

ESTES SQUARE CONDOMINIUM ASSOCIATION

*c/o Realty One, Inc.
PO Box 140396
Edgewater, CO 80214
303.500.9297
operations@realtyone-co.com*

December 1, 2025

Re: 2026 Monthly Dues Increase and Special Assessment

Dear Estes Square Home Owner,

The Board of Directors has approved a Monthly Dues Increase of 12% effective January 1, 2026 and Special Assessment of \$35,000.00, effective January 1, 2026.

Below you will find the monthly dues increase and Special Assessment for each unit:

Unit's: 1-4A, 7-10B, 13-16C, 18-19D

14 units at \$550.62
Special Assessment: \$1,540.00

Unit's: 5-6A, 11-12B, 17C, 20D, 22-23F

8 units at \$322.86
Special Assessment: \$903.00

Unit: 21F

1 unit at \$390.44
Special Assessment: \$1,092.00

Unit's 24-27E

4 units at \$299.09
Special Assessment: \$836.50

Unit 28G

1 unit at \$635.72
Special Assessment: \$1,778.00

If you are currently enrolled in EFT with Realty One, Inc. your monthly dues will automatically be adjusted for your dues increase. If you pay via on-line banking, please update you're banking to reflect the new monthly increase. Late fees will apply to all outstanding accounts. No exceptions.

SPECIAL ASSESSMENT PAYMENT OPTIONS:

- Payment in Full no later than April 1, 2026. (5% Discount)

I elect this payment method_____

Withdraw from my current EFT Account with Realty One (circle one) Yes or No

- 12 Month Payment Plan each month, no later than the 16th of each month (January – December 2026). Divide your total assessment by 12 and that is what you will need to pay each month.

I elect this payment method_____

Withdraw from my current EFT Account with Realty One (circle one) Yes or No

Unit #_____ Signature of Owner: _____

This document must be signed regardless of your payment option and returned to Realty One, Inc.

If you have any question, you can reach us via email at operations@realtyone-co.com or 303.500.9297. Information will also be posted to your web-page for review.
www.realtyone-co.com/estes-square-condo-assoc.html

Best Regards,

Realty One, Inc., Managing Agent and
Estes Square Board of Directors

encl.: 2026 Budget Overview
Appurtenant Undivided Interest

Estes Square Condo Assoc.
Profit & Loss Budget Overview
January through December 2026

	Jan - Dec 26
Income	
2026 Special Assessment	35,000.00
Interest Income	10.00
Laundry Income	800.00
Monthly Assessment	150,169.00
Total Income	185,979.00
Expense	
ACH Quarterly Bank Fee	145.00
Annual Filing Fees DORA/State	100.00
Association Management Fees	8,100.00
Back Flow Annual Test/Repairs	500.00
Federal Income Tax	125.00
Gas & Electric	17,300.00
General Maintenance/Repairs	
Boiler/Maintenance Repairs	3,800.00
Concrete Repairs	4,000.00
Fencing Repairs	4,000.00
Gutter Cleaning	2,500.00
HVAC Furnance Inspection	750.00
Laundry Equipment Repairs	500.00
Pest Control	1,800.00
Plumbing Repairs	1,350.00
Stucco Repairs	13,160.00
General Maintenance/Repairs - Other	9,840.00
Total General Maintenance/Repairs	41,700.00
Insurance Expense	36,960.00
Legal Fees	2,500.00
Misc. Landscape	
Irrigation System	1,125.00
Tree Treatment & Maintenance	1,500.00
Misc. Landscape - Other	1,000.00
Total Misc. Landscape	3,625.00
Office - Banking Supplies	125.00
Painting Bldg. B & E	13,600.00
Postage and Delivery	300.00
Reserve Contribution	37,254.00
Snow Removal	6,500.00
Special Services	150.00
State Income Tax	25.00
Tax Preparation	350.00
Trash Removal	5,580.00
Water and Sewer	11,040.00
Total Expense	185,979.00
Net Income	0.00

Unit	Appurtenant /Undivided Interest	Current Dues	Dues Increase for 1/1/26	% Increase	2026 Monthly dues for each unit	35k Special assessment for 2026
1A	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
2A	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
3A	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
4A	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
5A	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
6A	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
7B	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
8B	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
9B	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
10B	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
11B	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
12B	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
13C	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
14C	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
15C	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
16C	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
17C	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
18D	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
19D	0.044	\$491.62	\$58.99	12.00	\$550.62	\$1,540.00
20D	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
21F	0.0312	\$348.61	\$41.83	12.00	\$390.44	\$1,092.00
22F	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
23F	0.0258	\$288.27	\$34.59	12.00	\$322.86	\$903.00
24E	0.0239	\$267.04	\$32.04	12.00	\$299.09	\$836.50
25E	0.0239	\$267.04	\$32.04	12.00	\$299.09	\$836.50
26E	0.0239	\$267.04	\$32.04	12.00	\$299.09	\$836.50
27E	0.0239	\$267.04	\$32.04	12.00	\$299.09	\$836.50
28G	0.0508	\$567.60	\$68.11	12.00	\$635.72	\$1,778.00
total		\$11,173.29	\$1,340.79		\$12,514.08	\$35,000.00
Annual Income from regular dues:		\$134,079.46			\$150,169.00	