

## ***HIGHLANDS AT VALLEJO HOMEOWNERS ASSOCIATION***

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

December 20, 2025

To: Highlands at Vallejo Homeowners

Re: 2026 Monthly Dues Increase

Dear Homeowner,

The Board of Directors has approved a monthly dues increase of 13% per month for each unit. This is a result of inflation; the cost of insurance premiums increasing; and overall operating expenses of the community.

***This increase will be effective January 1, 2026.***

**Monthly Dues:**

Unit/Amount:

#1A	<b>\$288.15</b>
#1B	<b>\$422.62</b>
#1C	<b>\$339.00</b>
#1D	<b>\$329.96</b>
#2A	<b>\$409.06</b>
#2B	<b>\$397.76</b>
#2C	<b>\$348.04</b>
#2D	<b>\$438.44</b>
#3A	<b>\$419.23</b>
#3B	<b>\$390.98</b>
#3C	<b>\$277.98</b>
#3D	<b>\$440.70</b>

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 your monthly increase.

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  
Highlands at Vallejo Board of Directors

**Highlands at Vallejo Homeowner's Association, Inc.**  
**Profit & Loss Budget Overview**

---

Jan - Dec 26	
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Monthly Dues</b>	54,023.04
<b>Total Income</b>	54,023.04
<b>Expense</b>	
<b>ACH Quarterly Bank Fee</b>	132.00
<b>Annual Filings/Licenses</b>	75.00
<b>Association Management</b>	6,600.00
<b>Backflow Certification</b>	250.00
<b>Boiler</b>	350.00
<b>Boiler Inspection</b>	90.00
<b>Common Area Cleaning</b>	2,600.00
<b>Door King Service</b>	540.00
<b>Gas &amp; Electric</b>	4,950.00
<b>Insurance Expense</b>	28,000.00
<b>Landscaping and Groundskeeping</b>	2,500.00
<b>Office Supplies</b>	75.00
<b>Postage and Delivery</b>	100.00
<b>Repairs and Maintenance</b>	1,111.04
<b>Tax Prep.</b>	350.00
<b>Trash</b>	1,950.00
<b>Water/Sewer</b>	4,350.00
<b>Total Expense</b>	54,023.04
<b>Net Ordinary Income</b>	0.00
<b>Net Income</b>	<b>0.00</b>