

Garden Park Homeowners Association

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

November 1, 2025

To: Garden Park Homeowners Association

Re: HOA Dues Increase for 2026

Dear Homeowner,

Effective January 1, 2026, the Board of Directors has approved a monthly dues increase of \$50.00 per month. The new monthly association fee will be \$350.00 per month. The increase is necessary due to an increase in cost of services and repairs and maintenance.

If you are currently enrolled in ACH with Realty One, for your monthly dues, nothing is required on your part; it will automatically update the new amount. If pay via on-line banking, you will need to update this information with your bank.

If you have any questions, please call 303.500.9297 or email us at admin@realtyone-co.com.

Sincerely,

Realty One, Inc., Managing Agent
Garden Park Homeowners Association Board of Directors

GARDEN PARK HOMEOWNERS ASSOCIATION

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

November 1, 2025

Re: 2026 Special Assessment

Dear Garden Park Home Owners,

The Board of Directors has approved a Special Assessment of \$5,000.00 per unit effective January 1, 2026. This is a result of low reserves, for unexpected repairs and maintenance in 2025.

SPECIAL ASSESSMENT PAYMENT OPTIONS:

- **Payment in Full no later than January 31, 2026. (5% Discount)**

I elect this payment method _____

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

- **12 Month Payment Plan each month, no later than the 15th of each month (January – December 2026). Your Special Assessment monthly payment will be \$416.67 each month.**

I elect this payment method _____

Withdraw from my current ACH 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.

Best Regards,

Realty One, Inc., Managing Agent and
Garden Park Board of Directors

encl.: 2026 Budget Overview

Garden Park Homeowner's Association
Profit & Loss Budget Overview
 January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
2026 Special Assessment	60,000.00
Association Dues	50,400.00
Total Income	110,400.00
Expense	
ACH Quarterly Bank Fee	100.00
Annual Filing Fees	75.00
Association Management	7,200.00
Gutter Cleaning	1,600.00
Insurance Expense	30,000.00
Office Supplies	75.00
Postage and Delivery	100.00
Repairs and Maintenance	24,730.00
Reserve Contribution	36,000.00
Snow Removal	4,050.00
Tax Prep.	350.00
Water (City of Longmont)	6,120.00
Total Expense	110,400.00
Net Ordinary Income	0.00
Net Income	<u>0.00</u>