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November 24, 2023

Dear Resident:

***RE: BlueSky at Black Mountain 2023 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, 2024.**

Based on the 2023 annual operating costs, fees have been set at **\$214.21 + GST = \$224.92** for the fiscal year January 1, 2023 - December 31, 2023. Fees are determined annually based on the annual operating costs of the community. A summary of the 2023 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 29, 2024, without penalty. Interest is applied to all outstanding accounts on March 1, 2024.**

**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 at Black Mountain**  
Equitable Charge Management

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**THIS COMMUNITY 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)



**2023 OPERATING EXPENSES**

<u>Revenue</u>	\$	\$
Equitable Charge for 2023 (315 Lots x \$214.21)	67,478	
Pro-Rated Equitable Charge for 2023 (12 Lots x \$107.11)	1,285	
<b>TOTAL ESTIMATED REVENUE</b>		<b>68,763</b>
<u>Expenditure</u>		
Utilities	513	
Landscaping	30,211	
Admin		
- Management Fees	30,000	
- IT & Administration	2,059	
- IT & Administration	2,184	
- Banking Fees	1,495	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>66,462</b>
<b>SUB-TOTAL PROJECTED SURPLUS/DEFECIT</b>		<b>2,301</b>

<u>Loan</u>	\$	\$
Operating Loan outstanding to Melcor	61,616	
Repayment of Operating Loan (Previous Deficit Funding)		<b>2,301</b>
BALANCE	59,315	
<b>TOTAL PROJECTED SURPLUS/DEFECIT</b>		<b>0</b>

**Collections Procedures 2023-2024**

1. **Equitable Charge Due January 1, 2024**
2. **March 1, 2024**  
Interest is applied to all outstanding accounts (18% per annum).
3. **April 1, 2024**  
Interest is applied to all outstanding accounts – Final Notice
4. **May 1, 2024**  
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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