.

Account status fees due to the sale of a property are \$225.00, which is to be documented on the Settlement Statement and paid at the closing by either buyer or seller.

No fees for management services on the Schedules which are charged at an hourly rate will be incurred without prior Board approval.

Should you have any questions, please feel free to contact me.

Angela N. Elliott
President/Owner
Teleos Management Group
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(303) 818-9365

TELEOS MANAGEMENT GROUP
6833 S. DAYTON ST., #163
GREENWOOD VILLAGE, CO 80112

EAGLERIDGE ESTATES #3 HOA

March 2024

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:

Auto-Owners Insurance Company

Policy No. 222332-74259435-23

Policy Term: December 06, 2023 to December 06, 2024

Commercial General Liability Coverage:

General Aggregate	Limit: \$2M
Products-Completed Operations Aggregate	Limit: \$2M
Personal and Advertising Injury	Limit: \$1M
Each Occurrence	Limit: \$1M
<u>Assn Directors/Officers</u> E&O Aggregate	Limit: \$1M
<u>Assn Directors/Officers</u> E&O Occurrence	Limit: \$1M
Damage to Premises Rented to You	Limit: \$300,000
Medical Payments	Limit: \$10,000

- FISCAL YEAR COMMENCEMENT DATE: January 1, 2024
- CURRENT REGULAR ASSESSMENT: \$200.00 Annually
- OPERATING BUDGET 2024 E-Mailed to all Owners.
- YEAR END FINANCIALS 2023: E-Mailed or mailed to all Owners.
- FINANCIAL AUDIT/REVIEW: N/A
- GOVERNING POLICIES, RULES AND REGULATIONS, AND BOARD AND OWNER MEETING MINUTES: Available through the Management Company.

Teleos Management Group

191 University Blvd #358, Denver, CO 80206

Email: Lynn@teleos-services.com; Phone: 720-498-6771

Annual Budget - Comparative

Properties: Eagleridge Estates Filing No 3 Homeowners Association - 191 University Blvd #358 Denver, CO 80206

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Builder Assessments	9,650.13	0.00	0.00
Late Fee Income	0.00	100.00	100.00
Violation Fee Income	0.00	500.00	500.00
Association Fee Income	14,149.87	20,600.00	20,600.00
Transfer Fee	0.00	600.00	600.00
Attorney Packet Income	0.00	300.00	300.00
Collection - Legal fees and cost	0.00	500.00	500.00
Total Operating Income	23,800.00	22,600.00	22,600.00
Expense			
Operating Expense			
Property Management Fees	7,650.00	7,800.00	7,800.00
Insurance Expense	1,858.00	950.00	950.00
Administrative Expense	2,158.41	3,000.00	3,000.00
Lien Filing Fees	50.00	352.00	352.00
Attorney Packaging Fee	0.00	300.00	300.00
Legal-Collection	911.25	200.00	200.00
Legal-General	0.00	200.00	200.00
Accounting/Audit/Tax Prep	785.00	700.00	700.00
Postage	66.00	0.00	0.00
Bank Fees	0.00	10.00	10.00
Total Operating Expense	13,478.66	13,512.00	13,512.00
Landscaping and Groundskeeping			
Irrigation Repairs	0.00	200.00	200.00
Landscape Contract	0.00	3,750.00	3,750.00
Plants, Trees and Shrubs	0.00	200.00	200.00
Total Landscaping and Groundskeeping	0.00	4,150.00	4,150.00
Miscellaneous Expense	0.00	100.00	100.00
Utilities			
Water	0.00	300.00	300.00
Total Utilities	0.00	300.00	300.00
Total Operating Expense	13,478.66	18,062.00	18,062.00
Total Operating Income	23,800.00	22,600.00	22,600.00
Total Operating Expense	13,478.66	18,062.00	18,062.00
NOI - Net Operating Income	10,321.34	4,538.00	4,538.00
Total Income	23,800.00	22,600.00	22,600.00
Total Expense	13,478.66	18,062.00	18,062.00
Net Income	10,321.34	4,538.00	4,538.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget

Balance Sheet

Properties: Eagleridge Estates Filing No 3 Homeowners Association - 191 University Blvd #358 Denver, CO 80206

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	19,749.41
Total Cash	19,749.41
TOTAL ASSETS	19,749.41
LIABILITIES & CAPITAL	
Liabilities	
Clearing Account	500.00
Prepaid Assessment Liability	3,000.00
Total Liabilities	3,500.00
Capital	
Calculated Retained Earnings	10,321.34
Calculated Prior Years Retained Earnings	5,928.07
Total Capital	16,249.41
TOTAL LIABILITIES & CAPITAL	19,749.41

Eagleridge Estates Filing No. 3	Budget 2022 Total	Budget 2022 Actuals Jan- August	Budget 2022 Projections Sept-Dec	Budget Actuals + Projections	2023 Proposed Budget
INCOME					
Association Fee Income (103 @ 200 Annual)	10,000.00	0.00	0.00	0.00	20,600.00
Late Fee Income/Interest Income	0.00	0.00	0.00	0.00	100.00
Working Capital	10,300.00	0.00	0.00	0.00	0.00
Violation Fee Income	0.00	0.00	0.00	0.00	500.00
Builder Assessment	0.00	0.00	0.00	0.00	0.00
Transfer Fee	0.00	0.00	0.00	0.00	600.00
Attorney Packet Income	300.00	0.00	0.00	0.00	300.00
Lien Filing Fee Income	0.00	0.00	0.00	0.00	0.00
Collection - Legal Fees and Cost	0.00	0.00	0.00	0.00	500.00
Other Income/Design Fees	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	20,600.00	0.00	0.00	0.00	22,600.00
EXPENSES					
Operating Expenses					
Property Management Fees	3,000.00	0.00	0.00	3,250.00	7,800.00
Insurance Expense	1,500.00	0.00	0.00	0.00	950.00
Administrative Expense	2,500.00	0.00	0.00	821.93	3,000.00
Lien Filing Fees	0.00	0.00	0.00	0.00	352.00
Attorney Packaging Fee	0.00	0.00	0.00	0.00	300.00
Legal - Collection	0.00	0.00	0.00	0.00	200.00
Legal - General	0.00	0.00	0.00	0.00	200.00
Audit/Tax Prep	700.00	0.00	0.00	0.00	700.00
Website/Technology	2,600.00	0.00	0.00	0.00	0.00
Miscellaneous Expenses/Design Review	0.00	0.00	0.00	0.00	100.00
Bank Fees	0.00	0.00	0.00	0.00	10.00
TOTAL OPERATING EXPENSES	10,300.00	0.00	0.00	4,071.93	13,612.00
Landscape and Groundskeeping					
Irrigation Repairs	0.00	0.00	0.00	0.00	200.00
Landscape Contract	3,750.00	0.00	0.00	0.00	3,750.00
Plants, Trees, and Shrubs	0.00	0.00	0.00	0.00	200.00
TOTAL LANDSCAPING & GROUNDS	3,750.00	0.00	0.00	0.00	4,150.00
Utilities					
Water/Electricity	0.00	0.00	0.00	0.00	300.00
Backflow	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITIES	0.00	0.00	0.00	0.00	300.00
Reserve Additions					
Transfer to Reserves	6,250.00			0.00	
Capital Improvement Project				0.00	
TOTAL RESERVE ADDITIONS	6,250.00	0.00	0.00	0.00	4,538.00
TOTAL EXPENSES	20,300.00	0.00	0.00	4,071.93	22,600.00
NET OPERATING INCOME	300.00	0.00	0.00	-4,071.93	0.00