

White Lake Citizens League Recommendations to White Lake Improvement Board

WLCL Board Meeting 4/22/2026

Overview

- 2024-26 SAD \$10K Favorable to budget over 3 Yrs.
 - Cash Balance grew \$61,000 to \$234,312.44 at 12/31/25
 - \$51k of growth used by June 2026 ProcCellaCOR treatment
 - Favorable Weed Control \$10K, Sheriff Patrols \$2K, Goose Nest \$6K, Interest Income \$10K
 - Unfavorable Limnological Study \$18K, Admin \$3K
- WLCL Board Recommendations for Next SAD
 - 3 Year 2027-29 Assessment Period
 - Continue Weed Control, Sheriff Patrols and Nest/Egg Removal
 - Reduce Most Assessment Rates about 20% to Reduce Cash Balance
 - Increase lake access owner with dockage to same rate as Marina Slips (\$36 to \$80)

Goose Nest Removal Cost

- DNR Permit \$200
- Goose Buster's fees
 - \$100 per visit plus \$20 per nest
 - Estimated total cost of \$700 per year slightly above \$600 per year for 2024/2025 Same as 2026 cost

Sheriff Patrols

- Past 3 Years Patrol Hours range from 188-206 Hrs.
 - Hours have been limited by Deputy Availability
- Recommend Next 3 years Assessment Based on 200 Hours per Season using current contract rates

Proposed Weed Control Budget

- Based on average of 2023-25 adjusted for Inflation plus Permit & Newsletter
 - 2026 2.2% Inflation Rate
 - 2027 4% due to high oil prices
 - After 3% historical average
- History Does Not Include ProcellaCOR Use
 - \$60,000 estimated cost for 100 acres for Milfoil
 - \$51,000 actual usage in June 2026 for 85 acres
 - Provides season long control but does not reduce other treatment costs
 - Recommended to avoid chemical resistance in Milfoil

Weed Control History Excl Newsletter

	<u>Actual Weed Expense</u>	<u>Inflation Adjustment</u>	<u>2025 \$</u>	
2011	\$ 82,110.00	1.3848	\$ 113,704.60	
2012	\$ 82,650.00	1.3477	\$ 111,389.18	
2013	\$ 100,725.00	1.3117	\$ 132,116.05	
2014	\$ 77,892.50	1.2765	\$ 99,433.36	
2015	\$ 67,290.00	1.2424	\$ 83,599.79	
2016	\$ 47,970.00			
16' Sonar	\$ 63,090.00			
16' Total	\$ 111,060.00	1.20913		
2017	\$ 51,975.78	1.17677		
2018	\$ 78,632.50	1.1453	\$ 90,055.71	
2019	\$ 88,212.50	1.1146	\$ 98,323.53	
2020	\$ 61,325.00	1.0848	\$ 66,524.72	
2021	\$ 51,645.00	1.0558	\$ 54,524.53	
2022	\$ 79,210.00	1.1163	\$ 88,418.18	
2023	\$ 71,056.00	1.0864	\$ 76,839.28	
2024	\$ 91,172.00	1.0292	\$ 93,830.03	
2025	\$ 77,887.00	1.0220	\$ 79,600.51	
5 Yr Average 2021-2025			\$ 78,642.51	
3 yr Ave 2023-2025 @ 2026 Chemical Cost			\$ 83,423.27	\$ 93,830
			Ave 2023-2025	2024 Worst Case
2027		1.0400	\$ 86,760.21	\$ 97,583
2028		1.0300	\$ 89,363.01	\$ 100,511
2029		1.0300	\$ 92,043.90	\$ 103,526
3 Yr Ave 2027-2029			\$ 89,389.04	\$ 100,540

Lake Access with Dockage

- Seven Harbors allow Lake Access property owners to put boats at docks on association access lots
 - Property owner pays \$18 lake access rate Seven Harbors is billed/collects additional \$18 for 39 slips. Total cost of \$36 per year.
- Propose increasing Seven Harbors Rate to \$65 per slip that they collect from slip users
 - Net result would be slip user would pay same rate as Marina slip $\$15 + \$65 = \$80$ vs \$36 for past 3 years
- **Proposal was presented/discussed at the April 27 & May 18 Seven Harbors General Meetings**

2027-29 Proposed Budget & Assessments

<u>Year</u>	<u>Inflat. Adj'd</u> <u>Weed Control</u>	<u>Sheriff Boats</u>	<u>Nest</u> <u>Destruction</u>	<u>Administration</u>	<u>Total</u>	<u>3 Year</u> <u>Average</u>
2027	\$ 89,200	\$ 11,816	\$ 700	\$ 1,250	\$ 102,966	
2028	\$ 92,200	\$ 13,000	\$ 700	\$ 1,250	\$ 107,150	
2029	\$ 95,200	\$ 14,000	\$ 700	\$ 3,750	\$ 113,650	
Total	\$ 276,600	\$ 38,816	\$ 2,100	\$ 6,250	\$ 323,766	\$ 107,922
Less Cash Balance Reduction					\$ 30,000	
Required SAD Funds					\$ 293,766	\$ 97,922
	Proposed Annual Assessments					
	<u>Lakefront</u>	<u>Lake Access</u>	<u>7 Harbors</u>	<u>Commercial</u>	<u>Marinas</u>	
	\$ 71,760.00	\$ 14,865.00	\$ 3,120.00	\$ 855.00	\$ 6,560.00	\$ 97,160.00
2027-2029	\$ 120.00	\$ 15.00	\$ 80.00	\$ 285.00	\$ 80.00	
2024-2026	\$ 148.00	\$ 18.00	\$ 36.00	\$ 350.00	\$ 98.00	\$ 120,000
2021-2023	\$ 148.00	\$ 18.00	\$ 18.00	\$ 350.00	\$ 49.00	\$ 108,900
2018-2020	\$ 165.00	\$ 20.00		\$ 400.00		\$ 118,100
2013-2017	\$ 210.00	\$ 25.00		\$ 515.00		\$ 150,500
# of Properties	598	991	39 Slips Seven Harbors	3	82 Slips Mitchells & Trailer Park	

Contingent Use of Projected \$157K Cash Balance

- Cash Balance is \$187,000 at 12/31/26 less \$30,000 shortfall of proposed tax revenues vs estimated expenses over 2027-2029
- Propose contingencies as follows:
 - \$100,000 for Weed Control including ProcellaCOR
 - \$15,000 for Sheriff Marine Patrol
 - We would like more hours if Deputies Available
 - \$35K balance for Lake Nuisance Management

WLIB/SAD Background

- In existence since 1986
- Created at Request of Riparian Owners
- Focus is Water Quality, Weed Control And Safety
- Consider Lake Shore Access to Be Primary Measure of Benefit
 - All Lake Front Parcels Have similar benefits
 - Lake Access has 6% of Lake Shore and nearly twice as many Parcels Historically at 12% of Lake Front Rate

WLIB/SAD Costs & Rates vs Others

<u>Lake</u>	<u>Lake Area Acres</u>	<u>Annual Budget \$</u>	<u>\$ Per Lake Front Property</u>	<u>\$ Per Lake Access Property</u>
Pontiac Lake	640	393,271	771	
Round Lake	46	78,000	670	115
Lake Ona	11		475	
Grass Lake	30		385	
Cedar Island Stopke Bay			225	
Mandon Lake	26		160	
White Lake	550	108,000	120	15