



Homeowners Association Fees – Effective January 1, 2026

The Board of Directors is pleased to enclose the 2026 Operating Budget and Fee Notice for the Greenwich 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.

Your personalized invoice(s) is enclosed. Payments can be made online, via Telepay or by cheque. 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/greenwich/>, 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 on the left with fields for Email and Password, and a 'Log in' button. An arrow points from the login form to a box containing the text 'Click on Profile then Payments Due'. Another arrow points from this box to a payment summary table. The table has two 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 row of icons: a blue eye, a blue speech bubble, a yellow percentage sign, a green dollar sign, a red circular arrow, and a green dollar sign. An arrow points from the green dollar sign icon to a text box on the right containing the following instructions:

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.

Based on the estimated 2026 annual operating costs, fees have remained the same at **\$152 + GST = \$159.60** for the fiscal year January 1, 2026 - December 31, 2026.

The Greenwich 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 community gardens, sandbox, column identifiers, feature walls, enhanced lighting and a portion of the landscaping.

As a property owner in Greenwich, you are a member of the Greenwich 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://greenwichcalgary.com/greenwich-hoa/> to find the 2026 Budget Presentation, FAQs, HOA Docs, Responsibility Guidelines and much more.

Sincerely,
Greenwich 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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2026 OPERATING BUDGET

| <u>Revenue</u> | \$ | \$ |
|--|--------|----------------|
| 2026 Membership Fees (285 Lots at \$152) | 43,320 | |
| Bank Interest | 708 | |
| Other Income | 1,230 | |
| TOTAL ESTIMATED REVENUE | | 45,258 |
| <u>Expenditure</u> | | |
| Repairs & Maintenance | | |
| - Utilities - Electricity (contingency for potential lighting repairs) | 500 | |
| - General (contingency for potential repairs to amenities) | 500 | |
| Landscaping (landscaping as per Obligations Map, includes community garden area and supplementing the City of Calgary landscaping program to help maintain green spaces) | 64,625 | |
| Grounds Maintenance (Spring clean up and fall clean up of community garden and emptying garbage cans) | 3,623 | |
| Admin | | |
| - Management Fees (management of the day-to-day operations of the HOA on behalf of the Board of Directors) | 20,000 | |
| - Admin - IT Application/Software (Ivrnet database system, website hosting) | 3,200 | |
| - Admin - Data Processing | 500 | |
| - Admin - Postage/Mailout expense (postage & printing chargeback) | 1,625 | |
| Bank Charges | 120 | |
| Merchant Processing Fees (costs to pay vendors through EFT, credit card processing fees) | 2,048 | |
| TOTAL ESTIMATED OPERATING EXPENSES | | 96,741 |
| Excess of Revenue Over Expenses | | -51,483 |
| <i>Please note, the Developer will subsidize any shortfall of revenue over expenses until the Homeowners Association is operationally sustainable.</i> | | |

Collections Procedures 2026

1. **January 1 – 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** - The Homeowner's Association reserves the right to hand over outstanding accounts to legal counsel for collections.

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