LAKE ROCKPORT ESTATES PROPERTY OWNERS ASSOCIATION, INC. A NON-PROFIT CORPORATION 100 ROCKPORT BOULEVARD, COALVILLE, UTAH 84017

NOTIFICATION OF DUES INCREASE Wednesday, October 29, 2025

Dear Lake Rockport Estates Members,

We are writing to inform you that the Board of Directors has approved the 2026 budget for our association which is attached to this letter. This decision comes with an important update: annual dues will increase starting in January 2026. We understand that any adjustment to dues is significant, and we want to provide the reasons behind this change.

The last sustainable increase to our annual dues was in 2009. Since then, past boards have worked diligently to manage expenses and maintain the quality of our community services but we have fallen behind. Over the past two years, the association has operated at a deficit as we have faced growing costs in maintenance, costs associated with upgrades to security technology for the gate and camera systems, and the basic effects of inflation. These financial pressures have made it increasingly difficult to sustain the level of service our members should expect.

Water costs have also risen significantly, and our goal remains to provide reliable, year-round water service to <u>all</u> members. To qualify for grants and government funding, our association is required to charge industry-standard rates for water meter owners. This step is necessary to improve our water system and ensure long-term sustainability for water within our community.

As noted in our budget, LREBOTs are pleased to announce that effective January 2026, Lake Rockport Estates will begin working with a full-service property management company, Sea and Ski out of Park City, Utah. This partnership is designed to enhance our operations and provide professional support as we continue to grow. We kindly ask that you do <u>not</u> pay association dues until <u>January 1, 2026</u>. Sea and Ski will provide further details and instructions regarding dues payments as we approach the new year. The new dues and fee schedule and Consumer Pricing Index (CPI) are detailed below:

Lake Rockport Estates									
2026 Dues and Fees Schedule				Aproved					
	Amount	Lots		2026 Dues	This table is	for compar	sion purpo	ses only	
RegularBase Annual Association Dues	\$699.27	322	\$225,163.34	\$700.00	Dues estim	ated increas	e over 18 y	ears at 3% increas	e per year
Fixed cost for water system ops	\$1,197.68	322	\$385,652.09	\$1,200.00					
							3.00%	net	
					2009	555	16.65	571.65	
Total Dues and Water	\$1,896.94		\$610,815.43	\$1,900.00	2010	571.65	17.15	588.80	
Water System Maintenance & Testing Cost	\$263.99			\$264.00	2011	588.80	17.66	606.46	
			Average						
	Amount	Rate	Gallons		2012	606.46	18.19	624.66	
Average water usage cost	\$85.37	0.00424	20,134		2013	624.66	18.74	643.40	
Back flow testing average cost	\$75.00				2014	643.40	19.30	662.70	
					2015	662.70	19.88	682.58	
Estimated total cost-property with meter									
with water cost estimated	\$2,321.30			\$2,164.00	2016	682.58	20.48	703.06	
					2017	703.06	21.09	724.15	
Estimated total cost-property with out meter	\$1,896.94			\$1,900.00	2018	724.15	21.72	745.87	
					2019	745.87	22.38	768.25	
					2020	768.25	23.05	791.30	
Preferred budget per Jeremy Boeckman 2025					2021	791.30	23.74	815.04	
					2022	815.04	24.45	839.49	
Estimated total cost-property with meter withour									
water cost estimated	\$2,349.00				2023	839.49	25.18	864.67	
					2024	864.67	25.94	890.61	
Estimated total cost-property with out meter	\$1,999.00				2025	890.61	26.72	917.33	
					2026	917.33	27.52	944.85	
The Preferred budget was used as the baseline fo	r this budget	and dues sl	hown here.						
						nad been increase each y		ar since 2009 by 3	3% 2026 due
						would be \$944.85 per property			
					We are not keeping up with CPI increases.				
		Annual							
		Water							
		usage							
Annual water usage cost by volume	Gallons	cost							
lf you use 10,000 gallons per year	10,000	\$42.40							
lf you use 15,000 gallons per year	15,000	\$63.60							
lf you use 20,000 gallons per year	20,000	\$84.80							
lf you use 25,000 gallons per year	25,000	\$106.00							
If you use 30,000 gallons per year.	30,000	\$127.20							

We are grateful for your ongoing support and commitment to Lake Rockport Estates. If you have any questions about the budget, dues, or upcoming changes, please contact us at LREBOT@googlegroups.com. We appreciate your understanding as we work together to build a stronger community.

Sincerely,

Lake Rockport Estates Board of Directors

Attachment: LREBOT Approved Budget for 2026