

First and Harlan Carriage Homes Condominium Association

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

December 10, 2025

To: First and Harlan Homeowners

Re: 2026 Monthly Dues Increase

Dear Homeowner,

The 2026 Budget Ratification meeting was held on Tuesday, December 9, 2025, there were no owners that rejected the 2026 budget, and therefore the Board of Directors has approved a monthly dues increase of \$40.00 per month, as a result of increased insurance premiums; water; trash; landscaping services and overall inflation.

Your new monthly dues will now be \$335.00 per month. This increase will be effective January 1, 2026.

If you are on ACH (Automatic Withdrawal), no change to your account is necessary. If you pay via online banking, you will need to contact your bank and change the amount to reflect the \$335.00 increase.

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

Thank You,

Realty One, Inc., Managing Agent and
First and Harlan Board of Directors

First & Harlan Carriage Homes
Profit & Loss Budget Overview
January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
Interest Income CD	4,356.00
Monthly Dues	
Parking Income	2,000.00
Monthly Dues - Other	132,660.00
Total Monthly Dues	134,660.00
Total Income	139,016.00
Expense	
ACH Quarterly Bank Fee	265.00
Annual Backflow Testing	300.00
Annual Filing Fees	100.00
Annual Sewer	4,750.00
Annual Stormwater	1,850.00
Association Management	
Special Services	600.00
Association Management - Other	8,100.00
Total Association Management	8,700.00
Colorado Department of Revenue	300.00
Department of Treasury	2,100.00
General Repairs and Maintenance	2,500.00
Gutters Cleaning	2,100.00
Insurance Expense	42,500.00
Landscape Contract	15,000.00
Meeting Room	90.00
Office Supplies	75.00
Postage and Delivery	200.00
Reserve Contribution	14,536.00
Retaining Wall Project	5,500.00
Snow Removal	12,300.00
Tax Prep	350.00
Trash	5,000.00
Tree Maintenance	1,000.00
Water	19,500.00
Total Expense	139,016.00
Net Ordinary Income	0.00
Net Income	0.00