

***BRENTWOOD MANOR HOMEOWNERS ASSOCIATION***

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

December 20, 2025

To: Brentwood Manor Homeowners

Re: 2026 Approved Budget

Dear Homeowner,

The Board of Directors has approved the attached 2026 Budget. There will be no monthly dues increase at this time; however the Board of Directors has approved a \$500.00 Special Assessment effective May 1, 2026.

If you have any questions, please feel free to email us at [admin@realtyone-co.com](mailto:admin@realtyone-co.com).

Thank You,

Realty One, Inc., Association Manager and  
Brentwood Manor Board of Directors

*encl. 2026 Budget*

**Brentwood Manor Homeowners Assoc.**  
**Profit & Loss Budget Overview**  
January through December 2026

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	Jan - Dec 26
Ordinary Income/Expense	
Income	
Income	
Special Assesment	9,000.00
Income - Other	92,808.00
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Total Income	101,808.00
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Total Income	101,808.00
Expense	
Annual Fire Ext. Inspection	1,500.00
Repairs & Maintenance	4,000.00
ACH Quarterly Bank Fee	144.00
Gutter Cleaning	1,250.00
Common Area Cleaning	3,705.00
Boiler Repairs	909.00
Backflow Cert.	250.00
Boiler Inspection	90.00
Tax Prep. Fees	350.00
Reserve Fund	6,500.00
Annual Filing Fees	75.00
Grounds	
Landscaping	3,850.00
Snow removal	5,000.00
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Total Grounds	8,850.00
Insurance	24,500.00
Postage and Delivery	185.00
Professional Fees	
Legal Fees	2,500.00
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Total Professional Fees	2,500.00
Association Management	
Special Services	300.00
Association Management - Other	7,200.00
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Total Association Management	7,500.00
Repairs	
Sprinkler Repairs	500.00
Plumbing	500.00
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Total Repairs	1,000.00
Utilities	
Gas and Electric	7,000.00
Trash Removal	9,500.00
Water & Sewer	22,000.00
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Total Utilities	38,500.00
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Total Expense	101,808.00
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Net Ordinary Income	0.00
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Net Income	0.00
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