



Dear Owner:

RE: 2026 Evergreen Homeowners Association Annual Fees

The Board of Directors is pleased to enclose the 2026 Operating Budget and Fee Notice for the Evergreen Homeowners Association. 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 2026 fiscal year is attached for your reference and review.

Your personalized invoice(s) is enclosed. Payments can be made online, via Telepay or by cheque (please note there is a 3% convenience fee to pay with your credit card). Instructions for Telepay or cheque payments are outlined on the enclosed invoice. **Payments are due January 1st, 2026.**

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.

Amount	Paid
CAD 1.05	CAD 0.00

Click on Green \$. Then

1. Next
2. Save
3. Next again
4. And follow the prompts to complete your payment

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 2026 invoice reflects an annual fee of \$130 plus GST = \$136.50.

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

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Division of Core Management Group Inc.

Office Address: 1250, 5555 Calgary Trail, Edmonton, AB T6H 5P9

www.coremanagement.ca



2026 OPERATING BUDGET

<u>Revenue</u>	\$	\$
2026 Membership Fees (373 Lots at \$130)	48,490	
2026 Pro-Rated Membership Fees (13 Lots at \$65)	845	
Other Income	1,060	
TOTAL ESTIMATED REVENUE		50,395
<u>Expenditure</u>		
Repairs & Maintenance		
- General (Potential repairs to Entry Feature Pavement, Boulders)	500	
- Lighting (Potential repairs to Decorative Cairn Lighting)	500	
Utilities (Annual electrical costs for HOA amenities - entry, roundabout, median, waterfall)	4,200	
Landscaping (Landscaping of HOA Obligations, includes Shrubs, Perennials, Mulch, Trees)	15,950	
Admin		
- Management Fees (Day-to-day operations of the HOA)	21,000	
- IT & Software (Ivrnet subscription, WordPress and Website Domain Hosting)	4,020	
- Annual Fee Printing, Mailouts & Postage chargeback	1,500	
- Merchant Fees (Credit card fees in Ivrnet)	1,665	
Reserve Fund Contribution	1,060	
TOTAL ESTIMATED OPERATING EXPENSES		50,395
Excess of Revenue Over Expenses		0

Please note, the Developer will subsidize any shortfall of revenue over expenses until the Homeowners Association is operationally sustainable. Any surplus will be deposited to the reserve fund for capital repairs/replacements.

2026 Arrears Procedure

- **Fees Due January 1, 2026**
- Starting **March 1, 2026** – Monthly interest is applied to all outstanding accounts (16% per annum).

The Homeowner's Association reserves the right to hand over outstanding accounts to legal counsel for collections.

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