



BlueSky at Black Mountain 2025 Equitable Charge – Payable January 1st 2026

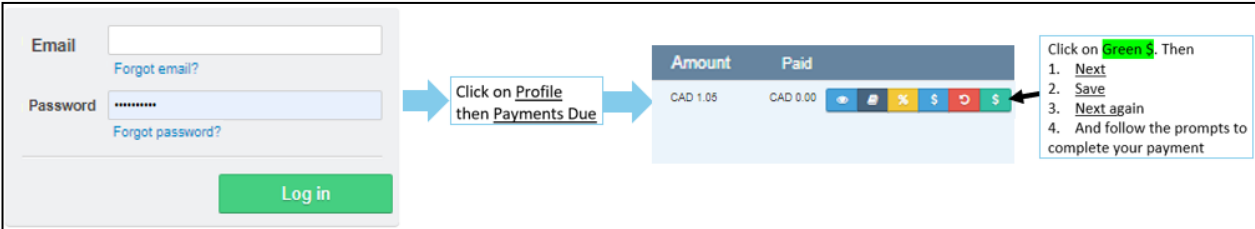
An Equitable Charge is registered on all property titles in BlueSky at Black Mountain in favor of your community, which manages assets for the benefit of BlueSky residents. Payment is mandatory and applies to each property owner in BlueSky.

In accordance with the Equitable Charge, the fees are set at **\$230.58 + GST = \$242.11**. **The EC payment is due January 1, 2026**. A summary of the operating costs for the 2025 fiscal year are 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, 2026.
Monthly interest will commence on unpaid balances on March 1

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, you will not be able to log into your account. Please contact our office.

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



2025 Equitable Charge

<u>Revenue</u>	\$	\$
Equitable Charge (411 Lots x \$230.58)	94,769	
TOTAL ESTIMATED REVENUE		94,769
<u>Expenditures</u>		
Repairs and Maintenance	0	
Utilities	563	
Landscaping	37,800	
Admin		
- Management Fees	33,000	
- IT Software and Website	2,540	
- Communications, Invoicing and Collections	2,329	
- Banking Fees	2,517	
TOTAL ESTIMATED OPERATING EXPENSES		78,751
SUB-TOTAL PROJECTED SURPLUS/DEFECIT		16,018

<u>Loan from Developer</u>	\$	\$
Operating Loan outstanding to Melcor	61,616	
Repayment of Operating Loan (Previous Deficit Funding)		16,018
BALANCE	45,598	
TOTAL PROJECTED SURPLUS/DEFECIT		0

2026 Collections Procedures

1. **Equitable Charge Due January 1, 2026**
2. **March 1, 2026 – Reminder**
Interest is applied to all outstanding accounts (18% per annum).
3. **April 1, 2026 – Final Notice**
Interest is applied to all outstanding accounts – Final Notice
4. **May 1, 2026 – Collection Notice**
Payments are no longer accepted online or by mail. Accounts are handed over to BlueSky legal counsel, Field Law, for collections.

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