WHAT DOES IT COST TO LIVE IN SHELTER BAY?

ANNUAL LEASEHOLD FEE
Shelter Bay Community is located on Swinomish Tribal Land. Shelter Bay Company (the lessee) owns the Master Lease and is responsible for collecting annual leasehold fees from individual sublessees (home/property owners) to meet a total annual obligation of $2,044,000, payable to the Swinomish Indian Tribal Community. Individual amounts are billed annually and range from $235-1,171 per year (figures are approximate), based on whether the property is waterfront, prime view, good view, view or non-view. Total fees collected amount to $527,026 plus a Marina allocation of $204,400, leaving a shortfall of $1,312,574.

MONTHLY SUPPLEMENTAL RENT ASSESSMENT
The shortfall of $1,312,574 (see Annual Leasehold Fee section) is funded by a Community-approved Supplemental Rent Assessment. Individual amounts are billed monthly to sublessees (home/property owners) and amounts range from $86-417 per month (figures are approximate), based on whether the property is waterfront, prime view, good view, view or non-view. The supplemental rent amount collected allows the Shelter Bay Company to meet its total obligation of $2,044,000 to the Swinomish Tribe. The assessment also includes an additional $20.00/lot/month to cover lease related expenses.

MONTHLY ASSESSMENT
Home/property owners (sublessees and fee simple) approved an Annual Assessment of $894.00 per lot, which is paid in twelve equal monthly payments of $74.50. These funds are used to cover the costs of common areas, roads, clubhouse, administrative staff, insurance, etc.

MONTHLY CAPITAL ASSESSMENT
Home/property owners (sublessees and fee simple) approved an annual capital assessment of $1020.00 per lot, which is billed monthly at the rate of $85.00. These funds are used to pay for large-scale capital projects involving roads, sewer and water system improvements, greenbelt management, other capital expenses, and to build up replacement reserve funds.

ANNUAL PROPERTY TAXES
Property taxes on structures are calculated by and paid directly to the Swinomish Tribe by home/property owners.

WATER
The rate billed for water used covers the wholesale cost of water plus the variable expenses of the water consumed. Actual water meter readings are taken every other month, beginning with the month of June. The amount for water used is billed every two months. The rate is broken down as follows:

- $0.018672 per cu.ft. – Paid directly to the Town of LaConner for water consumed
- $0.002328 per cu.ft. – Covers Shelter Bay Community’s variable expenses
- $0.021000 per cu.ft. – Charged to Shelter Bay Community water customers

A $24.00 water base rate is used to cover the base rate charge from the Town of La Conner, plus the fixed operating and maintenance costs of Shelter Bay’s water utility. The Operating and Maintenance expenses include such items as water quality testing/reporting, repair of water mains and other related equipment, supplies, permits, and related employee wages and expenses. The base rate is billed every month and is billed even if no water is used. The billing rate is constructed to cover all approved budgeted costs of the water system with a ‘break even’ result. The amount billed also includes a 5.029% tax to the State of Washington, and a 3% tax to the Swinomish Tribe.

SEWER
A monthly sewer charge of $28.00 covers the cost of operation of the wastewater treatment plant, sewer lines and pumping systems, plus other anticipated maintenance and repairs to the sewer system and related employee wages and expenses. The billing rate is constructed to cover all approved budgeted costs of the sewer system with a ‘break even’ result. The amount billed also includes a $0.60 tax to the State of Washington and a $0.84 tax to the Swinomish Tribe.