

MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION

c/o Realty One, Inc.
PO Box 140396
Edgewater, CO 80214
303.500.9297

January 16, 2026

To: Marshall Park Villas Homeowners

Re: 2026 Monthly Dues Increase

Dear Homeowner,

The Board of Director held their 2026 Budget Meeting on January 15, 2026. After spending a great deal of time and projections for the fiscal year of 2026, it has become necessary to increase the monthly dues to \$430.00 per month. The \$10.00 monthly dues increase is effective February 1, 2026. The reason for the increase is the cost of operating expenses and insurance.

If you are on ACH (Automatic Withdrawal), no change on your account is necessary and the additional \$10.00 will be deducted from your account on February 1, 2026. If you pay via online banking, you will need to contact your bank and change the amount to reflect the new monthly dues increase to \$430.00.

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

Thank You,

Realty One, Inc., Association Manager and
Marshall Park Board of Directors

encl. 2026 Budget

MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION
2026 BUDGET

MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION	Budget 2026	Notes for Budget - 2026
INCOME (Monthly Dues)	\$430	
Homeowners Dues	\$144,480	
Interest Earned	\$0	
Income to Reserves (Monthly)	(\$7,644)	Planned Monthly Transfer to Reserves January = \$710 February through December = \$6,934 (\$630 per mo.)
Operating Income	\$136,836	Total Estimated Operating Budget 2026
EXPENSE/DISBURSEMENTS		
Annual Filing Fees	\$75	Estimate
Annual Meeting Room	\$72	
Bank Fee (ACH Quarterly)	\$245	Estimate
Gutters (Cleaning)	\$3,200	No increase for 2026 per DTE. \$1,600 per cleaning; 2 cleanings per year.
Insurance (State Farm)	\$36,744	Increase of \$1,557 over 2025 premium.
Landscape Contract	\$14,960	Actual price quoted by USG. No increase for 2026.
Landscape, Misc. Projects	\$0	
Legal	\$0	Any legal work paid from Cash or Reserves
Office Supplies	\$100	
Postage and Delivery	\$270	Estimate
Property Management	\$7,500	Increase of \$300 (\$25 per month)
Repairs/Maintenance		
General	\$8,220	General Repairs/Maintenance Budget to be used where required
Chimney/Masonry	\$0	
Concrete	\$0	
Fence	\$0	
Gutter/Roofng (Repair/Replace)	\$0	

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2026 BUDGET

MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION	Budget 2026	Notes for Budget - 2026
Foundation/Drainage/Sewer	\$7,700	Sewer work performed at 3360 Marshall in early January (Actual cost)
Structural Other	\$0	
Painting	\$0	No building will be painted in 2026 due to overall good condition
Repairs/Maintenance (Total)	\$15,920	Total Repairs/Maintenance Budget
Sanitation (Sewer)	\$7,500	Estimated approx. 6% increase. Adjust when invoice is paid in January
Snow Removal	\$6,800	No tiered rate increase for 2026
Sprinkler System Maintenance	\$6,500	
Tax Prep Fees	\$350	
Income Tax (State and Federal)	\$100	
Trash Removal	\$6,600	
Tree Maintenance	\$7,000	
Utilities-Water	\$23,000	Water District increase for 2026: additional \$8.96 mo. fixed service fee = \$107.52; additional 6% tiered rate increase (estimated based on \$21,196 spent in 2025)
Total Operating Expense	\$136,836	
Over/Under Operating Expense	\$0	
Reserve to Checking		