



**DIVERSIFIED
MANAGEMENT
SOUTHERN**

November 17, 2025

TO: All Owners for the Lakes at Rocky Ridge HOA CC 0000140

RE: Approved Budget for 2026 Fiscal Year

Dear Owner(s):

On behalf of the Board of Directors for the Lakes at Rocky Ridge Home Owners Association, we are providing you with a copy of the 2026 Operating Budget as approved by the Board of Directors. Homeowner's Association Fees will remain \$25/per month / \$300/per year for the new budget year, effective January 1, 2026.

If you have already made prior arrangements to have your fees paid via the Pre Authorized Debit (PAD) plan then you do not need to do anything further to ensure the payment of your fees. Owners may request a pre-authorized payment form from Diversified Management Southern by emailing alex@divsouth.com. The form may then be completed and emailed to our office along with an attached void cheque.

Should you wish to provide a cheque, then we will require from you one cheque for the entire year, in the amount of \$300.00. It should be made payable to: 'Lakes at Rocky Ridge HOA'.

PAD IS THE ONLY ACCEPTED FORM OF MONTHLY PAYMENTS. NO CASH payments will be accepted

Please submit these cheques to our office before December 31, 2025.

Kindest Regards,

DIVERSIFIED MANAGEMENT SOUTHERN

Alexandra Bilinski
Community Manager
On Behalf of the Board of Directors
Lakes at Rocky Ridge Home Owners Association

Encl (1) Budget

cc: Board Copy / File Copy

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Approved 2026 Budget
Lakes at Rocky Ridge - HOA
January 1, 2026 - December 31, 2026

		Budget 2024	Variance	Budget 2025	Variance	Budget 2026
Code	Account Name					
	INCOME					
5105	Home Owner Association	\$ 180,000.00	0%	\$ 180,000.00	0%	\$ 180,000.00
5160	Bank Interest	\$ -	-	-	-	\$ -
5170	Int Income - Investments (OP)	\$ 5,500.00	27%	\$ 7,000.00	13%	\$ 7,900.00
5180	Other Income	\$ -	-	-	-	\$ -
5900	TOTAL INCOME	\$ 185,500.00	1%	\$ 187,000.00	0%	\$ 187,900.00
	EXPENSES					
	GENERAL					
6000	Management Fee	\$ 40,200.00	3%	\$41,600.00	0%	\$ 41,600.00
6010	Insurance / Appraisal	\$ 3,000.00	0%	\$3,000.00	0%	\$ 3,000.00
6080	Professional Fees / Audit	\$ 2,800.00	0%	\$2,800.00	0%	\$ 2,800.00
6100	Office Expenses	\$ 8,000.00	4%	\$8,300.00	8%	\$ 9,000.00
6105	Meeting Expense	\$ 1,200.00	-67%	\$400.00	0%	\$ 400.00
6110	Bank Charges	\$775.00	106%	\$1,600.00	13%	\$ 1,800.00
6112	Coordinator Budget Programs	\$15,000.00	0%	\$15,000.00	0%	\$ 15,000.00
	TOTAL GENERAL EXPENSES	\$ 70,270.00	3%	\$72,700.00	1%	\$ 73,600.00
	BUILDING					
7002	Natural Gas (Club)	\$ 6,500.00	-8%	\$ 6,000.00	0%	\$ 6,000.00
7016	Electrical (Club)	\$ 11,000.00	9%	\$ 12,000.00	0%	\$ 12,000.00
7112	Salaries (Club)	\$ 24,000.00	0%	\$ 24,000.00	8%	\$ 26,000.00
7113	CPP	\$ 1,500.00	-20%	\$ 1,200.00	0%	\$ 1,200.00
7114	EI	\$ 600.00	0%	\$ 600.00	0%	\$ 600.00
7116	Monitoring / Security / Phone	\$ 500.00	0%	\$ 500.00	0%	\$ 500.00
7118	Club House Maintenance	\$ 40,000.00	0%	\$ 40,000.00	0%	\$ 40,000.00
7119	Club House Improvements	\$ 5,260.00	-24%	\$ 4,000.00	0%	\$ 4,000.00
7122	Equipment Repair & Maintenance	\$ 5,965.00	-16%	\$ 5,000.00	0%	\$ 5,000.00
7124	Audio / Visual and Gym	\$ 1,000.00	30%	\$ 1,300.00	0%	\$ 1,300.00
7126	Miscellaneous Maintenance	\$ 200.00	0%	\$ 200.00	0%	\$ 200.00
7890	Contingency	\$ 5,000.00	30%	\$ 6,500.00	-15%	\$ 5,500.00
7900	TOTAL BUILDING EXPENSES	\$ 101,525.00	0%	\$ 101,300.00	1%	\$ 102,300.00
7999	GROUNDS					
8050	Ponds & Irrigation	\$ 8,000.00	0%	\$ 8,000.00	0%	\$ 8,000.00
8060	Landscape Improvements	\$ 5,000.00	0%	\$ 5,000.00	-20%	\$ 4,000.00
8900	TOTAL GROUNDS EXPENSE	\$ 13,000.00	0%	\$ 13,000.00	-8%	\$ 12,000.00
8990	TOTAL EXPENSES	\$ 185,500.00	1%	\$ 187,000.00	0%	\$ 187,900.00
9990	Net Operating Income		-	\$ -	-	\$ -

Units	HOA - FEE		Per Unit	Per month
600	\$ 180,000.00		\$ 300.00	\$ 25.00