



January 1, 2024

HB 14-1254 DISCLOSURES

Dear Board of Directors – Ventana 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 - \$1070.00

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

VENTANA

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:

- INSURANCE POLICIES:

Auto-Owners Insurance Company

Policy No. 054632-74007424-23

Policy Period: August 12, 2023 to August 12, 2024

Commercial General Liability (no deductibles)

General Aggregate Policy Limit: \$2,000,000

Products Policy Limit: \$2,000,000

Personal Injury/

Advertising Injury Policy Limit: \$1,000,000

Damage to Premises

Rented to You (Fire) Policy Limit \$ 50,000 (any one premises)

Medical Payments Policy Limit: \$ 5,000 (any one person)

Directors & Officers (no deductible)

Aggregate/Occurrence Policy Limit \$1,000,000

Commercial Property

Shed Policy Limit: \$3,400 Deductible: \$500

Fence/Block Wall/

Property in Open Policy Limit: \$205,000 Deductible: \$500

The following coverages/limits carry no deductible:

Accounts Receivable Limit: \$100,000

Bailees Limit: \$ 5,000 (\$2,500 per item)

Business Income Limit: \$ 50,000

Debris Removal Limit: \$ 25,000

Elec. Data Processing Equip Limit: \$ 25,000

Employee Dishonesty Limit: \$ 15,000

Fine Arts, Collectibles, etc. Limit: \$ 10,000 (\$2,500 per item)

Fire Dept. Service Charge Limit: \$ 5,000

Forgery and Alteration Limit: \$ 10,000

Teleos Management Group

191 University Blvd #358, Denver, CO 80206

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

Money/securities inside premises	Limit: \$ 15,000
Money/securities outside prem.	Limit: \$ 15,000
Newly Acquired Business	
Personal Property	Limit: \$500,000 for 90 days
Newly acquired/constructed	
Property	Limit: \$1,000,000 for 90 days
Outdoor Property	Limit: \$ 15,000
Trees, shrubs or plants	Limit \$ 1,000 per item
Radio or Television Antennas	Limit: \$ 10,000
Personal Effects and Property	
of others	Limit: \$ 15,000
Pollutant Cleanup/Removal	Limit: \$ 25,000
Property in Transit	Limit: \$ 25,000
Property off Premises	Limit: \$ 25,000
Refrigerated Products	Limit: \$ 10,000
Salesperson's Samples	Limit: \$ 10,000
Utility Service Failures	Limit: \$ 50,000
Valuable Papers/Records	
on Premises	Limit: \$ 50,000
Valuable Papers/Records	
Off Premises	Limit: \$ 10,000
Water Back-up from Sewers	
Or Drains	Limit: \$ 15,000

Additional Insured: Teleos, LLC

- FISCAL YEAR COMMENCEMENT DATE: January 1, 2024
- CURRENT REGULAR ASSESSMENT: \$98.25 + \$48 for Trash per Quarter
- OPERATING BUDGET 2024: E-Mailed to all Owners.
- YEAR END FINANCIALS 2023: E-Mailed to all Owners.
- FINANCIAL AUDIT/REVIEW: N/A
- GOVERNING POLICIES, RULES AND REGULATIONS and MEETING MINUTES - Posted on HOA website at www.ventanapueblohoa.com

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Balance Sheet

Properties: Ventana Homeowners Association of Pueblo, Inc - 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	29,897.94
Reserve Cash	81,109.97
Total Cash	111,007.91
Accumulated Depreciation	-1,837.00
Capital Improvements	2,872.00
TOTAL ASSETS	112,042.91
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessment Liability	16,433.01
Total Liabilities	16,433.01
Capital	
Calculated Retained Earnings	5,936.03
Calculated Prior Years Retained Earnings	89,673.87
Total Capital	95,609.90
TOTAL LIABILITIES & CAPITAL	112,042.91

Annual Budget - Comparative

Properties: Ventana Homeowners Association of Pueblo, Inc - 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			
Late Fees Interest Income	105.99	1,300.00	1,300.00
Late Fee Income	1,438.25	200.00	200.00
Design Review Fee Income	0.00	300.00	300.00
Violation Fee Income	0.00	100.00	100.00
Association Fee Income	39,508.85	39,440.00	39,440.00
Lien Filing Fee Income	0.00	176.00	176.00
Collection - Legal fees and cost	655.75	100.00	100.00
La Bella Vita Homeowners	7,862.35	4,760.00	4,760.00
Homeowner - Trash Service	20,433.47	25,000.00	25,000.00
Interest Income - Bank	163.15	15.00	15.00
Total Operating Income	70,167.81	71,391.00	71,391.00
Expense			
Operating Expense			
Property Management Fees	12,840.00	12,840.00	12,840.00
Insurance Expense	5,094.00	4,000.00	4,000.00
Administrative Expense	3,541.59	4,200.00	4,200.00
Social Expense	0.00	52.00	52.00
Legal-Collection	2,165.00	800.00	800.00
Legal-General	4.00	300.00	300.00
Accounting/Audit/Tax Prep	922.50	1,300.00	1,300.00
Website/Technology	822.00	850.00	850.00
Total Operating Expense	25,389.09	24,342.00	24,342.00
Landscaping and Groundskeeping			
Irrigation Repairs	265.00	500.00	500.00
Landscape Contract	8,812.50	9,800.00	9,800.00
Total Landscaping and Groundskeeping	9,077.50	10,300.00	10,300.00
Building/Grounds Maintenance			
Building/Alarm Security	1,800.00	0.00	0.00
Signage/Community Park	88.77	100.00	100.00
Trash Removal	23,815.35	25,000.00	25,000.00
Fence Repair/Maintenance	0.00	300.00	300.00
Total Building/Grounds Maintenance	25,704.12	25,400.00	25,400.00
Utilities			
Electric	4,061.07	1,050.00	1,050.00
Back Flow/Boiler	0.00	100.00	100.00
Total Utilities	4,061.07	1,150.00	1,150.00
Total Operating Expense	64,231.78	61,192.00	61,192.00
Total Operating Income	70,167.81	71,391.00	71,391.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Operating Expense	64,231.78	61,192.00	61,192.00
NOI - Net Operating Income	5,936.03	10,199.00	10,199.00
Total Income	70,167.81	71,391.00	71,391.00
Total Expense	64,231.78	61,192.00	61,192.00
Net Income	5,936.03	10,199.00	10,199.00

VENTANA	Acct. #	2023 Budget Total	2023 Budget Actuals Jan-July	2023 Budget Projections Aug-Dec	2023 Budget Actuals + Projections	2024 Proposed Budget	NOTES
INCOME							
Late Fees Interest Income	400001	200.00	65.75	47.00	112.75	150.00	
Late Fees Income	400005	1,300.00	1,040.00	743.00	1,783.00	1,300.00	
Transfer Fees	400024	0.00	0.00	0.00	0.00	800.00	4 homes sold
Design Review Fees	400014	300.00	0.00	0.00	0.00	300.00	
Violation Fee Income	400015	100.00	0.00	0.00	0.00	250.00	
Association Fee Income (116 lots x \$85) 98.25	400021	39,440.00	28,780.81	9,860.00	38,640.81	45,588.00	Increase dues for security 13.25 per qtr per lot- \$98.25
Lien Filing Fee Income	400030	176.00	0.00	0.00	0.00	176.00	
Collection - Legal Fees and Cost	400032	100.00	0.00	105.00	105.00	1,500.00	
La Bella Vita Homeowners (28x42.50) \$55.75	400034	4,760.00	2,244.09	1,190.00	3,434.09	6,244.00	Increase dues for security 13.25 per qtr per home- \$55.75
Homeowner - Trash Service (130) x \$48.00	400035	25,000.00	14,465.92	10,417.00	24,882.92	26,000.00	
Interest Income - Bank	400039	15.00	70.55	51.00	121.55	100.00	
TOTAL INCOME		71,391.00	46,667.12	22,413.00	69,080.12	82,408.00	
EXPENSES							
Operating Expenses							
Property Management Fee	601002	12,840.00	7,490.00	5,350.00	12,840.00	12,840.00	
Insurance Expense	601003	4,000.00	0.00	5,090.00	5,090.00	5,100.00	
Administrative Expenses	601004	4,200.00	1,741.40	2,500.00	4,241.40	4,500.00	
Social Expense	601009	52.00	0.00	0.00	0.00	52.00	
Legal - Collection	601013	800.00	1,397.50	998.00	2,395.50	1,500.00	
Legal - General	601014	300.00	0.00	400.00	400.00	500.00	
Accounting/Audit/Tax Prep	601015	1,300.00	635.00	454.00	1,089.00	1,200.00	
Website/Technology	601019	850.00	300.00	215.00	515.00	850.00	
TOTAL OPERATING EXPENSES		24,342.00	11,563.90	15,007.00	26,570.90	26,542.00	
Landscape and Groundskeeping							
Irrigation Repairs	602001	500.00	265.00	190.00	455.00	500.00	
Landscape Contract	602002	9,800.00	4,406.25	3,147.00	7,553.25	9,800.00	
TOTAL LANDSCAPE & GROUNDS		10,300.00	4,671.25	3,337.00	8,008.25	10,300.00	
Building and Grounds Maintenance							
Signage/Community Park	604008	100.00	88.77	0.00	88.77	100.00	
Trash Removal	604016	25,000.00	15,065.63	10,761.00	25,826.63	26,000.00	
Building/Alarm Security	604003	0.00	0.00	3,600.00	3,600.00	7,200.00	
Fence Repair/Maintenance	604019	300.00	0.00	600.00	600.00	1,000.00	
TOTAL BUILDING & GROUNDS		25,400.00	15,154.40	14,961.00	30,115.40	34,300.00	
Utilities							
Electric	601034	1,050.00	775.30	554.00	1,329.30	1,350.00	
Backflow	601037	100.00	0.00	75.00	75.00	100.00	
TOTAL UTILITIES		1,150.00	775.30	629.00	1,404.30	1,450.00	
Reserve Additions							
Transfer to Reserves		10,199.00	0.00	0.00	0.00	9,816.00	
Capital Improvements		0.00			0.00		
TOTAL RESERVE ADDITIONS		10,199.00	0.00	0.00	0.00	9,816.00	
TOTAL EXPENSES		71,391.00	32,164.85	33,934.00	66,098.85	82,408.00	
NET OPERATING INCOME		0.00	14,502.27	-11,521.00	2,981.27	0.00	