



Dear Owner:

**RE: 2025 Evergreen Homeowners Association Annual Fees**

The Board of Directors is pleased to enclose the 2025 Operating Budget and Fee Notice for the Evergreen Homeowners Association (HOA). The budget is a result of careful consideration, analysis of past and anticipated expenses and review of the financial obligations of the Association for the upcoming fiscal year. A copy of the Annual Operating Budget for the 2025 fiscal year is attached for your reference and review.

This important information is being mailed to each property, however due to the strike notice at Canada Post, there may be a delay in receiving your package in a timely manner. Your mailed copy, together with your personalized invoice, will still be delivered by mail, but you may now log in to your online account, retrieve your invoice and pay online at your earliest convenience.

**TO ACCESS YOUR PERSONALIZED INVOICE(S), PLEASE LOG IN TO THE ONLINE PORTAL OR CONTACT CORE MANAGEMENT AT [info@coremanagement.ca](mailto:info@coremanagement.ca) TO RECEIVE A COPY OF YOUR INVOICE. INVOICES HAVE ALSO BEEN MAILED.**

**Payments can be made online, via telepay or by cheque. Payments are due January 1<sup>st</sup>, 2025.**

To pay your invoice online, go to <https://central.ivrnet.com/evergreen/>, click on "Log in" and enter your email address and your password. If you are unsure of your credentials, please contact [info@coremanagement.ca](mailto:info@coremanagement.ca).

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

The Evergreen Homeowners Association is a non-profit organization, which manages and maintains assets owned by the Association for the benefit of community residents. The Association oversees the maintenance of community amenities, which include the entrance plaza, community gateway, roundabout feature, bridge, waterfall, lookout feature, stream bed, plantings and enhanced lighting.

Your 2025 invoice reflects a year-over-year increase of 4%, meaning that your annual fee has increased to \$130 plus GST = \$136.50. Based on the budget, this increase is needed to meet the financial obligations of the Association in 2025.

As a property owner in Evergreen, you are a member of the Evergreen Homeowners Association. Membership is mandatory and fees are charged in accordance with the encumbrance registered on your certificate of title.

Sincerely,

**Evergreen Homeowners Association**  
Board of Directors

**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

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## 2025 OPERATING BUDGET

### 2025 BUDGET

<u>Revenue</u>	<u>\$</u>	<u>\$</u>
2025 Membership Fees (329 Lots at \$130)	42,770	
2025 Pro-Rated Membership Fees (75 Lots at \$65)	4,875	
<b>TOTAL ESTIMATED REVENUE</b>		<b>47,645</b>
<u>Expenditure</u>		
Repairs & Maintenance		
- Fencing	500	
- Lighting	500	
Utilities	4,000	
Landscaping	13,655	
Admin		
- Management Fees	27,000	
- IT & Administration	3,720	
- Annual Fee Printing & Mailout	1,000	
- AGM Costs	0	
- Merchant Fees	1,350	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>51,725</b>
<b>Excess of Revenue Over Expenses</b>		<b>-4,080</b>

*Please note, the Developer will subsidize any shortfall of revenue over expenses until the Homeowners Association is operationally sustainable.*

### Collections Procedures 2025

1. **Fees Due January 1**
2. **March 1**  
Interest is applied to all outstanding accounts (16% per annum).
3. **April 1**  
Interest is applied to all outstanding accounts - Final Notice
4. **May 1**  
The Homeowner's Association reserves the right to hand over outstanding accounts to legal counsel for collections.

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