



# **Cobblestone Lake Preserve Homeowners Association**

**2025 Budget Review**

**2026 - 2028 Budget Proposal**

**November 6, 2025**

**Prepared by the 2025 CLPHOA Board of Directors and Accountant for the Members**

# 2025 Spending Review

Primary Goal: To set and adhere to reasonable budgets for annual HOA expenditures

So that,

1. We can follow through with replacing both monuments which are currently in a debilitated state.
2. Plan for the replacement of other aging HOA assets
3. Maintain or improve neighborhood satisfaction and property values
4. Balance income and expenditures so that the annual dues rate stabilizes and income meets the needs of the neighborhood

# Annual Costs

	2025	2024
<b>Pond Care</b> (4 ponds)	<b>\$3186*</b>	<b>\$2280</b>
Weed & Algae Control Vendor: Lake Restoration Note: \$3717 for 7 treatments was contracted, the 7th treatment was cancelled by HOA	<b>\$3186</b>	
<b>Fountain</b>	<b>\$6527</b>	<b>\$8172</b>
Spring Installation Vendor: Dulcet Fountains	<b>\$1511</b>	
Electricity Utility: Anoka Municipal Utilities	<b>\$3505</b>	
Fall Removal Vendor: Dulcet Fountains Note: Original contract was for \$4254 and included cleaning and winter storage costs which were cancelled by the HOA	<b>\$1511</b>	

<b>Night to Unite</b>	<b>\$2014</b>	<b>\$4596</b>
Food Vendor: Q-Fantic for \$671 + approx. \$400 in other food items & supplies which have not been reimbursed to the Board member who purchased them	<i>\$1000</i>	
Inflatables Vendor: USA Inflatables for \$815	<i>\$815</i>	
Prizes Vendor: Oriental Trading Company for \$129	<i>\$129</i>	
<b>Administration</b>	<b>\$2637</b>	<b>\$2225</b>
Insurance Provider: USLI, renews 09.22.26	<i>\$1632</i>	
Legal Fees	<i>\$305</i>	
Administration & Supplies (PO Box, postage, paper, envelopes, etc.)	<i>\$700</i>	
1.5x Insurance Claim Deductible in Reserve	<i>\$1500</i>	

## 2026 Budget Considerations

1. Our RFPs resulted in a favorable bid of \$6412 per monument replacement. We have cash in reserve to pay for the replacements plus we recouped \$1750 from Gateway Fiber when they struck the monument on Cartway & HLR this summer. No special assessments.
2. Our HOA insurance policies were discontinued this year when American Family stopped coverage of HOAs in general. Despite an extensive RFP process, new policies doubled in cost for 2026.
3. The fountain lights are broken, parts are not available, and the fountain is reaching its average lifespan of 15 years. One new fountain costs \$10,000 after installation.
4. Neighborhood events to foster connections and fun result in greater community pride and satisfaction.
5. Landscaping needs attention after years of wear and tear and recent tree removals due to Emerald Ash Borer.

## 2026 Budget Options

**Assumed 2026 HOA Dues: \$272** = (\$257 (2025 rate) + 6% proposed escalation) x 75 homes = **\$20,400.00 in revenue**

Sidewalks & Landscaping		Neighborhood Events Proposed	
Snow Shoveling	\$500	Night to Unite	\$2,100
A. Rock Refresh (DYI)	\$800	Others based on leadership interest	\$400
A. Total	\$1,300	Total	\$2,500
B. Rock Refresh (Hired)	\$2,000		
B. Total	\$2,500		

## 2026 Budget Options

**Assumed 2026 HOA Dues: \$272** = (\$257 (2025 rate) + 6% proposed escalation) x 75 homes = **\$20,400.00 in revenue**

Ponds & Fountain Proposed		Monument Replacements	
Pond Treatments	\$3000	Replacement x 2	\$12,832
Fountain Electricity	\$3500	Project Contingency (10%)	\$1283
Installation/Removal	\$3022	Demo & Disposal of the Old Monuments	\$1000
Repairs	\$1000	Landscaping	– whatever remains
Total	\$10,522	Total	\$15,115 (in reserves)

## 2026 Budget Options

**Assumed 2026 HOA Dues: \$272** = (\$257 (2025 rate) + 6% proposed escalation) x 75 homes = **\$20,400.00 in revenue**

Administration		TOTAL EXPENSES LESS MONUMENT REPAIRS WHICH ARE IN RESERVE	
General	\$700	Sidewalks & Common Areas	\$1,300 or \$2,500
Legal	\$360	Ponds & Fountain	\$10,522
Insurance + Reserve	\$3,132	Neighborhood Events	\$2,500
Accounting	\$250	Administration	\$4,442
Total	\$4,442	Total 2026 Budget	\$19,464
		Total Spend w/ MR	\$34,579



## 2027 Budget Options

**Assumed 2027 HOA Dues: \$288** = (\$272 (2026 rate) + 6% proposed escalation) x 75 homes = **\$21,600 in revenue**

Sidewalks & Landscaping		Neighborhood Events Proposed	
Snow Shoveling	\$500	Night to Unite	\$2,100
Tree Planting	\$1000	Others based on leadership interest	\$400
Edging	\$150	Total	\$2,500
Total	\$1,650		
*** Add \$3000 for Native Landscaping Care to budget discussion in 2027			

## 2027 Budget Options

**Assumed 2027 HOA Dues: \$288** = (\$272 (2026 rate) + 6% proposed escalation) x 75 homes = **\$21,600 in revenue**

Ponds & Fountain with no change to fountain		Ponds & Fountain if replaced	
Pond Treatments	\$3000	Pond Treatments	\$3000
Fountain Electricity	\$3500	Fountain Electricity	\$3500
Installation/Removal	\$3022	Installation/Removal	\$3022
Repairs	\$1000	A 3 new fountains: 2 reduced sized for central pond & 1 bubbler for west pond	\$35,000
		B Exact same fountain	\$25,000
Total	\$10,522	Total	\$44,522 or \$34,522

## 2027 Budget Options

**Assumed 2027 HOA Dues: \$288** = (\$272 (2026 rate) + 6% proposed escalation) x 75 homes = **\$21,600 in revenue**

Administration		TOTAL EXPENSES WITH FOUNTAIN SCENARIOS	
General	\$700	Sidewalks & Common Areas	\$1,650
Legal	\$360	Ponds & Fountain	\$10,522
Insurance + Reserve	\$3,132	Ponds & Fountain A	\$44,522
Accounting	\$250	Ponds & Fountain B	\$34,522
Total	\$4,442	Neighborhood Events	\$2500
		Administration	\$4,442
		Potential 2027 Costs	\$19,114 - \$53,114

## 2028 Budget Options

**Assumed 2028 HOA Dues: \$305** = (\$288 (2027 rate) + 6% proposed escalation) x 75 homes = \$22,875 in revenue

TOTAL EXPENSES WITH FOUNTAIN SCENARIOS	
Sidewalks & Common Areas	\$1,650
Ponds & Fountain	\$10,522
Ponds & Fountain A	\$44,522
Ponds & Fountain B	\$34,522
Neighborhood Events	\$2500
Administration	\$4,442
Potential 2028 Costs	\$19,114 - \$53,114

2028 looks a lot like 2027 as we cannot predict when exactly the current fountain will fail. Unspent dues in 2026 and 2027 plus money collected in 2028 will cover whichever replacement plan is determined best. After 2028, the Board foresees no more increases in annual dues will be necessary for repairs or replacements and reserves for future needs will be established.

**Provide your feedback, concerns and ideas.**



**[OR CLICK HERE](#)**

## What's next?

The Annual Meeting is on Tuesday, December 9th at the Parks & Recreation Meeting Room at City Hall. 6:00pm social and 6:30pm meeting start. You can also attend via Zoom.

We will present the 2026 budget and 2027-2028 budgets as they stand after member feedback, our accountant updates the EOY bank balance for 2025, and Board discussion.

*\*\*\*The Board will vote to approve or deny the proposed 6% increase in annual dues for 2026.*

Members will select the Neighborhood events to be scheduled in 2026. A volunteer must come forward to lead the planning of the event for it to be put on the calendar.

The election of new Board Members will take place. If you are interested in joining the Board in 2026, please text 763.766.0077.

We need volunteers who would like to serve on a committee to examine our Architectural Control Committee standards and make amendment recommendations to the Board in 2026. Please text 763.766.0077 if you are interested in learning more.

*Thank you, Neighbors, for your participation!*

