9/23/2025

To All Harbor Cove owners,

The HCCP Board has approved the Harbor Cove Community Property Operating Budget for the 2025/2026 fiscal year. The new budget has increased from last year which will affect each of the homeowner associations in Harbor Cove. The increased dues are approximately $34/unit/month and are billed to each of the individual HOA’s. Your actual individual dues increase may be different and will be announced through your HOA. There has not been an increase from HCCP for operating dues since 2016 when it went from $99/unit/month to $124/unit/month.

This past year is the first full year of operation for the new facility so many of the budget changes are from operating data collected this year. There are also two larger maintenance projects which need to be done next year. The budget reflects increased costs in several areas including:

1. No budget carryover from this year to next year’s budget. We expect we will spend all of our budgeted funds this year. Last year’s budget received approximately $28,000 extra carryover.
2. Increased utilities for the new community building and pools
3. Increased costs for pool chemicals, supplies, and cleaning.
4. Increase in snow removal budget based on the costs from last year
5. Increased property management fees
6. Maintenance plans to replace windows and sliding doors in the beach house in 2026. This work will be paid from our normal operating budget under the Improvement Projects category.
7. Maintenance plans to completely resurface the 40-year-old tennis courts and make provisions for pickleball as well as tennis. Previous repairs to the tennis courts did not involve a complete resurfacing. This project is expected to cost between $75,000 and $100,000 (approximately $500 to $700 per unit) and will be funded through a separate assessment which will be sent out in January or February next year. This will be a one-time assessment, over and above the normal HCCP fees. The exact amount for the tennis court assessment has not yet been determined.

You will find a copy of the approved budget attached to this communication.

Harbor Cove Community Property Board of Directors

