

**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 all 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 not pay association dues until January 1, 2026. 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  |            |         |                    | Approved<br>2026 Dues |
|--|------------|---------|--------------------|-----------------------|
| 2026 Dues and Fees Schedule  |            |         |                    |                       |
|  | Amount     | Lots    |                    |                       |
| Regular/Basic Annual Association Dues  | \$699.27   | 322     | \$225,163.34       | \$700.00              |
| Fixed cost for water system ops  | \$1,197.68 | 322     | \$385,652.09       | \$1,200.00            |
|  |            |         |                    |                       |
| Total Dues and Water   | \$1,896.94 |         | \$610,815.43       | \$1,900.00            |
| Water System Maintenance & Testing Cost  | \$263.99   |         |                    | \$264.00              |
|  |            |         |                    |                       |
|  | Amount     | Rate    | Average<br>Gallons |                       |
| Average water usage cost   | \$85.37    | 0.00424 | 20,134             |                       |
| Back flow testing average cost   | \$75.00    |         |                    |                       |
|  |            |         |                    |                       |
| Estimated total cost-property with meter<br>with water cost estimated              | \$2,321.30 |         |                    | \$2,164.00            |
| Estimated total cost-property with out meter                                       | \$1,896.94 |         |                    | \$1,900.00            |
|  |            |         |                    |                       |
| Preferred budget per Jeremy Boeckman 2025  |            |         |                    |                       |
|  |            |         |                    |                       |
| Estimated total cost-property with meter without<br>water cost estimated           | \$2,349.00 |         |                    |                       |
|  |            |         |                    |                       |
| Estimated total cost-property with out meter                                       | \$1,999.00 |         |                    |                       |
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| The Preferred budget was used as the baseline for this budget and dues shown here. |            |         |                    |                       |
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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](mailto: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