

December 1, 2025

Dear Resident:

RE: Edmonton Aurora Residents Association Annual Fees-2026

As a property owner in the Community of Aurora you are a member of the Edmonton Aurora Residents Association ("EARA"). The EARA is a not-for-profit organization which manages select community assets for the benefit of its residents. In order to fund the expenses related to managing those assets, an encumbrance is registered on all property titles in Aurora which allows the collection of fees from its membership. This is done in accordance with the encumbrance, and Bylaws of the EARA.

Fees are determined annually by the Resident Board of Directors and depend on the annual operating budget. The 2026 annual fees have been set at **\$105 INC GST** for the fiscal year January 1, 2026 - December 31st, 2026.

A summary of the 2026 operating budget is included below and is also posted at www.edmontonaurorahoa.com

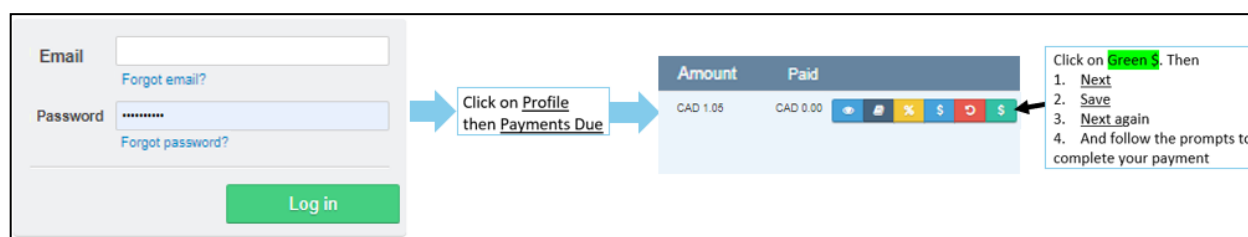
Please note;

- The fee notices will be sent electronically for 2026
- The Board has unanimously voted not to increase the fees for 2026
- Payments can be made up to February 28, 2026, without penalty.

Methods of Payment

1. **CHEQUE** • Mailed, address is listed below - Please make your cheque payable to the Edmonton Aurora Residents Association.
2. **ONLINE/ETRANSFER** • please go to <https://central.ivrnet.com/> click on "Log in" and enter your email address and your password. If you are unsure of your credentials, please contact triona@cosgravemanagement.com

Payment Instructions:



The screenshot shows a login form on the left with fields for Email and Password, and a 'Log in' button. To the right is a payment summary table:

Amount	Paid
CAD 1.05	CAD 0.00

Below the table is a row of icons: a blue circle with a white 'x', a blue circle with a white 'y', a yellow circle with a white 'z', a red circle with a white 'a', and a green circle with a white 'b'. A blue arrow points from the 'Log in' button to the 'Click on Profile then Payments Due' text, which points to the table. A black arrow points from the green circle icon to a text box on the right:

Click on **Green \$**. Then
 1. Next
 2. Save
 3. Next again
 4. And follow the prompts to complete your payment

KEEP INFORMED

Not getting Regular email updates from the Edmonton Aurora Residents Association?

- Please check your Junk mail for any missed updates and add email to Safe sender List.
- Login to your Aurora Resident account at <https://central.ivrnet.com/edmontonaurora> to ensure your details are current.
- Check out the community website for regular updates <https://edmontonaurorahoa.com/>
- Check out the community Facebook page <https://www.facebook.com/southeastedmontoncommunitiesconnect>
- Email triona@cosgravemanagement.com to ensure your details are on file and you do not miss out on important community Info!

Sincerely,

EDMONTON AURORA RESIDENTS ASSOCIATION BOARD OF DIRECTORS

<u>Revenue</u>	<u>\$</u>	<u>\$</u>
2026 Membership Fees (974 Lot's \$100)	97,400	
TOTAL ESTIMATED REVENUE		97,400
<u>Expenditure</u>		
Administration (AGM, Printing & Mailout, Cheques, Deposit Books)	6,100	
Annual Repairs & Maintenance	18,000	
Community engagement fund (Annual Events)	8,000	
Insurance	3,325	
Professional fees (Management, legal, accounting)	32,500	
Seasonal Lighting	2,000	
Utilities	6,000	
Website	5,200	
TOTAL ESTIMATED OPERATING EXPENSES		81,125
Capital Expenditures - fountain	25,000	25,000
PROJECTED DEFICIT		8,725
Please note any surplus will be deposited to a reserve fund for capital repairs/replacements		
Reserve Fund Bank Balance as at 31.12.2025		215,000

Collections Procedures 2026

1. **January 1** Fees are due.
2. **March 1** Interest is applied to all outstanding accounts (16% per annum in excess of the prime rate of interest).
3. **April 1** Accounts are handed over to Edmonton Aurora Residents Association's legal counsel for collections. Payments are no longer accepted online.

***Once an account has gone to collections, all payments and communication regarding collection of fees are done directly between the homeowner and legal Counsel and legal costs associated with the collection of fees, as determined by the Lawyer, will be charged back to the homeowner.**

If you are no longer a resident of Aurora, please contact the Edmonton Aurora Residents Association directly at triona@cosgravemanagement.com to update your account.