

November 16, 2024

To: All Members - Twin Echo Shores

Your Board met on November 14th to discuss the 2025 Resort operating and capital budgets. The minutes of that meeting will be posted to the website in the coming days along with the approved 2025 budget. Our budgeting process is not finalized until November each year so that we can take into account the majority of the current year operational costs.

We discussed the 2024 actual numbers projected to the end of the year and the projected budget for 2025. We unanimously concluded a need to increase our homeowner's assessment for 2025. Your assessment for 2025 will be \$219.75 monthly, which reflects an increase of 5 % or \$10.46 per month. This is required to keep up with increasing operational costs largely due to inflation that we continue to see at TES and at home.

Your assessment payments allow us to operate the Resort and continue with necessary capital improvement projects. Specifically for 2025 this will include what we anticipate is the final phase of the dock replacement project, ongoing bathroom repairs at the mid bathhouse, and other projects around the resort. Our budgeting process helps us prioritize essential new projects to be considered in future years.

In further keeping up with inflation and ongoing costs, we concluded that there is also a need to increase the costs of the following by 5 percent:

- Boat Slip Lease – Increase from \$600 per season to \$630 per season
- Boat Slip Lease (Half slip) – Increase from \$242 per season to \$256 per season
- Storage of Canoes and Kayaks – Increase from \$48 per season to \$51 per season
- Jet Ski Lift – Increase from \$242 per season to \$256 per season

Raising the assessments and other costs for Resort amenities is not a decision we take lightly. That said, our budget process allows us to have clarity on costs going forward. This increase will ensure the Resort operates efficiently and effectively and will protect the Resort's assets. It's a delicate balance we undertake to ensure that we keep your assessment costs reasonable while still providing the services and amenities that make the Resort what it is.

Since we will not have the tax bill until late November/early December, that component of your TES cost will not be known until then. We will be passing along the actual tax charge we receive from Kootenai County on an allocation the same way we have done for the past few years. You will be fully informed of your total 2025 costs in late November/early December.

As always, we look forward to seeing you at the lake next year!

Regards,

TES Board of Managers