

# LANARK LANDING

## Homeowners Association Fees – Effective January 1, 2025

The Board of Directors is pleased to enclose the 2025 Operating Budget and Fee Notice for the Lanark Landing 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 2025 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](mailto:info@coremanagement.ca) TO RECEIVE A COPY OF YOUR INVOICE. Payments can be made online, via telepay or by cheque. **Payments are due January 1<sup>st</sup>, 2025.****

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](mailto: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 payment summary table. The table has two columns: 'Amount' and 'Paid'. The 'Amount' row shows 'CAD 1.05' and the 'Paid' row shows 'CAD 0.00'. To the right of the table is a navigation bar with icons for back, home, search, and a green '\$' icon. An arrow points from the green '\$' icon to a text box on the right that says 'Click on Green \$. Then' followed by a numbered list: 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.**

Based on the estimated 2025 annual operating costs, fees have remained the same at **\$130 + GST = \$136.50** for the fiscal year January 1, 2025 - December 31, 2025.

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

**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)

# LANARK

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## 2025 OPERATING Budget

<u>Revenue</u>	\$	\$
2025 Membership Fees (352 Lots at \$130)	45,760	
2025 Pro-Rated Membership Fees (89 Lots at \$65)	5,785	
<b>TOTAL ESTIMATED REVENUE</b>		<b>51,545</b>
<u>Expenditure</u>		
Repairs & Maintenance		
- General	500	
- Electricity	500	
Utilities	1,200	
Landscaping	15,000	
Admin		
- Management Fees	27,000	
- IT & Administration	3,300	
- Annual Fee Printing & Mailout	1,000	
- Banking Fees	120	
- Merchant Processing Fees	3,400	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>52,020</b>
<b>Excess of Revenue Over Expenses</b>		<b>-475</b>
Please note, the Developer will subsidize any shortfall of revenue over expenses until the Homeowners Association is operationally sustainable.		

## Collections Procedures 2025

1. **Fees Due January 1**
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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