



**DIVERSIFIED  
MANAGEMENT  
SOUTHERN**

December 1, 2024

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

**RE: Approved Budget for 2025 Fiscal Year**

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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 2025 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, 2025.

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](mailto: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 post-dated cheques, then we will require from you a series of twelve (12) post-dated cheques, each dated for the first of each month, commencing January 1, 2025. They are to be made payable to: **'Lakes at Rocky Ridge HOA'**

**All payments must be received on the 1<sup>st</sup> of each month, or late penalties will be applied to all overdue accounts.  
"NO CASH payments will be accepted"**

Please submit these cheques to our office before December 31, 2023.

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

218, 222 - 16th Avenue N.E.  
Calgary, Alberta T2E 1J8  
(403) 230-7376 • Fax (403) 230-7356

Approved 2025 Budget  
 Lakes at Rocky Ridge - HOA  
 January 1, 2024 - December 31, 2024

Code	Account Name	Budget 2023	Variance	Budget 2024	Variance	Budget 2025
<b>INCOME</b>						
5105	Home Owner Association	\$ 180,000.00	0%	\$ 180,000.00	0%	\$ 180,000.00
5160	Bank Interest	\$ -	-	-	-	\$ -
5170	Int Income - Investments (OP)	\$ 3,700.00	49%	\$ 5,500.00	27%	\$ 7,000.00
5180	Other Income	\$ -	-	-	-	\$ -
5900	<b>TOTAL INCOME</b>	<b>\$ 183,700.00</b>	<b>1%</b>	<b>\$ 185,500.00</b>	<b>1%</b>	<b>\$ 187,000.00</b>
<b>EXPENSES</b>						
<b>GENERAL</b>						
6000	Management Fee	\$ 39,220.00	2%	\$40,200.00	3%	\$ 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	0%	\$8,000.00	4%	\$ 8,300.00
6105	Meeting Expense	\$ 1,500.00	-20%	\$1,200.00	-67%	\$ 400.00
6110	Bank Charges	\$750.00	3%	\$775.00	106%	\$ 1,600.00
6112	Coordinator Budget Programs	\$15,000.00	0%	\$15,000.00	0%	\$ 15,000.00
	<b>TOTAL GENERAL EXPENSES</b>	<b>\$ 70,270.00</b>	<b>1%</b>	<b>\$70,975.00</b>	<b>2%</b>	<b>\$ 72,700.00</b>
<b>BUILDING</b>						
7002	Natural Gas (Club)	\$ 5,000.00	30%	\$ 6,500.00	-8%	\$ 6,000.00
7016	Electrical (Club)	\$ 9,000.00	22%	\$ 11,000.00	9%	\$ 12,000.00
7112	Salaries (Club)	\$ 25,000.00	-4%	\$ 24,000.00	0%	\$ 24,000.00
7113	CPP	\$ 1,500.00	0%	\$ 1,500.00	-20%	\$ 1,200.00
7114	EI	\$ 665.00	-10%	\$ 600.00	0%	\$ 600.00
7116	Monitoring / Security / Phone	\$ 500.00	0%	\$ 500.00	0%	\$ 500.00
7118	Club House Maintenance	\$ 39,000.00	3%	\$ 40,000.00	0%	\$ 40,000.00
7119	Club House Improvements	\$ 4,000.00	32%	\$ 5,260.00	-24%	\$ 4,000.00
7122	Equipment Repair & Maintenance	\$ 5,965.00	0%	\$ 5,965.00	-16%	\$ 5,000.00
7124	Audio / Visual and Gym	\$ 1,000.00	0%	\$ 1,000.00	30%	\$ 1,300.00
7126	Miscellaneous Maintenance	\$ 300.00	-33%	\$ 200.00	0%	\$ 200.00
7890	Contingency	\$ 8,500.00	-41%	\$ 5,000.00	30%	\$ 6,500.00
7900	<b>TOTAL BUILDING EXPENSES</b>	<b>\$ 100,430.00</b>	<b>1%</b>	<b>\$ 101,525.00</b>	<b>0%</b>	<b>\$ 101,300.00</b>
<b>7999 GROUNDS</b>						
8050	Ponds & Irrigation	\$ 8,000.00	0%	\$ 8,000.00	0%	\$ 8,000.00
8060	Landscape Improvements	\$ 5,000.00	0%	\$ 5,000.00	0%	\$ 5,000.00
8900	<b>TOTAL GROUNDS EXPENSE</b>	<b>\$ 13,000.00</b>	<b>0%</b>	<b>\$ 13,000.00</b>	<b>0%</b>	<b>\$ 13,000.00</b>
8990	<b>TOTAL EXPENSES</b>	<b>\$ 183,700.00</b>	<b>1%</b>	<b>\$ 185,500.00</b>	<b>1%</b>	<b>\$ 187,000.00</b>
9990	Net Operating Income		-	\$ -	-	\$ -

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