



Homeowners Association Fees – Effective January 1, 2026

The Board of Directors is pleased to enclose the 2026 Operating Budget and Fee Notice for the Sunset Ridge Homeowners Association ("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.

TO ACCESS YOUR PERSONALIZED INVOICE(S), PLEASE LOG IN TO THE ONLINE PORTAL OR CONTACT CORE MANAGEMENT AT info@coremanagement.ca TO RECEIVE A COPY OF YOUR INVOICE.
Payments can be made online, via Telepay or by cheque. **Payments are due January 1st, 2026.**

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

The screenshot shows a login form with fields for Email and Password, and a 'Log in' button. Below the form is a blue box with the text 'Click on Profile then Payments Due'. To the right is a table with two columns: 'Amount' and 'Paid'. The 'Amount' column shows 'CAD 1.05' and the 'Paid' column shows 'CAD 0.00'. Below the table is a row of icons: a magnifying glass, a trash can, a percentage sign, a dollar sign, a refresh icon, and a green dollar sign. To the right of the icons is a text box with the instruction 'Click on Green \$. Then' followed by a numbered list: 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.

Based on the estimated 2026 annual operating costs, fees have remained the same at **\$146 + GST = \$153.30** for the fiscal year January 1, 2026 - December 31, 2026.

The Sunset Ridge 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 entry features, stonework, signage, lighting, storm pond pump, a portion of the landscaping and public side fencing.

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

We encourage owners to visit the HOA website <https://sunset-ridgehoa.com/> to find the 2026 Budget Presentation, FAQs, HOA Docs, Architectural Guidelines and much more.

Sincerely,
Sunset Ridge 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
www.coremanagement.ca



2026 BUDGET

<u>Revenue</u>	\$	\$
2026 Membership Fees (1,276 Lots at \$146)	186,296	
2026 Pro-Rated Membership Fees (24 Lots at \$73) Estimate	1,752	
2026 Multi Family Membership Fees (2.19 acres at \$1864.95)	4,796	
Other Income	5,235	
TOTAL ESTIMATED REVENUE		198,079
<u>Expenditure</u>		
Repairs & Maintenance		
- Fencing (contingency for fence painting & repairs for HOA maintained fences)	15,000	
- Lighting (replacement contingency for lights)	5,000	
- Signage (repair contingency for signs)	1,000	
Utilities (power for fountains and bollard lighting)	7,000	
Landscaping (spring & fall cleanup, pruning & fertilizing, monthly maintenance & watering of flower/shrub beds)	38,850	
Admin		
- Audit Fees (annual preparation of audited financial statements)	4,000	
- Management Fees (management of the day-to-day operations of the HOA)	35,000	
- IT & Administration (includes Ivrrnet subscription and website domain hosting)	7,900	
- Annual Fee Printing & Mailout (printing and postage of letters, invoices, etc.)	8,700	
- Banking and Merchant Processing Fees (costs to pay vendors through EFT, credit card processing)	5,635	
TOTAL ESTIMATED OPERATING EXPENSES		128,085
Sunset Ridge Community Events Contribution (annual resident event)		10,000
Reserve Fund Contribution (for capital repairs/replacements & future amenities center)		59,994
Excess of Revenue Over Expenses		0

Please note, any surplus will be deposited to a reserve fund for capital repairs/replacements

Collections Procedures 2026

1. **January 1, 2026 – Fees Due**
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** - Payments will no longer be accepted by the Association. Accounts will be handed over to Sunset Ridge Homeowners Association's legal counsel, Field Law, for collections.

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