



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 1st, 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 or 780-651-1577.

The image shows a two-step process for making a payment. Step 1: A login screen with fields for Email (with 'Forgot email?' link) and Password (with 'Forgot password?' link). A green 'Log in' button is at the bottom. Step 2: A payment summary screen showing 'Amount' CAD 1.05 and 'Paid' CAD 0.00. It includes a row of payment method icons (cheque, bank transfer, Interac e-transfer, credit card) and a green 'S' icon. A callout box on the right says: 'Click on Green S. 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

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Division of Core Management Group, Inc.

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

www.coremanagement.ca



2026 BUDGET

<u>Revenue</u>	\$	\$
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	
TOTAL ESTIMATED REVENUE		282,142
<u>Expenditure</u>		
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 & 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>lvrnet database system, website hosting</i>)	7,200	
- Annual Fee Printing & Mailout (<i>postage & printing chargeback</i>)	5,700	
- Banking and Merchant Processing Fees (<i>costs to pay vendors through EFT, credit card processing fees</i>)	7,402	
TOTAL ESTIMATED OPERATING EXPENSES		257,202
Reserve Fund Contribution (<i>reserve fund for capital repairs/replacements</i>)		24,940
Excess of Revenue Over Expenses		0

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

Collections Procedures 2026

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

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