



January 7, 2022

Dear Resident:

RE: BlueSky at Black Mountain 2021 Equitable Charge

An Equitable Charge is registered on all property titles in BlueSky at Black Mountain in favor of your community, which manages assets for the benefit of BlueSky residents. Payment is mandatory and applies to each property owner in BlueSky.

Enclosed is your 2021 annual Equitable Charge Notice with instructions on how to pay. Based on the 2021 annual operating costs, fees have been set at **\$190.48 + GST = \$200** for the fiscal year January 1st, 2021 - December 31st, 2021. Fees are determined annually based on the annual operating costs of the community. A summary of the 2021 operating budget is included on the reverse and is also posted at www.bluesky-community.ca. **Interest is applied to all outstanding accounts on March 1st, 2022.**

Benefits of the equitable charge provide continued maintenance and construction of the many entry features and landscaping in the community.

Methods of Payment:

- 1. CHEQUE • Please mail to the address listed at the bottom of this page.**
Please note the property address you are paying for on the cheque
Payable to "Melcor Lakeside Inc."
- 2. ONLINE • Login to your BlueSky account - www.bluesky-community.ca and follow the links to your account.**
- 3. TELEPAY • Pay by phone with your credit card, please call 1-888-803-5980 and use the access code on the enclosed invoice.**

Not a member of BlueSky Resident Website? Please refer to our website - www.bluesky-community.ca and follow the links.

Please contact info@coremanagement.ca if you have any questions or to update our records.

Sincerely,

BlueSky Equitable Charge Management

A handwritten signature in black ink, appearing to read "David Brown", is written over a horizontal line.

David Brown
Core Real Estate Group
PH: 780.651.1577

THIS PROPERTY IS PROUDLY MANAGED BY CORE REAL ESTATE GROUP

Office Address: 1250, 5555 Calgary Trail, Edmonton, AB T6H 5P9
Phone: 780.651.1577 Fax: 780.665.6081 www.coremanagement.ca



2021 OPERATING EXPENSES

<u>Revenue</u>	\$	\$
Equitable Charge for 2021 (239 Lots x \$200)	47,800	
TOTAL ESTIMATED REVENUE		47,800
<u>Expenditure</u>		
Administration (QuickBooks, Bank Charges, Title search)	560.60	
Website Hosting	2,761.50	
Merchant Processing Fees	1,072.17	
Insurance	0	
Annual Repairs & Maintenance	32,906.39	
Office Expenses	2,674.40	
Professional Fees (legal, accounting)	12,000.00	
TOTAL ESTIMATED OPERATING EXPENSES		51,975.06
Repayment of Operating Loan (Previous Deficit Funding)		0
PROJECTED DEFECIT		4,175.06

Collections Procedures 2021-2022

1. **Equitable Charge Due December 31, 2021**
2. **March 1, 2022**
Interest is applied to all outstanding accounts (18% per annum in excess of the prime rate of interest).
3. **April 1, 2022**
Interest is applied to all outstanding accounts.
Final Notice before Legal Collections.
4. **May 1, 2022**
Accounts are handed over to BlueSky legal counsel, for collections.
Payments are no longer accepted online or by mail.

After May 1, 2022, all payments and communication regarding collection of fees are done directly between the homeowner and legal Counsel and legal costs associated with the collection of fees, as determined by the Lawyer, will be charged back to the homeowner.

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