

November 24, 2025

To: All Members - Twin Echo Shores

Re: 2026 Assessment and Property Tax

Your Board met on November 20th to discuss the 2026 Resort Operating and Capital Budgets. The minutes of that meeting will be posted to the website in the coming days along with the approved 2026 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 2025 actual numbers projected to the end of the year and the Budget for 2026. We unanimously concluded a need to increase our homeowner's assessment for 2026. Your assessment for 2026 will be \$230.79 monthly, which reflects an increase of 5 % or \$10.99 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 2026 capital improvement projects will include much needed work on the upper and lower bathhouses, the rec hall, the store cabin, the manager's residence, the memorial garden, the retaining wall at the upper bathroom and ongoing bathroom repairs at the mid bathhouse. Many of these projects had been put on hold as we completed the electrical and dock projects. They need to be addressed now. 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 \$630 per season to \$662 per season
- Boat Slip Lease (Half slip) – Increase from \$256 per season to \$269 per season
- Storage of Canoes and Kayaks – Increase from \$51 per season to \$54 per season
- Jet Ski Lift – Increase from \$256 per season to \$269 per season

Raising the assessments and other costs for Resort amenities is never 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 for our Members.

We have also just received our tax bills. At our Annual General Meeting (minutes at the TES website) we informed you that our property tax assessment had increased in comparison to last year's. The actual amount owing for property taxes has also increased by \$1381.05 to \$18777.57. This amount is the actual taxes paid to Kootenai County by TES on your behalf.

In 2019 it was decided that we will all share equally in the land tax for the entire resort and for taxes on common improvements (docks, washrooms, rec hall, etc). You are also responsible for paying for the actual Kootenai County tax allocation for improvements to your site. The tax numbers are shown below for each site. The small difference in the taxes of certain RV sites and cabins reflects a slight difference in the assessed value of improvements that was applied by the County this year.

To summarize, commencing January 1, 2026 the following monthly payments will apply:

- Sites 1-17 combined TES payment will be \$260.69 (Assessment \$230.79 plus Tax \$29.90)
- Sites 18 combined TES payment will be \$261.89 (Assessment \$230.79 plus Tax \$31.10)
- Site 19 combined TES payment will be \$262.51 (Assessment \$230.79 plus Tax \$31.72)
- Sites 20-23 combined TES payment will be \$260.18 (Assessment \$230.79 plus Tax \$29.39)
- Sites 24-27 combined TES payment will be \$247.60 (Assessment \$230.79 plus Tax \$16.81)
- Sites 28-31 combined TES payment will be \$247.62 (Assessment \$230.79 plus Tax \$16.83)
- Sites 39-72 combined TES payment will be \$247.66 (Assessment \$230.79 plus Tax \$16.87)
- Sites 32-38, 73-75 combined TES payment will be \$247.60 (Assessment \$230.79 plus Tax \$16.81)

We wish you all the best for the upcoming holiday season. We look forward to seeing you at the lake next year!

Regards,

TES Board of Managers