



Dear Owner:

**RE: 2026 Rosenthal Homeowners Association Annual Fees**

The Board of Directors is pleased to enclose the 2026 Operating Budget and Fee Notice for the Rosenthal Homeowners Association (HOA). The budget is a result of careful consideration, analysis of past and anticipated expenses and review of the financial obligations of the Association for the upcoming fiscal year. A copy of the Annual Operating Budget for the 2026 fiscal year is attached for your reference and review.

**Your personalized invoice(s) is enclosed. Payments are due January 1<sup>st</sup>, 2026.**  
Payments can be made online, via Telepay or by cheque.  
Instructions for Telepay or cheque payments are outlined on the enclosed invoice.

To pay your invoice online, go to <https://central.ivrnet.com/rosenthal/>, click on "Log in" and enter your email address and your password. If you are unsure of your credentials, please contact the Core Management office at [info@coremanagement.ca](mailto:info@coremanagement.ca) or 780-651-1577.

The screenshot shows a login interface with fields for Email and Password, each with a 'Forgot' link. A green 'Log in' button is at the bottom. An arrow points from the login area to a table with the following data:

Amount	Paid
CAD 1.05	CAD 0.00

Below the table is a row of icons: a blue eye icon, a blue document icon, a yellow percentage icon, a yellow dollar sign icon, a red 'X' icon, and a green dollar sign icon. An arrow points from the green dollar sign icon to a text box on the right that reads: 'Click on Green \$. Then 1. Next 2. Save 3. Next again 4. And follow the prompts to complete your payment'.

**Please note, if fees are owed for prior years, all invoices can be viewed in the portal and must be paid in full.**

The Rosenthal Homeowners Association is a non-profit organization, which manages and maintains assets owned by the Association for the benefit of community residents. The Association oversees the maintenance of community amenities, which include the entry features and signage, fountains, rose garden, wooden pedestrian bridge, rocky creek lighting, pump/circulatory system, enhanced plants, lighting and a portion of fence maintenance.

Based on the estimated 2026 annual operating costs, fees have remained the same at **\$110 + GST = \$115.50** for the fiscal year January 1, 2026 - December 31, 2026.

As a property owner in Rosenthal, you are a member of the Rosenthal Homeowners Association. Membership is mandatory and fees are charged in accordance with the encumbrance registered on your certificate of title.

Sincerely,

**Rosenthal Homeowners Association**  
Board of Directors

**THIS PROPERTY IS PROUDLY MANAGED BY CORE REAL ESTATE GROUP**

Division of Core Management Group, Inc.

Office Address: 1250, 5555 Calgary Trail, Edmonton, AB T6H 5P9

[www.coremanagement.ca](http://www.coremanagement.ca)

## **2026 BUDGET**

<b><u>Revenue</u></b>	<b><u>\$</u></b>	<b><u>\$</u></b>
2026 Membership Fees (2,238 Lots at \$110)	246,180	
2026 Multi-Family Membership Fees (18.44 Acres X \$1,500)	27,662	
2026 Pro-Rated Membership Fees (100 Lots at \$55) Estimated	5,500	
Late Revenue Fees	2,800	
<b>TOTAL ESTIMATED REVENUE</b>		<b>282,142</b>
<b><u>Expenditure</u></b>		
Repairs & Maintenance		
- Fencing ( <i>painting rotation for common area community fencing</i> )	20,000	
- Fountains ( <i>maintenance/replacement of fountain and waterfall pumps</i> )	18,000	
- Lighting ( <i>contingency for lighting repairs</i> )	1,000	
Utilities ( <i>electricity for entry feature &amp; bridge lighting, electricity for fountains/waterfalls</i> )	18,000	
Landscaping ( <i>turf maintenance, shrub pruning, litter pick, fertilizer, weeding, flower planters, watering, mulch top-up, installation/removal and winter storage of fountain/waterfall pumps</i> )	133,900	
Admin		
- Audit Fees ( <i>annual preparation of audited financial statements</i> )	4,000	
- Management Fees ( <i>management of the day-to-day operations of the HOA on behalf of the Board of Directors</i> )	42,000	
- IT & Administration ( <i>Ivrnet database system, website hosting</i> )	7,200	
- Annual Fee Printing & Mailout ( <i>postage &amp; printing chargeback</i> )	5,700	
- Banking and Merchant Processing Fees ( <i>costs to pay vendors through EFT, credit card processing fees</i> )	7,402	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>257,202</b>
<b>Reserve Fund Contribution</b> ( <i>reserve fund for capital repairs/replacements</i> )		<b>24,940</b>
<b>Excess of Revenue Over Expenses</b>		<b>0</b>

*Please note, any surplus will be deposited to a reserve fund for capital repairs/replacements*

## **Collections Procedures 2026**

- January 1** – Fees Due
- March 1** - Interest is applied to all outstanding accounts (16% per annum).
- April 1** - Interest is applied to all outstanding accounts - Final Notice
- May 1** - The Homeowner's Association reserves the right to hand over outstanding accounts to legal counsel for collections.

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