

LANARK LANDING

Homeowners Association Fees – Effective January 1, 2026

The Board of Directors is pleased to enclose the 2026 Operating Budget and Fee Notice for the Lanark Landing Homeowners Association (“Association”). 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.

TO ACCESS YOUR PERSONALIZED INVOICE(S), PLEASE LOG IN TO THE ONLINE PORTAL OR CONTACT CORE MANAGEMENT AT info@coremanagement.ca TO RECEIVE A COPY OF YOUR INVOICE. Payments can be made online, via Telepay or by cheque. **Payments are due January 1st, 2026.**

To pay your invoice online, go to <https://central.ivrnet.com/lanarklanding/>, click on “Log in” and enter your email address and your password. If you are unsure of your credentials, please contact info@coremanagement.ca.

The screenshot shows a login form on the left with fields for Email and Password, and a green 'Log in' button. An arrow points from the login form to a box containing the text 'Click on Profile then Payments Due'. Another arrow points from this box to a payment interface showing 'Amount' (CAD 1.05) and 'Paid' (CAD 0.00). To the right of the payment interface is a list of instructions: 'Click on Green S. Then 1. Next 2. Save 3. Next again 4. And follow the prompts to complete your payment'. An arrow points from the 'Green S' button in the payment interface to the first instruction.

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

Based on the estimated 2026 annual operating costs, fees have remained the same at **\$130 + GST = \$136.50** for the fiscal year January 1, 2026 - December 31, 2026.

The Lanark Landing 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 main entry feature, four season shelter/community gathering space, decorative roundabouts, green streets with pergolas and more.

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

Sincerely,
Lanark Landing 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

LANARK

LANDING

2026 BUDGET

<u>Revenue</u>	<u>\$</u>	<u>\$</u>
2026 Membership Fees (443 Lots at \$130)	57,590	
2026 Pro-Rated Membership Fees (90 Lots at \$65) <i>Estimate</i>	5,850	
Other Income (<i>merchant processing fees</i>)	1,518	
TOTAL ESTIMATED REVENUE		64,958
<u>Expenditure</u>		
Repairs & Maintenance		
- General (<i>contingency for potential repairs to entrance structures</i>)	500	
- Electricity (<i>replacement contingency for lights</i>)	500	
Utilities (<i>power for fountains and bollard lighting</i>)	1,200	
Landscaping (<i>spring & fall cleanup, irrigation, pruning & fertilizing, monthly maintenance & watering of flower/shrub beds/medians/boulevards</i>)	44,500	
Admin		
- Management Fees (<i>management of the day-to-day operations of the HOA</i>)	20,000	
- IT & Administration (<i>includes Ivnet subscription and website domain hosting</i>)	5,350	
- Annual Fee Printing & Mailout (<i>printing and postage of letters, invoices, etc.</i>)	1,830	
- Banking Fees (<i>bank fees and 3rd party credit card processing subscription</i>)	540	
- Merchant Processing Fees (<i>costs to pay vendors through EFT, credit card processing</i>)	1,750	
TOTAL ESTIMATED OPERATING EXPENSES		76,170
Excess of Revenue Over Expenses		-11,212

Please note, the Developer will subsidize any shortfall of revenue over expenses until the Homeowners Association is operationally sustainable.

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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