

**LULU CITY CONDOMINIUM ASSOCIATION, INC.**  
**2026 ANNUAL DISCLOSURES**  
**January 01, 2026**

The following information is provided to Members of the Lulu City Condominium Association, Inc., ("LLCCA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Lulu City Condominium Association, Inc., a Colorado nonprofit corporation.
2. LLCCA's mailing and physical address is:

**Mailing Address:**

P.O. Box 3071  
Telluride, CO 81435

**Physical Address:**

761 W. Pacific Ave.  
Telluride, CO 81435

Phone: (970) 728-5515  
Fax: (970) 728-1415  
Web: [www.jarmikproperties.com](http://www.jarmikproperties.com)  
Email: [jarmikpropertymanagement@gmail.com](mailto:jarmikpropertymanagement@gmail.com)

3. LLCCA does employ a management company named Jarmik Property Management, Inc.
4. The name of the common interest community managed by Jarmik Property Management, Inc. is "Lulu City Condominium Association, Inc."
5. The First Amended and Restated Declarations for Lulu City Condominium Association was recorded on October 16, 2006 in the records of the San Miguel County Recorder. The First Amended Declarations are available on the Jarmik Property Management, Inc. website in "Governing Documents" division of the Lulu City section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. LLCCA's fiscal year commences on January 1.
7. LLCCA's monthly assessment rates for 2026 can be found on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
8. LLCCA's annual financial statements are available on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
9. Copies of LLCCA's insurance policies are available on the Jarmik Property Management, Inc. website under the "Insurance" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.