

Justification for \$50/year Increase

In Fiscal Year 2024 we ended the year with \$40,000. However, we did no major spending, upgrades, or projects.



Items that need completed

- Boat Dock upgrade: \$40,000-\$70,000
- Pool Tennis Court reclamation: > \$6,000
- Repairs to Waterview Lane: \$5,850
- Playground updates: > \$20,000



Items that we would like to complete

- Pool Fence upgrade Phase 1: \$9,000
- Sports Field improvements
 - (bathrooms, pavilion expansion): \$15,000
- Common Property Improvements: \$TBD



Other items that could come up

- More Road Repairs (Waterview Ln, Harbor View Dr)
- Pool Repairs (pump, plumbing, filter, infrastructure)
- Legal Fees to counter: new developments, chickens, etc...



Summary

We have been conservative this year and saved as much money as we know how with pool supplies, labor, and other recurring costs. However, we have almost \$71,850 of work that needs completed now with at least \$24,000 that we would like to do in the future. This totals \$95,850 of work and over 3+ years to wait for improvements. With this increase, we would have roughly \$64,000 a year to tackle emergency expenses and to make improvements at an increased rate.