

VANCE TOWNHOUSE CONDO ASSOCIATION

C/O Realty One, Inc.
PO Box 140396
Edgewater, CO 80214
303.500.9297

December 1, 2025

To: Vance Homeowners

Re: 2026 Monthly Dues Increase

Dear Homeowner,

After spending a great deal of time and projections for the fiscal year of 2026, it has become necessary to increase the monthly dues to \$384.00 per month. The reason for the increase is the cost of operating expenses, increase in insurance premiums and overall inflation. Also, as a reminder, there was no monthly dues increase for 2025.

The Board of Directors has approved to start the increase **effective January 1, 2026**. If you are on ACH (Automatic Withdrawal), no change on your account is necessary. If you pay via online banking, you will need to contact your bank and change the amount to reflect the \$384.00 monthly increase.

If you have any questions, please feel free to email us at admin@realtyone-co.com.

Thank You,

Realty One, Inc., Managing Agent &
Vance Townhouse Board of Directors

encl. 2026 Budget

Vance Townhouse Condo Association
Profit & Loss Budget Overview
January through December 2026

	Jan - Dec 26
Income	
Monthly Dues	74,544.00
Total Income	74,544.00
Expense	
ACH Quarterly Bank Fee	120.00
Annual Filings	75.00
Association Management	7,200.00
Backflow Cert.	375.00
Gas & Electric	11,500.00
Insurance Expense	19,800.00
Landscape Contract	2,450.00
Office Supplies	75.00
Plumbing/Boiler	3,000.00
Postage and Delivery	100.00
Repairs and Maintenance	2,500.00
Reserve Contribution	7,441.00
Snow Removal	2,730.00
Tax Prep	350.00
Trash	6,828.00
Water	10,000.00
Total Expense	74,544.00
Net Income	0.00