

Thomas Lake Country Homes of Eagan
2026 Budget / Dues Information

11/21/25

Hello Owners,

The Board finalized the 2026 budget and there will be an increase in the monthly dues to \$451.00 beginning January 1, 2026. This is an 8.94 % increase (\$37.00).

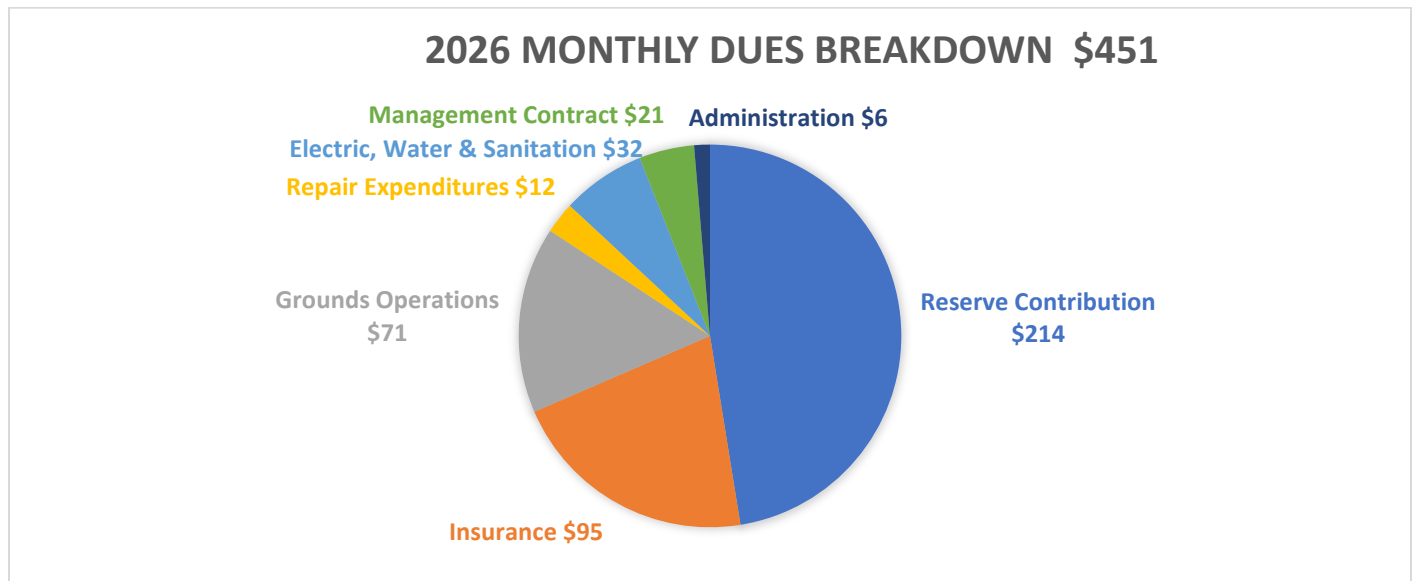
The significant changes for 2026 are:

- ✓ Insurance: There was a 16% increase - \$13.45 increase to dues.
- ✓ Replacement Reserves:
 - Major Tree and Landscape has been shifted to Replacement Reserves. Dues allocations were adjusted accordingly.
 - We continue to address the shortfall in funding reserves.
- ✓ Curbside Service for Sanitation has gone back to a year-round service. This results in a 22% increase - \$5.18 increase to dues.

Reminders:

- ✓ No pest control outside of the home. Residents will be personally responsible for all pest control.
- ✓ Ice Dam mitigation will be the owners' responsibility to correct. We have included an education packet about ice dams, and it should be reviewed in its entirety, and a review of your personal attic situation addressed as needed.
- ✓ Homeowners may plant BOD approved trees and shrubs/plants at the owners' expense.

Please review the pie chart below to see the breakdown in your Association Fees Monthly.



Please take action to ensure you pay the correct fee each month:

- If you pay through Premier Association Management's ACH program, the monthly pull from your checking account will automatically adjust.
- If you pay through your Bank's bill pay, remember to log in and adjust your monthly dues payment in December for January 1, 2025.
- If you are not on ACH and would like to sign up, email Accounting@PremierAM.com for the paperwork.

If you have any questions or comments, please address them to Premier Association Management at office@premieram.com.

Best Regards, TLCH Board of Directors