



Teleos
Management Group

January 1, 2024

HB 14-1254 DISCLOSURES

Dear Board of Directors – Laredo at Parkside Homeowners Association, 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 - \$1,545.00

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



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**

- Policy No. 234732-74268775-23 (Commercial General Liability)

- Policy Period June 7, 2023 to June 7, 2024

- Limits of Liability – Business Liability - \$1M (each occurrence) - \$2M aggregate
Medical Expense - \$10,000/person \$25,000/accident
Damage to Rented Premises - \$300,000 (each occurrence)

- Crime - \$65,000 Limit, \$500 Deductible

- Directors & Officers Liability - \$1M limit, \$ Deductible

- FISCAL YEAR COMMENCEMENT DATE: January 1, 2024
- CURRENT REGULAR ASSESSMENT: \$20.00 per month
- 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.laredoatparkside.com.

Teleos Management Group
191 University Blvd #358, Denver, CO 80206
Email: Lynn@teleos-services.com; Phone: 720-498-6771

Balance Sheet

Properties: Laredo at Parkside - 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	20,360.72
Reserve Cash	35,178.85
Money Market Cash	14,010.75
Total Cash	69,550.32
Accumulated Depreciation	-6,712.00
Capital Improvements	7,600.00
TOTAL ASSETS	70,438.32
LIABILITIES & CAPITAL	
Liabilities	
Clearing Account	-46.40
Prepaid Assessment Liability	6,863.30
Total Liabilities	6,816.90
Capital	
Calculated Retained Earnings	-2,316.76
Calculated Prior Years Retained Earnings	65,938.18
Total Capital	63,621.42
TOTAL LIABILITIES & CAPITAL	70,438.32

Annual Budget - Comparative

Properties: Laredo at Parkside - 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	126.66	300.00	300.00
Late Fee Income	1,035.00	1,300.00	1,300.00
Working Capital	0.00	200.00	200.00
Violation Fee Income	196.00	350.00	350.00
Association Fee Income	43,479.40	43,416.00	43,416.00
Transfer Fee	1,000.00	600.00	600.00
Returned Check Charges	0.00	20.00	20.00
Attorney Packet Income	0.00	300.00	300.00
Lien Filing Fee Income	612.13	528.00	528.00
Collection - Legal fees and cost	380.00	2,000.00	2,000.00
Interest Income - Bank	53.20	10.00	10.00
Total Operating Income	46,882.39	49,024.00	49,024.00
Expense			
Operating Expense			
Property Management Fees	18,540.00	18,540.00	18,540.00
Insurance Expense	4,854.00	3,000.00	3,000.00
Administrative Expense	4,774.59	7,000.00	7,000.00
Lien Filing Fees	99.00	352.00	352.00
Attorney Packaging Fee	0.00	300.00	300.00
Legal-Collection	3,203.75	2,000.00	2,000.00
Legal-General	0.00	1,500.00	1,500.00
Accounting/Audit/Tax Prep	897.50	700.00	700.00
Postage	66.00	0.00	0.00
Website/Technology	1,322.00	850.00	850.00
Bank Fees	65.00	10.00	10.00
Total Operating Expense	33,821.84	34,252.00	34,252.00
Landscaping and Groundskeeping			
Irrigation Repairs	2,500.00	600.00	600.00
Landscape Contract	7,162.50	7,100.00	7,100.00
Plants, Trees and Shrubs	0.00	200.00	200.00
Snow Removal	0.00	100.00	100.00
Total Landscaping and Groundskeeping	9,662.50	8,000.00	8,000.00
Building/Grounds Maintenance			
Grounds/Common Area	0.00	1,000.00	1,000.00
Total Building/Grounds Maintenance	0.00	1,000.00	1,000.00
Utilities			
Water	3,196.81	2,600.00	2,600.00
Back Flow/Boiler	2,265.00	360.00	360.00
Total Utilities	5,461.81	2,960.00	2,960.00
Depreciation Expense	253.00	0.00	0.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Operating Expense	49,199.15	46,212.00	46,212.00
Total Operating Income	46,882.39	49,024.00	49,024.00
Total Operating Expense	49,199.15	46,212.00	46,212.00
NOI - Net Operating Income	-2,316.76	2,812.00	2,812.00
Total Income	46,882.39	49,024.00	49,024.00
Total Expense	49,199.15	46,212.00	46,212.00
Net Income	-2,316.76	2,812.00	2,812.00

LAREDO AT PARKSIDE		Acct. #	Budget 2023 Total	Budget 2023 Actuals Jan-July	Budget 2023 Projections Aug-Dec	2023 Budget Actuals + Projections	2024 Proposed Budget	NOTES
INCOME								
Late Fees Interest Income	400001	300.00	90.15	64.39	154.54	300.00		
Late Fee Income	400005	1,300.00	491.00	350.74	841.74	1,000.00		
Working Capital	400013	200.00	0.00	0.00	0.00	200.00		
Violation Fee Income	400015	350.00	150.00	107.14	257.14	800.00		
Association Fee Income (201 x \$18.00)	400021	43,416.00	25,651.55	18,090.00	43,741.55	48,240.00		Association Fee increase to \$20.00 per month
Transfer Fee	400024	600.00	700.00	500.00	1,200.00	800.00		
Returned Check Charges	400028	20.00	0.00	0.00	0.00	20.00		
Attorney Packet Income	400029	300.00	0.00	0.00	0.00	300.00		
Lien Filing Fee Income	400030	528.00	568.00	405.71	973.71	528.00		
Collection - Legal Fees and Cost	400032	2,000.00	0.00	0.00	0.00	2,000.00		
Interest Income - Bank	400039	10.00	20.39	14.56	34.95	25.00		
TOTAL INCOME		49,024.00	27,671.09	19,532.54	47,203.63	54,213.00		
EXPENSES								
Operating Expenses								
Property Management Fees	601002	18,540.00	10,815.00	7,725.00	18,540.00	18,540.00		
Insurance Expense	601003	3,000.00	4,854.00	0.00	4,854.00	5,000.00		
Administrative Expense	601004	7,000.00	2,007.24	2,500.00	4,507.24	6,000.00		
Lien Filing Fees	601007	352.00	49.00	35.00	84.00	352.00		
Attorney Packaging Fee	601008	300.00	0.00	0.00	0.00	300.00		
Legal - Collection	601013	2,000.00	1,715.00	1,225.00	2,940.00	2,500.00		
Legal - General	601014	1,500.00	0.00	500.00	500.00	1,000.00		
Accounting/Audit/Tax Prep	601015	700.00	605.00	432.14	1,037.14	800.00		
Bad Debt		0.00		0.00	0.00	50.00		
Website/Technology	601019	850.00	830.00	250.00	1,080.00	850.00		
Bank Fees	601024	10.00	50.00	25.00	75.00	50.00		
TOTAL OPERATING EXPENSES		34,252.00	20,925.24	12,692.14	33,617.38	35,442.00		
Landscape and Groundskeeping								
Irrigation Repairs	602001	600.00	800.00	1,100.00	1,900.00	350.00		
Landscape Contract	602002	7,100.00	3,731.25	4,575.00	8,306.25	9,600.00		
Plants, Trees, and Shrubs	602010	200.00	0.00	100.00	100.00	100.00		
Snow Removal	604009	100.00	0.00	100.00	100.00	100.00		
TOTAL LANDSCAPING & GROUNDS		8,000.00	4,531.25	5,875.00	10,406.25	10,150.00		
Building and Grounds Maintenance								
Grounds/Common Area	604002	1,000.00	0.00	0.00	0.00	1,000.00		
TOTAL BUILDING & GROUNDS		1,000.00	0.00	0.00	0.00	1,000.00		
Utilities								
Water	601032	2,600.00	1,431.38	1,022.00	2,453.38	2,600.00		
Backflow (8x \$45)	601037	360.00	0.00	2,265.00	2,265.00	360.00		One backflow had to be replaced in 2023
TOTAL UTILITIES		2,960.00	1,431.38	3,287.00	4,718.38	2,960.00		
Reserve Additions								
Transfer to Reserves		2,812.00			2,842.78	1,111.00		
Capital Improvement Project		0.00			0.00			
TOTAL RESERVE ADDITIONS		2,812.00	0.00	0.00	2,842.78	4,661.00		
TOTAL EXPENSES		49,024.00	26,887.87	21,854.14	51,584.79	54,213.00		
NET OPERATING INCOME		0.00	783.22	-2,321.60	-4,381.16	0.00		