



## Homeowners Association Fees – Effective January 1, 2026

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

**Your personalized invoice(s) is enclosed. Payments are due January 1<sup>st</sup>, 2026.**

Payments can be made online, via Telepay or by cheque.

Instructions for Telepay or cheque payments are outlined on the enclosed invoice.

**To pay your invoice online**, go to <https://central.ivrnet.com/jagareridge/>, 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).

The screenshot shows a login interface with fields for Email and Password, each with a 'Forgot' link. A green 'Log in' button is at the bottom. An arrow points from the login area to a payment summary table. The table has columns 'Amount' and 'Paid'. The 'Amount' row shows 'CAD 1.05' and the 'Paid' row shows 'CAD 0.00'. To the right of the table is a list of icons: a green square, a blue square, a yellow square, a red square, and a green square. A text box on the right says '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. An arrow points from the green square icon in the table to the first item in the list.

Amount	Paid
CAD 1.05	CAD 0.00

**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 **\$450 + GST = \$472.50** for the fiscal year January 1, 2026 - December 31, 2026.

The Jagare 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 masonry entry feature, stonework, signage, lighting, portions of the fountain and landscaping area, plaza, pathway lighting and stonework and public side fencing.

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

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

Sincerely,

**Jagare Ridge 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

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## 2026 BUDGET

<u>Revenue</u>	<u>\$</u>	<u>\$</u>
2026 Membership Fees (381 Lots at \$450)	184,950	
2026 Multi-Family Membership Fees (4.08 Acres X 15 X \$450)	27,540	
2026 Multi-Family Membership Fees ( 7.23 Acres X 15 X \$450)	50,153	
2026 Multi-Family Membership Fees ( 3.39 Acres X 1 X \$450)	6,780	
2026 Pro-Rated Membership Fees (26 Lots at \$225) Estimated	5,850	
Bank Interest and Late Revenue Charges	2,962	
<b>TOTAL ESTIMATED REVENUE</b>		<b>278,235</b>
<u>Expenditure</u>		
<b>Repairs &amp; Maintenance</b>		
- <b>Fencing</b> ( <i>painting rotation for common area community fencing</i> )	13,500	
- <b>Electrical</b> ( <i>contingency for lighting/fountain/waterfall repairs</i> )	6,500	
<b>Utilities</b> ( <i>entry feature lighting, portion of fountain/waterfall</i> )	19,800	
<b>Landscaping</b> ( <i>turf maintenance, litter pickup, shrub &amp; perennial care, weed control, spring/fall clean-up, fountain and waterfall installation, removal and winter storage</i> )	93,250	
<b>Admin</b>		
- <b>Audit Fees</b> ( <i>annual preparation of audited financial statements</i> )	4,200	
- <b>Management Fees</b> ( <i>management of the day-to-day operations of the HOA on behalf of the Board of Directors</i> )	33,000	
- <b>IT &amp; Administration</b> ( <i>Ivrnet database system, website hosting</i> )	5,670	
- <b>Annual Fee Printing &amp; Mailout</b> ( <i>postage &amp; printing chargeback</i> )	2,600	
- <b>AGM Costs</b> ( <i>venue rental and package compilation and distribution</i> )	1,500	
- <b>Merchant Fees</b> ( <i>costs to pay vendors through EFT, credit card processing fees</i> )	4,065	
<b>Resident Event</b> ( <i>annual resident event costs</i> )	15,000	
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>		<b>199,085</b>
<b>Reserve Fund Contribution</b>		<b>79,150</b>
<b>Excess of Revenue Over Expenses</b>		<b>0</b>
<i>Please note, any surplus will be deposited to the reserve fund for capital repairs/replacements</i>		

## Collections Procedures 2026

**January 1 – Fees Due**

**March 1** - Interest is applied to all outstanding accounts (16% per annum).

**April 1** - Interest is applied to all outstanding accounts - Final Notice

**May 1** - Payments are no longer accepted by the Association. Accounts are handed over to Jagare Ridge Homeowners Association's legal counsel, Field Law, for collections.

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