



BlueSky at Black Mountain 2024 Equitable Charge – Due January 1st 2025

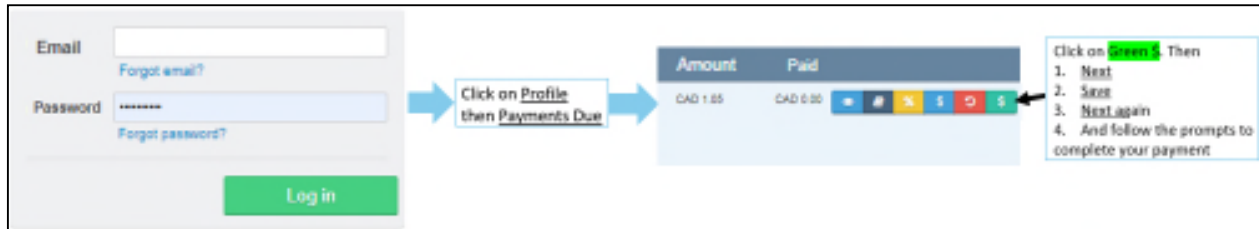
An Equitable Charge is registered on all property titles in BlueSky at Black Mountain in favor of your community, which manages assets for the benefit of BlueSky residents. Payment is mandatory and applies to each property owner in BlueSky. **The EC payment is due January 1, 2025.**

Based on the 2024 annual operating costs, fees have been set at **\$222.78 + GST = \$233.92** for the fiscal year January 1, 2024 - December 31, 2024. A summary of the operating budget is included on the reverse and is also posted at www.bluesky-community.ca.

Enclosed is your personalized Annual Fee Invoice. Payments are due January 1st, 2025. Monthly interest will commence on unpaid balances on March 1, 2025.

To pay your invoice online, go to <https://central.ivrnet.com/bluesky>, click on “Log in” and enter your email address and password. If you are unsure of your credentials, please contact info@coremanagement.ca.

Payment Instructions:



Please note, if fees are owed for prior years, all invoices can be viewed in the portal and must be paid in full.

The BlueSky at Black Mountain Equitable Charge (EC) is a not-for-profit organization that manages assets owned by the EC for the benefit of its members. For more information, please go to the community website at <https://bluesky-community.ca/>

If you have sold this property – Please have your lawyer notify the Equitable Charge management group to ensure fees are not charged to you in error.

Please contact the BlueSky Equitable Charge Management Group should you have any questions or to update our records. Please visit www.coremanagement.ca

Sincerely,
BlueSky at Black Mountain
Equitable Charge Management

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
www.coremanagement.ca



2024 Equitable Charge

<u>Revenue</u>	\$	\$
Equitable Charge for 2024 (395 Lots x \$222.78)	87,998	
TOTAL ESTIMATED REVENUE		87,998
<u>Expenditures</u>		
Repairs and Maintenance	8,685	
Utilities	693	
Landscaping	37,595	
Admin		
- Management Fees	30,650	
- IT Software and Website	2,097	
- Communications, Invoicing and Collections	2,021	
- Banking Fees	1,667	
TOTAL ESTIMATED OPERATING EXPENSES		83,408
SUB-TOTAL PROJECTED SURPLUS/DEFECIT		4,590

<u>Loan from Developer</u>	\$	\$
Operating Loan outstanding to Melcor, as of Sep 30, 2023	61,616	
Repayment of Operating Loan (Previous Deficit Funding)		4,590
BALANCE	57,026	
TOTAL PROJECTED SURPLUS/DEFECIT		0

2025 Collections Procedures

1. **Equitable Charge Due January 1, 2025**
2. **March 1, 2025**
Interest is applied to all outstanding accounts (18% per annum).
3. **April 1, 2025**
Interest is applied to all outstanding accounts – Final Notice
4. **May 1, 2025**
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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