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November 10, 2022

Dear Resident:

***RE: BlueSky at Black Mountain 2022 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. **The Equitable Charge is due January 1, 2023.**

Based on the 2022 annual operating costs, fees have been set at **\$198.90 + GST = \$208.85** for the fiscal year January 1, 2022 - December 31, 2022. Fees are determined annually based on the annual operating costs of the community. A summary of the 2022 operating budget is included on the reverse and is also posted at [www.bluesky-community.ca](http://www.bluesky-community.ca).

**In addition, please find your Annual Fee Invoice enclosed with instructions on how to pay. Please note, payments can be made up to February 28, 2023, without penalty. Interest is applied to all outstanding accounts on March 1, 2023.**

**If you have sold this property** – the Equitable Charge Management has not been made aware of a change in ownership. Please have the Lawyer involved in the transaction contact Core Real Estate Group at the number listed below.

Please contact the BlueSky Equitable Charge Management at the number listed below or by email at [info@coremanagement.ca](mailto:info@coremanagement.ca) should 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

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**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  
Phone: 780.651.1577 [www.coremanagement.ca](http://www.coremanagement.ca)



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## 2022 OPERATING EXPENSES

<u>Revenue</u>	<u>\$</u>	<u>\$</u>
Equitable Charge for 2022 (293 Lots x \$198.90)	58,278	
<b>TOTAL ESTIMATED REVENUE</b>		<b>58,278</b>
<u>Expenditure</u>		
Repairs & Maintenance	4,912	
Utilities	1,200	
Landscaping	35,000	
Admin		
- Management Fees	24,000	
- IT & Administration	5,706	
- Banking Fees	1,389	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>72,206</b>
Repayment of Operating Loan (Previous Deficit Funding)		0.00
<b>PROJECTED DEFECIT</b>		<b>-13,929</b>

### Collections Procedures 2022-2023

1. **Equitable Charge Due January 1, 2023**
2. **March 1, 2023**  
Interest is applied to all outstanding accounts (18% per annum).
3. **April 1, 2023**  
Interest is applied to all outstanding accounts – Final Notice
4. **May 1, 2023**  
Payments are no longer accepted online or by mail. Accounts are handed over to BlueSky legal counsel, Field Law, for collections.

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