



01 June 2026

Members of the Jagare Ridge Homeowners Association
Edmonton, Alberta

Dear Members:

**RE: Notice of the 2026 Annual General Meeting
Tuesday, June 16, 2026, at 6:30 PM
Chappelle Veterinary Room at Chappelle Gardens Residents Association located at
1059 Chappelle Blvd, SW.**

Enclosed please find the 2026 Annual General Meeting (AGM) information package. Please review the enclosed information and plan to attend the AGM or submit your proxy form, as indicated within. The AGM will be held on **Tuesday, June 16, 2026, at 6:30 PM (SHARP) in the Chappelle Veterinary Room at Chappelle Gardens Residents Association located at 1059 Chappelle Blvd, SW.**

Meeting Materials & Information are available on the Jagare Ridge website www.jagareridgehoa.com

PLEASE NOTE THERE WILL BE A VOTE AT THE AGM AND MEMBERS ARE REMINDED TO REVIEW THE MEETING MATERIALS PRIOR TO ATTENDING

Please note that the Jagare Ridge Homeowners Association currently has availability for up to four (4) Resident Directors. If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please contact Core Real Estate Group at info@coremanagement.ca

On behalf of your Board of Directors, we look forward to your participation.

Yours truly,

JAGARE RIDGE HOMEOWNERS ASSOCIATION

| | |
|-----------------------------|---------------------------------------|
| Michaela Davis | President & Melcor Director |
| Triona Cosgrave | Vice-President & Melcor Director |
| Tanya Eklund | Secretary-Treasurer & Melcor Director |
| Dr. Terry D. Carlyle | Resident Director |
| Esther Elwi | Resident Director |
| Shelley Jones | Resident Director |
| Rebecca Mason | Resident Director |



JAGARE RIDGE HOMEOWNERS ASSOCIATION ANNUAL GENERAL MEETING 2026

CONTENTS

1. Notice of Annual General Meeting
2. Information Circular
3. 2025 AGM Minutes
4. President's Report
5. Audited Financial Package
6. Proxy



NOTICE OF THE JAGARE RIDGE HOMEOWNERS ASSOCIATION

2026 ANNUAL GENERAL MEETING OF MEMBERS

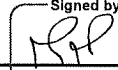
Please take notice that the 2026 Annual General Meeting of the Members of the **JAGARE RIDGE HOMEOWNERS ASSOCIATION** (the "Society"), will be held in the **Chappelle Veterinary Room at Chappelle Gardens Residents Association located at 1059 Chappelle Blvd, SW on Tuesday June 16, 2026, at 6:30 PM (MST)** for the following purposes:

- 1) To receive the Report of the President of the Company;
- 2) To receive the audited Financial Statements for the fiscal year ended December 31, 2025;
- 3) To establish the number of Directors to hold office until the next Annual General Meeting and elect such Directors;
 - Members are asked to fix the number of directors to be elected at the Meeting at 7 and elect directors for the next year. Information regarding the election of directors may be found on the Information Circular.
- 4) To appoint an Auditor of the Company;
 - Members are asked to appoint Cass & Fraser Chartered Accountants as the Society's auditors and remuneration to be fixed by the directors. Information respecting the appointment of Cass & Fraser Chartered Accountants may be found under the heading "Appointment of Auditors" in the Circular.
- 5) To transact such other business as may properly come before the Meeting or any adjournment thereof.

THIS NOTICE SHOULD BE READ IN CONJUNCTION WITH THE INFORMATION CIRCULAR ACCOMPANYING THIS NOTICE.

Dated at Edmonton, Alberta this 1st day of June, 2026

BY ORDER OF THE BOARD OF DIRECTORS

Signed by:


MICHAELA DAVIS, President

TO ALL MEMBERS:

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE COMPLETE THE ACCOMPANYING PROXY FORM AND RETURN AS INDICATED IN THE INSTRUCTIONS FOR PROXY FORMS INCLUDED IN THIS PACKAGE.



**JAGARE RIDGE HOMEOWNERS ASSOCIATION 2026 INFORMATION CIRCULAR
GENERAL INFORMATION & PROXY STATEMENT**

SOLICITATION OF PROXIES

This Information Circular is furnished in connection with the solicitation of proxies by management of the JAGARE RIDGE HOMEOWNERS ASSOCIATION (the "Society") for use at the Annual General Meeting (the "Meeting") of Members of the Society to be held in the **Chappelle Veterinary Room at Chappelle Gardens Residents Association located at 1059 Chappelle Blvd, SW, on Tuesday, June 16, 2026 at 6:30 PM (SHARP)**. All expenses incurred in connection with the solicitation of proxies will be borne by the Society. Solicitation will be made primarily by mail, but proxies may also be solicited by Directors, officers and employees of the Company.

APPOINTMENT AND REVOCATION OF PROXIES

Each Member entitled to vote at the Meeting may, by means of a form of proxy in writing executed by the Member or his attorney, authorized in writing, appoint a proxy to attend and vote on his/her behalf at the Meeting. In order to be acted upon at the Meeting, a form of proxy must be returned as indicated in the INSTRUCTIONS FOR PROXY FORMS included in this package. A Member may revoke a form of proxy previously given by returning another proper form of proxy bearing a later date than the previously given form of proxy as indicated in the INSTRUCTIONS FOR PROXY FORMS included in this package.

EXERCISE OF DISCRETION BY PROXY

Proxies will be voted or withheld from voting in accordance with the Member's instructions contained therein. The form of Proxy also confers authority on the persons named therein to vote with respect to any other matters which may properly be brought before the Meeting. At the date hereof, management knows of no other such matters.

VOTING BY MEMBERS

Only Members of record in good standing at the close of business on June 15, 2026 are entitled to vote at the Meeting, each Member being entitled to one (1) vote. Members are defined in the Articles of Association (the "Articles") of the Society as restricted to Homeowners and Rental Project Owners.

Where there is more than one owner of a property, there shall be only one Member who shall be the person designated as the Member by all the owners of the property. In the absence of such designation, the first person named as owner in the Certificate of Title or as Purchaser in an Agreement for Sale, shall be the Member.

Where a residential property is occupied by a tenant, such tenant may be designated as the Member by and instead of the owner of such property. Where a rental project is involved, the registered owner shall be the Member and notwithstanding how many tenants are residing in the rental project, it shall have only one (1) vote.

ELECTION OF DIRECTORS

At the Meeting, it is proposed that the total number of Directors for the Society be established as no more than **seven (7)** until the next Annual General Meeting. Pursuant to the Articles of the Society, Melcor, on behalf of Jagare Ridge Communities Inc. is entitled to appoint up to **three (3)** Directors with the remaining Resident Directors elected at the Meeting. The following persons are the current Directors of the Society:

| NAME |
|--------------------------------------|
| Michaela Davis (Melcor) |
| Triona Cosgrave (Melcor) |
| Tanya Eklund (Melcor) |
| Dr. Terry D. Carlyle (Res. Director) |
| Esther Elwi (Res. Director) |
| Shelley Jones (Res. Director) |
| Rebecca Mason (Res. Director) |

It is proposed that four (4) resident Members be elected at the AGM in accordance with the Articles of Association.



**JAGARE RIDGE HOMEOWNERS ASSOCIATION 2026 INFORMATION CIRCULAR
GENERAL INFORMATION & PROXY STATEMENT**

Individuals should be aware of the fiduciary responsibilities of a Director generally, as well as the specific limitation of the power of Directors of the Society in respect of Melcor's management contract. Members interested in standing for election at the meeting are invited to contact Core Real Estate Group in advance of the meeting at info@coremanagement.ca.

The term of office for each person is a one-year term and shall be from the date of the Meeting until the next Annual General Meeting of Members or until his/her successor is elected or appointed.

- DIRECTORS COMPENSATION - Nil
- PENSION PLAN - Nil
- EXECUTIVE COMPENSATION AND PLANS - Nil
- INCENTIVE SHARE OPTION PLAN FOR OFFICERS AND KEY EMPLOYEES - Nil

INTEREST OF INSIDERS IN MATERIAL TRANSACTIONS

The three (3) Melcor appointed Directors are employees of Melcor, who on behalf of Jagare Ridge Communities Inc., work in conjunction with Core Real Estate Group ("Core") to operate the Jagare Ridge Homeowners Association. Core Real Estate Group provides professional maintenance of community amenities, diligent approval of the operating budget and timely response to resident concerns and suggestions.

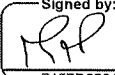
APPOINTMENT OF AUDITORS

Management proposes that Cass & Fraser Chartered Accountants be appointed as Auditor of the Society and that the Directors be authorized to approve their remuneration.

CERTIFICATE

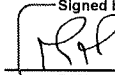
The foregoing contains no misstatement of a material fact and does not omit to state a material fact that is required to be stated or that is necessary to make a statement not misleading in the light of the circumstances in which it was made.

BY THE ORDER OF THE BOARD OF DIRECTORS

Signed by:

7157D6291C9D423
MICHAELA DAVIS, President

The management of the Society knows of no amendment, variation or other matters to come before the Annual General Meeting of Members other than the matters referred to in the Notice of Meeting. However, if any other matter properly comes before the Meeting, the accompanying proxy will be voted on such matter in accordance with the best judgement of the person or persons voting such proxy.

BY THE ORDER OF THE BOARD OF DIRECTORS

Signed by:

7157D6291C9D423
MICHAELA DAVIS, President

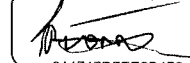
Jagare Ridge Homeowners Association
June 17, 2025 @ 6:30pm
Chappelle Room at Four Points by Sheraton – 10010 - 12th Ave, Edmonton, Alberta
AGM Meeting Minutes

1. President and Director of the Jagare Homeowners Association, Michaela Davis acted as Chairperson of the meeting and The Annual General Meeting was called to Order at 6:34 p.m.
2. The Chairperson stated Triona Cosgrave will act as Secretary of the meeting.
3. The Chairperson stated Triona Cosgrave will act as Scrutineer for the meeting.
4. The Chairperson stated that unless otherwise specified, all issues and Resolutions to be approved by the Voting Members are by way of ordinary resolution, which requires the majority of the Voting Members present in person or by proxy, voting in favour. Polls shall be taken in such a manner as the Chairperson may direct.
5. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Mckenna Gaetz so moved. Mike Aftergood seconded the motion. The Chairperson declared the motion carried.
6. The Secretary, Triona Cosgrave provided proper proof of mailing the Notice of the Meeting to the Members.
7. The Chairperson then stated that, Pursuant to the Articles of Association of the Association, A quorum for the Annual General Meeting of the Association shall be the attendance of Five (5) or more persons collectively entitled to cast Five (5) or more votes. The Chairperson asked the Scrutineer for her report. The Scrutineer, Triona Cosgrave, reported that there were 2,550 Voting Members at the meeting represented by proxy. Specifically, there were 2,565 votes, in respect of lots registered in the name of Jagare Ridge Communities Inc., 13 voting members represented in person and 2 represented by proxy.
8. The Chairperson declared the meeting to be duly called and properly constituted for business.
9. The Chairman asked for a motion to dispense with reading of the Presidents' Report for January 1st to December 31st 2024, also appended to the Notice of Meeting and Information Circular. Mike Aftergood moved that the reading of the Director's Report be dispensed with. Jennifer Weremczuk seconded the motion. The Chairperson declared the motion carried.
10. The Chairperson indicated that the audited Financial Statements of the Association, for the year ended December 31, 2024, were sent to the members with the notice of the meeting and the information circular, also posted to the website. The Chairperson would like to ask Amanda Borisow, Auditor from Crowe MacKay to please review the audited Financial Statements, with those in attendance.
11. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that seven (7) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairperson asked for a motion to this effect. Mike Aftergood moved that up to seven (7) Directors be elected to serve until the next Annual General Meeting of the Association. Howard Ly seconded the motion. The Chairperson declared the motion carried.
12. The Chairperson stated that Jagare Ridge Communities Inc. will be using their votes to nominate three (3) Directors and wish to appoint Michaela Davis as President, Triona Cosgrave as Vice-President and Tanya Eklund as Secretary-Treasurer to the Society's Board of Directors to serve until the next Annual General Meeting. The proxy has been cast in their favor.
13. The Chairperson stated that the following seven (7) members put their names forward to be nominated to serve as Resident directors on the board of directors.
 1. Jennifer Weremczuk
 2. Esther Elwi
 3. Shelley Jones

4. Rebecca Mason
5. Dr. Terry Carlyle
6. McKenna Gaetz
7. Abi Adeyanju

14. The Chairperson declared there were no further nominations and asked for a motion that nominations be closed. Mike Aftergood so moved. Christian Gilera seconded the motion. The Chairperson declared the motion carried.
15. The Chairperson asked all nominees to introduce themselves and give a quick explanation as to why they would like to be on the Board of Directors for Jagare Ridge Homeowners Association.
16. The Chairperson declares that there have been 7 nominations for election as Directors. There is room for Four (4) Resident Directors. The ballots have been passed out upon arrival. Please write in the name(s) of the nominees on the ballot. Remember to only mark your ballot in favour of 4 Resident Directors. Ballots with more than 4 marks will be ruled void and not counted. Upon completion of your vote, please deliver your ballot to the Scrutineer, Triona Cosgrave.
17. The Scrutineer reports the following nominated Members in good standing have received the most votes, to be elected and serve as Directors on the Jagare Ridge Homeowners Association Board of Directors:
 1. Rebecca Mason
 2. Shelley Jones
 3. Dr. Terry Carlyle
 4. Esther Elwi
18. The Chairperson then asked for a motion to elect as Directors, the persons nominated, to hold office for a one-year term or until their successors are elected or appointed. Howard Ly so moved. Christian Gilera seconded the motion. The Chairperson declared the motion carried.
19. The Chairperson thanked and acknowledged the governance and the commitment from the resident Directors during the 2024 year and look forward to working with the elected directors during the ongoing development of the Community.
20. The Chairperson then stated that the next item on the Agenda was the appointment of the Auditor. The Chairperson asked for a motion that the Board of Directors appoint Crowe MacKay LLP (previously called Elion Professional Group LLP) as Auditor for the fiscal period ending December 31, 2025. Mike Aftergood so moved. Jennifer Weremczuk seconded the motion. The Chairperson declared the motion carried.
21. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
22. The Chairperson then asked for a motion to terminate the meeting.
23. At 7:12p.m. Mike Aftergood moved that the meeting be terminated. Esther Elwi seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.

DocuSigned by:



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TRIONA COSGRAVE Secretary



**Jagare Ridge Homeowners Association
President's Report
Covering the Period of Operation January 2025- December 2025**

The Jagare Ridge Homeowners Association (JRHOA) was incorporated as a non-profit society in November 2012, registered under the Societies Act of Alberta.

The purpose of the Association is to maintain for the benefit of the members various subdivision features and amenities within the Jagare Ridge Development. The JRHOA is currently managed and administered by Melcor Developments Ltd. on behalf of Jagare Ridge Communities Inc. The Board of Directors currently consists of three (3) Melcor Developments appointed Directors, who hold officer positions, representing Jagare Ridge Communities Inc. and four (4) resident members of the community. The Board will meet quarterly to ensure policies are properly set and Rules & Regulations are legislated and to be the voice of residents for JRHOA related issues. The Board of Directors also sets the annual operating budget, in conjunction with the advice and expertise of Core Management.

Financial

The Jagare Ridge Homeowners Association collects annual fees from its members by way of a Rent Charge Encumbrance registered on each lot title in Jagare Ridge.

After careful review of the 2025 operating budget, the JRHOA Board of Directors approved the 2026 fees be set at \$450 per standard lot. Fees were invoiced in November 2025 for the 2026 Fiscal year. The Fiscal year is January 1 to December 31.

A copy of the 2026 Operating Budget is available for review online at www.jagareridgehoa.com. Some notable budgeted items include utility fees (for the waterfall), management fees, and landscaping maintenance (including additional maintenance on city-owned / non-HOA planting areas). The enclosed Audited Financial Statements are prepared up to December 31, 2025.

Appointment of Auditor


The Board of Directors proposes to appoint Cass & Fraser Chartered Accountants as Auditor for the company for the 2026 Fiscal Year.

Summary

We would like to thank and acknowledge the governance and the commitment from our volunteer resident Directors during their recent term and look forward to working with the elected directors in developing the Jagare Ridge Community.

Respectfully submitted June 1, 2026

| | | | | | | |
|---|--|--|---|--|--|--|
| MICHAEL DAVIS President & Melcor Director | TRIONA COSGRAVE Vice-President & Melcor Director | TANYA EKLUND Secretary-Treasurer & Melcor Director | DR. TERRY D. CARLYLE Resident Director | ESTHER ELWI Resident Director | SHELLEY JONES Resident Director | REBECCA MASON Resident Director |
|---|--|--|---|--|--|--|

Signed by: 
Signed: _____
7157D6291C9D423...
Michaela Davis

Jagare Ridge Homeowners Association

Financial Statements

For the year ended December 31, 2025

Jagare Ridge Homeowners Association

Financial Statements

December 31, 2025

| | Page |
|------------------------------------|--------|
| Independent Auditors' Report | 3 - 4 |
| Statement of Operations | 5 |
| Statement of Changes in Net Assets | 6 |
| Statement of Financial Position | 7 |
| Statement of Cash Flows | 8 |
| Notes to the Financial Statements | 9 - 12 |



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Independent Auditors' Report

To the board of directors of Jagare Ridge Homeowners Association

Opinion

We have audited the financial statements of Jagare Ridge Homeowners Association, which comprise the statement of financial position as at December 31, 2025, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the association as at December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the association's financial reporting process.

Independent Auditors' Report (continued)

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- ◆ Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ◆ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the association's internal control.
- ◆ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- ◆ Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the association to cease to continue as a going concern.
- ◆ Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Edmonton, Canada
June 2, 2026

Crowe Mackay LLP.
Chartered Professional Accountants

Jagare Ridge Homeowners Association

Statement of Operations

| For the year ended December 31, | 2025 | 2024 |
|---|------------|------------|
| Revenues | | |
| Annual membership fees | \$ 240,135 | \$ 160,009 |
| Convenience fees | - | 1,129 |
| Multifamily | 27,540 | 26,010 |
| Late fees | 1,993 | 2,154 |
| | <hr/> | <hr/> |
| | 269,668 | 189,302 |
| Expenditures | | |
| Interest and bank charges | 3,902 | 1,878 |
| Management fees | 33,000 | 33,000 |
| Website and data processing | 5,643 | 3,168 |
| Office | 1,370 | 2,237 |
| AGM expense | 1,296 | 1,942 |
| Professional fees | 4,000 | 4,000 |
| Repairs and maintenance | 83,633 | 83,422 |
| Community events | 9,504 | 4,322 |
| Utilities | 19,567 | 15,711 |
| | <hr/> | <hr/> |
| | 161,915 | 149,680 |
| Excess of revenues over expenditures from operations | <hr/> | <hr/> |
| | 107,753 | 39,622 |
| Other income | | |
| Interest | 1,047 | 812 |
| | <hr/> | <hr/> |
| Excess of revenues over expenditures | <hr/> | <hr/> |
| | \$ 108,800 | \$ 40,434 |

Jagare Ridge Homeowners Association

Statement of Changes in Net Assets

For the year ended December 31, 2025

| | General | Reserve | Total 2025 | Total 2024 |
|--------------------------------------|-------------------|------------------|-----------------------|-----------------------|
| Balance, beginning of year | \$ 65,610 | \$ 32,285 | \$ 97,895 | \$ 57,461 |
| Excess of revenues over expenditures | 107,753 | 1,047 | 108,800 | 40,434 |
| Transfer between funds | (19,000) | 19,000 | - | - |
| Balance, end of year | \$ 154,363 | \$ 52,332 | \$ 206,695 | \$ 97,895 |

Jagare Ridge Homeowners Association

Statement of Cash Flows

| For the year ended December 31, | 2025 | 2024 |
|--------------------------------------|------------|------------|
| Operating activities | | |
| Cash receipts from customers | \$ 253,570 | \$ 146,339 |
| Cash paid to suppliers and employees | (116,302) | (156,008) |
| Interest received | 1,047 | 812 |
| Goods and service tax | (1,907) | (15,148) |
| Interest paid | - | (2,019) |
| | 136,408 | (26,024) |
| Advance to related party | | |
| Advances from (to) related party | 4,579 | (9,655) |
| Increase (decrease) in cash | 140,987 | (35,679) |
| Cash, beginning of year | 118,981 | 154,660 |
| Cash, end of year | \$ 259,968 | \$ 118,981 |
| Cash consists of: | | |
| Cash | \$ 207,636 | \$ 86,696 |
| Reserve account | 52,332 | 32,285 |
| | \$ 259,968 | \$ 118,981 |

Jagare Ridge Homeowners Association

Notes to the Financial Statements

December 31, 2025

1. Nature of operations

Jagare Ridge Homeowners Association (the "Association" is a not-for-profit organization incorporated provincially under the Companies Act of Alberta. Management has determined that they are exempt from the payment of income tax under Section 149(1) of the Income Tax Act.

2. Significant accounting policies

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant accounting policies are detailed as follows:

(a) Cash equivalents

Cash and cash equivalents consist of cash on hand and bank deposits.

(b) Revenue recognition

The association follows the deferral method of accounting for contributions. Membership fees are recognized as revenue in the year they relate to. The amounts to be received can be reasonably estimated and collection is reasonably assured.

Reserve investment income is recognized as revenue in the year in which it is earned.

Convenience fees are recognized when they are earned which is at the time of payment of membership fees.

(c) Measurement uncertainty

The preparation of financial statements in conformity with the selected standard (changes in statements) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reported period. Actual results could differ from those estimates.

Jagare Ridge Homeowners Association

Notes to the Financial Statements

December 31, 2025

2. Significant accounting policies (continued)

(d) Financial instruments

Initial measurement

Financial assets originated or acquired or financial liabilities issued or assumed in an arm's length transaction are initially measured at their fair value. In the case of a financial asset or financial liability not subsequently measured at its fair value, the initial fair value is adjusted for financing fees and transaction costs that are directly attributable to its origination, acquisition, issuance or assumption. Such fees and costs in respect of financial assets and liabilities subsequently measured at fair value are expensed.

Financial assets or liabilities originated or exchanged in related party transactions except for those that involve parties whose sole relationship with the association is in the capacity of management, are initially measured at cost. The cost of a financial instrument in a related party transaction depends on whether the instrument has repayment terms. If the instrument does, the cost is determined using the instruments undiscounted cash flows, excluding interest and dividend payments, less any impairment losses previously recognized by the transferor. Otherwise cost is determined using the consideration transferred or received by the association in the transaction.

Transactions, with parties whose sole relationship with the association is in the capacity of management, are accounted for as arm's length transactions.

Subsequent measurement

The association subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in debt instruments, equity instruments and forward exchange contracts that are quoted in an active market, which are measured at fair value without any adjustment for transaction costs. Changes in fair value are recognized in net income in the period in which they occur.

Financial assets measured at amortized cost include accounts receivable and advances from related party.

Financial liabilities measured at amortized cost include accounts payable, accrued liabilities.

Transaction costs

Transaction costs attributable to financial instruments subsequently measured at fair value and to those originated or exchanged in a related party transaction are recognized in income in the period incurred. Transaction cost for financial instruments originated or exchanged in an arm's length transaction that are subsequently measured at amortized cost are recognized in the original cost of the instrument and recognized in income over the life of the instrument using the straight-line method.

Jagare Ridge Homeowners Association

Notes to the Financial Statements

December 31, 2025

2. Significant accounting policies (continued)

Impairment

At the end of each reporting period, management assesses whether there are any indications that financial assets measured at cost or amortized cost may be impaired. If there is an indication of impairment, management determines whether a significant adverse change has occurred in the expected timing or the amount of future cash flows from the asset, in which case the asset's carrying amount is reduced to the highest expected value that is recoverable by either holding the asset, selling the asset or by exercising the right to any collateral. The carrying amount of the asset is reduced directly or through the use of an allowance account and the amount of the reduction is recognized as an impairment loss in operations. Previously recognized impairment losses may be reversed to the extent of any improvement. The amount of the reversal, to a maximum of the related accumulated impairment charges recorded in respect of the particular asset, is recognized in operations.

(e) Cloud computing arrangements

The company applies the simplification method to expenditures in a cloud computing arrangement that fall within the scope of AcG-20, Customer's Accounting for Cloud Computing Arrangements. Under this method, expenditures are treated as a supply of services and recognized as an expense when the company receives the service. Expenditures related to implementation activities are expensed as incurred.

3. Cash

Restricted cash consists of amounts transferred from the operating account to the reserve account annually plus any interest income earned on the accumulated balance. This amount is approved annually by the board and is held to fund any future major expenses or repairs as determined necessary by the Board of Directors. In 2025, there was \$19,000 transferred to the reserve account (2024 - \$19,000) and \$1,047 in interest earned (2024 - \$812).

| | 2025 | 2024 |
|----------------|-----------|-----------|
| Bank - Reserve | \$ 52,332 | \$ 32,285 |

4. Accounts receivable

Amounts receivable consist of Homeowners Association fees receivable from residents in the community.

| | 2025 | 2024 |
|---------------------|----------|----------|
| HOA fees receivable | \$ 5,014 | \$ 4,795 |

Jagare Ridge Homeowners Association

Notes to the Financial Statements

December 31, 2025

5. Related party transactions

The Management Agreement grants Melcor and Jagare Ridge Communities Inc. (JRCI) control of the management of the Association and management of the community amenities until the Effective Date.

The Effective Date is defined as the later of:

- a) The date upon which JRCI has sold its last lands within the Jagare Ridge development, or
- b) The date upon which all amounts owing to JRCI have been repaid

JRCI may, at an earlier date and at its discretion, transfer portions of the amenities or certain aspects of management to the Association. After the Effective Date, the Association becomes independent from Melcor and JRCI and will no longer receive their financial support.

The following is a summary of the association's related party transactions:

| | 2025 | 2024 |
|--------------------|----------|----------|
| Advances to Melcor | \$ 5,076 | \$ 9,655 |

6. Deferred revenue

Deferred revenue consists of future year annual membership fees prepaid by residents.

7. Cloud computing arrangements

During the year, the association expensed \$2,312 (2024 - \$3,270) with respect to cloud computing arrangements which is included in website and data processing expense.

8. Comparative figures

The financial statements have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year earnings.



**JAGARE RIDGE HOMEOWNERS ASSOCIATION
2026 ANNUAL GENERAL MEETING OF MEMBERS
On Tuesday June 16, 2026 at 6:30 PM**

This form should be signed by the Member or his attorney, authorized in writing, and if the Member is a corporation, this form of proxy should be signed by a duly authorized officer under corporate seal.

EITHER BRING YOUR APPOINTED PROXIES TO THE AGM OR RETURN PROXIES NO LATER THAN CLOSE OF BUSINESS (4:00 P.M.) ON MONDAY JUNE 15, 2026 AS PER THE INSTRUCTIONS BELOW

INSTRUCTIONS FOR PROXY FORMS

Appointment and Revocation of Proxies

The completed proxy should be submitted to the address indicated below in time to reach such address not less than twenty-four (24) hours (excluding Saturdays, Sundays and Holidays) before the time of the Meeting:

**Mail to: Core Real Estate Group
Suite 1250, 5555 – Calgary Trail, Edmonton, AB T6H 5P9
Attention: Jagare Ridge Homeowners Association**

or e-mail this completed form to info@coremanagement.ca

All proxies must be in writing, signed by the Member and brought to the AGM or returned no later than at close of business Monday, June 15, 2026.

A Member who has given a proxy may revoke it any time before it is exercised. A proxy may be revoked by instrument in writing or, if the Member is a corporation, by an officer or attorney thereof duly authorized, and delivered as indicated above, at any time up to and including the last business day preceding the Meeting or any adjournment thereof, or with the Chairman of the Meeting on the day of the Meeting or any adjournment thereof, or in any other manner permitted by law.

Voting and Exercise of Discretion by Proxies

The persons named in the form of proxy will vote the Membership in respect of which they are appointed in accordance with the instructions indicated therein.

Members interested in standing for election at the meeting are invited to contact Core Real Estate Group in advance of the meeting at info@coremanagement.ca

TO ALL MEMBERS:

PLEASE COMPLETE THE ACCOMPANYING PROXY FORM AND PROVIDE TO SOMEONE WHO IS ATTENDING THE AGM, OR RETURN TO CORE AS INDICATED IN THE INSTRUCTIONS.



JAGARE RIDGE HOMEOWNERS ASSOCIATION

PROXY FOR THE ANNUAL GENERAL MEETING

I, the legal owner of a house located at:
..... Edmonton, Alberta
hereby appoint and name, as my Proxy to exercise my vote (s)
at the Annual General Meeting for Jagare Ridge Homeowners Association to be held on June 16, 2026.

Dated at:

This Day of20.....

(Signature of Registered Owner)

If you expect to be absent from the Annual General Meeting, please forward your signed proxy to Core Real Estate Group, at the address below, by email to info@coremanagement.ca or provide it to a person of your choice that will be attending the meeting.

THIS PROPERTY IS PROUDLY MANAGED BY CORE REAL ESTATE GROUP