Financial statements of

WYNDHAM GARDENS APARTMENTS OF UNIONVILLE

March 31, 2026

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INDEPENDENT AUDITOR'S REPORT

To the Members of
WYNDHAM GARDENS APARTMENTS OF UNIONVILLE

Opinion

We have audited the financial statements of Wyndham Gardens Apartments of Unionville ("the Corporation"), which comprise the statement of financial position as at March 31, 2026, 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 Corporation as at March 31, 2026, 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 *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation 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 Corporation'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 Corporation or to cease operations, or has no realistic alternative but to do so.

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

Auditor's 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 auditor's 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 Corporation'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 doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's 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 auditor's report. However, future events or conditions may cause the Corporation 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.



TORONTO, Ontario
June 8, 2026

Licensed Public Accountants

WYNDHAM GARDENS APARTMENTS OF UNIONVILLE
Statement of Financial Position

As at March 31,	2026	2025
Assets		
Current assets		
Cash (note 3)	**$ 519,291**	$ 89,128
Investments (notes 4, 5)	**1,382,326**	934,136
Accounts receivable	**15,660**	-
Prepaid expenses and other assets	**59,828**	59,121
	1,977,105	1,082,385
Investments (notes 4, 5)	**350,000**	340,000
Capital assets (note 6)	**5,837,259**	5,315,017
	$ 8,164,364	$ 6,737,402
Liabilities and Net Assets		
Current liabilities		
Accounts payable and accrued liabilities	**$ 508,103**	$ 153,269
Residents' deposits	**13,120**	13,000
Deferred revenue (note 7)	**58,351**	-
Mortgage loan payable (note 8)	**49,017**	-
Deferred Wellness Contribution (note 9(b))	**27,320**	48,120
	655,911	214,389
Deferred revenue (note 7)	**134,594**	-
Mortgage loan payable (note 8)	**898,186**	-
	1,688,691	214,389
Net assets		
Unrestricted	**6,306,371**	5,733,981
Internally restricted replacement reserve (note 5)	**169,302**	789,032
	6,475,673	6,523,013
	$ 8,164,364	$ 6,737,402

See accompanying notes to the financial statements.

Approved by the Board:

Debra Ambrose Director

Samantha van Velzen Director

WYNDHAM GARDENS APARTMENTS OF UNIONVILLE
Statement of Operations

Year ended March 31,	2026	2025
Revenue		
Maintenance fees	**$ 1,539,021**	$ 1,522,611
Capital levy	**356,368**	38,199
Re-leasing commission	**312,858**	396,300
Interest income	**50,651**	93,149
Amortization of deferred Wellness Contribution (note 9(b))	**20,800**	20,800
Other income	**12,894**	6,776
	2,292,592	2,077,835
Expenses		
Building, equipment, and grounds	**346,249**	381,423
Administrative services cost (note 9(a))	**297,360**	264,924
Salaries and benefits	**283,816**	209,807
Utilities	**247,178**	260,219
Municipal and property taxes	**178,469**	171,740
Administration (note 10)	**159,006**	154,000
Commission on re-leasing	**134,474**	201,519
Mortgage loan interest	**31,787**	-
Refurbishing cost on re-leasing	**1,816**	3,622
	1,680,155	1,647,254
Excess of revenue over expenses for the year before amortization	**612,437**	430,581
Amortization of capital assets	**659,777**	591,548
Deficiency of revenue over expenses for the year	**$ (47,340)**	$ (160,967)

See accompanying notes to the financial statements.

WYNDHAM GARDENS APARTMENTS OF UNIONVILLE
Statement of Changes in Net Assets

Year ended March 31	**Internally restricted replacement reserve** (note 5)	**Unrestricted**	**2026 Total**	2025 Total
Balance, beginning of year	**$ 789,032**	**$ 5,733,981**	**$ 6,523,013**	$ 6,683,980
Deficiency of revenue over expenses for the year	**-**	**(47,340)**	**(47,340)**	(160,967)
Transfers (net)	**(619,730)**	**619,730**	**-**	-
Balance, end of year	**$ 169,302**	**$ 6,306,371**	**$ 6,475,673**	$ 6,523,013

See accompanying notes to the financial statements.

WYNDHAM GARDENS APARTMENTS OF UNIONVILLE
Statement of Cash Flows

Year ended March 31,	2026	2025
Cash provided (used) by operating activities:		
Deficiency of revenue over expenses for the year	**$ (47,340)**	$ (160,967)
Items not requiring an outlay of cash:		
Amortization of capital assets	**659,777**	591,548
Amortization of deferred Wellness Contribution	**(20,800)**	(20,800)
	591,637	409,781
Net change in non-cash working capital balances:		
Accounts receivable	**(15,660)**	-
Prepaid expenses and other assets	**(707)**	(2,162)
Accounts payable and accrued liabilities	**354,834**	13,404
Residents' deposits	**120**	670
Deferred revenue	**192,945**	-
Net cash provided by operating activities	**1,123,169**	421,693
Cash provided (used) by investing activities:		
Purchase of capital assets	**(1,182,019)**	(1,093,018)
Redemption (purchase) of investments, net	**(458,190)**	480,402
Net cash used by investing activities	**(1,640,209)**	(612,616)
Cash provided (used) by financing activities:		
Advance of mortgage loan	**1,000,000**	-
Principal repayments on mortgage loan	**(52,797)**	-
Net cash provided by financing activities	**947,203**	-
Net increase (decrease) in cash	**430,163**	(190,923)
Cash, beginning of year	**89,128**	280,051
Cash, end of year	**$ 519,291**	$ 89,128

See accompanying notes to the financial statements.

1 Organization

The Wyndham Gardens Apartments of Unionville ("the Corporation") is a non-profit corporation incorporated without share capital on August 1, 1985 under the laws of the Province of Ontario. The purpose of the Corporation is to provide and maintain living accommodation and ancillary programs for elderly persons in the 122 residential unit highrise building at 100 Anna Russell Way, Unionville, Ontario.

The Corporation is exempt from income taxes.

The related corporations to the Corporation are Unionville Home Society and Unionville Home Society Foundation.

The related corporations are operated by independent Boards of Directors, although certain directors may serve on more than one Board. The assets, liabilities and operating activities of the related entities are excluded from the Corporation's financial statements.

2 Significant accounting policies

These financial statements have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

(a) Cash

Cash includes cash deposits with financial institutions, petty cash and cash held in corporate tiered investment savings account.

(b) Capital assets

The Corporation records capital assets at cost. The cost of a capital asset comprises its purchase price and any directly attributable cost of preparing the asset for its intended use. When conditions indicate a capital asset no longer contributes to the Corporation's ability to provide services or that the value of future economic benefits or service potential associated with the capital asset is less than its net carrying amount, its net carrying amount is written down to its fair value or replacement costs.

Capital assets are depreciated over their estimated useful lives on a straight-line basis as follows:

Land improvements	8 to 20 years
Building and building improvements	10 to 40 years
Building service equipment	10 to 25 years
Furniture and fixtures	5 to 15 years
Wellness Contribution	5 to 10 years

Amounts relating to the Wellness Contribution are funded by a deferred capital contribution received from Unionville Home Society. Refer to note 9(c) for a description of the amount contributed.

(c) Revenue recognition

(i) Resident revenue

Maintenance fees and capital levy revenues are recognized when they are due and when collection is reasonably assured. Unearned portions of capital levy prepayments are recognized as deferred revenue.

Residents' deposits consists of security deposits and are deferred and recorded as income over the period to which they relate.

(ii) Re-leasing commissions

Upon termination of the lease for life, 90% of the re-leasing price will be refunded to the occupant or his or her estate, within 30 days after the closing of the re-leasing. The remaining 10% represents re-leasing revenue for the Corporation, which is recognized on closing of the re-leasing transaction.

2 Significant accounting policies (continued)

(c) Revenue recognition (continued)

(iii) Grants

Grants received for specific projects are deferred and amortized into income over the term of the project.

(iv) Fees for services

Fees for services are recorded as revenue once the service has been completed.

(d) Contributed services

The value of goods and services is recorded as revenue and an expense in the financial statements when the fair value can be reasonably estimated and when the goods and services would otherwise be purchased if not donated.

Volunteers provide invaluable donated services to the Corporation. Since the fair value of volunteer time is not easily determinable, these contributed services are not recognized in the financial statements.

(e) Financial instruments

The Corporation initially measures its financial assets and financial liabilities at fair value adjusted by, in the case of a financial instrument that will not be measured subsequently at fair value, the amount of transaction costs directly attributable to the instrument.

The Corporation subsequently measures all its financial assets and financial liabilities at amortized cost, except for cash and investments, which are measured at fair value. Changes in fair value are recognized in the statement of operations in the period incurred.

(f) Management estimates

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the current period. Significant estimates include the useful lives of capital assets and certain accrued liabilities.

All estimates are reviewed periodically and adjustments are made to the statement of operations as appropriate in the year they become known.

3 Cash

Cash balances yield interest at a rate of 1.45% (2025 - 2.05%).

4 Investments

As at March 31,	**2026**	2025
Guaranteed investment certificates and term deposits, bearing interest at rates ranging from 2.00% to 4.65% (2025 - 3.50% to 5.35%) and maturing on dates ranging from April 1, 2026 to March 27, 2028 (2025 - April 1, 2025 to April 1, 2027)	**$ 1,366,159**	$ 921,387
Cash and cash equivalents	**366,167**	352,749
	1,732,326	1,274,136
Less: Long-term investments	**(350,000)**	(340,000)
	$ 1,382,326	$ 934,136

Included in investments is an amount of $169,302 (2025 - $789,032) internally restricted for the replacement reserve fund. The remaining balance is available for general operations.

5 Internally restricted replacement reserve

The Board of Directors has internally restricted a replacement reserve fund for the building. The reserve fund is replenished from revenues and may only be used as approved by the Board of Directors.

The activity in the internally restricted replacement reserve is as follows:

As at March 31,	**2026**	2025
Balance, beginning of year	**$ 789,032**	$ 1,562,481
Expenditures from reserve	**(1,182,019)**	(1,093,018)
Annual reserve contributions	**562,289**	319,569
Balance, end of year	**$ 169,302**	$ 789,032

6 Capital assets

As at March 31,	**2026**		2025	
	Cost	**Accumulated Amortization**	Cost	Accumulated Amortization
Land	**$ 387,554**	**$ -**	$ 387,554	$ -
Land improvements	**407,851**	**71,133**	432,158	70,758
Building & building improvements	**16,919,777**	**13,027,947**	15,003,606	12,558,328
Building service equipment	**2,054,176**	**888,028**	2,010,091	776,217
Furniture and fixtures	**268,783**	**241,095**	282,913	250,948
Wellness Contribution	**235,351**	**208,030**	235,351	187,231
Construction in progress	**-**	**-**	806,826	-
	$ 20,273,492	**$ 14,436,233**	$ 19,158,499	$ 13,843,482
Net book value		**$ 5,837,259**		$ 5,315,017

The amount included in construction in progress in the prior year relates to building improvements incurred as part of the roof replacement capital project. The project was completed and the related assets were place into operation during 2026.

7 Deferred revenue

Deferred revenue consists of unearned prepayments of the capital levy related to the roof replacement project. The change in deferred revenue for the year is as follows:

Year ended March 31,		**2026**		2025
Balance, beginning of year	**$**	**-**	$	-
Prepayments received during the year		**230,716**		-
Recognized in revenue during the year		**(37,771)**		-
Balance, end of year	**$**	**192,945**	$	-
Consisting of:				
Current	**$**	**58,351**	$	-
Non current		**134,594**		-
	$	**192,945**	$	-

8 Mortgage loan payable

As at March 31,		**2026**		2025
Mortgage loan payable, bearing a fixed interest rate of 4.93% interest, repayable in equal monthly installments of $7,846, due July 25, 2030	**$**	**947,203**	$	-
Less: current portion		**(49,017)**		-
	$	**898,186**	$	-

On July 25, 2025, the Corporation entered into a new mortgage loan. The mortgage is secured by a general security agreement representing a first charge on all property of the Corporation, a general assignment of rents and leases, and a collateral morgage on the the land and building included in note 6.

Principal repayments required in the next four years are as follows:

2027	$ 49,017
2028	51,329
2029	54,005
2030	56,700
Thereafter	736,152
	$ 947,203

9 Related party transactions

All related party balances and transactions are considered in the normal course of operations and have been recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(a) Administrative services cost

During the year, the Corporation paid administrative services cost totaling $297,360 (2025 - $264,924) to Unionville Home Society.

(b) Deferred Wellness Contribution

In 2010, pursuant to Board of Directors approval, the Unionville Home Society contributed $300,000 to the Corporation as a grant for use in the development of a seniors' wellness environment with the goal of promoting healthy aging and the wellness of seniors.

The full amount of this grant has been spent to purchase capital assets in accordance with the terms of the contribution. The grant is being amortized into income consistent with the amortization of the funded capital assets.

10 Administration expense

Administration expense consists of the following:

Year ended March 31,		**2026**		2025
Professional fees	**$**	**74,315**	$	71,480
Insurance		**51,042**		51,864
Office and general		**33,649**		30,656
	$	**159,006**	$	154,000

11 Pension plans

The pension plan for non-unionized employees of the Corporation is a defined contribution plan. The plan is funded by contributions which are made by the employees and matched by the Corporation. The employer portion of the pension contribution for the non-unionized employees of the Corporation for the year was $2,517 (2025 - $1,784).

The Nursing Homes and Related Industries Pension Plan is a target-benefit plan for members of participating unions and has multiple contributing employers. The plan is funded by contributions made by employees and matched by the Corporation as defined by the collective agreement. The employer portion of the pension contribution for the unionized employees of the Corporation for the year was $5,601 (2025 - $4,734).

12 Financial instruments

The Corporation is exposed to various risks through its financial instruments. The following analysis provides a measure of the Corporation's risk exposure and concentrations. The financial instruments and the nature of the risks to which they may be subject are as follows:

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Corporation is exposed to credit risk through its cash and investments.

Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet a demand for cash or fund its obligations as they come due. The Corporation meets its liquidity requirements by preparing and monitoring detailed forecasts of cash flows from operations and anticipating investing and financing activities.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is comprised of currency risk, interest rate risk and other price risk.

The Corporation is not exposed to currency risk or other price risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Corporation is subject to interest rate risk to the extent that its mortgage payable may be subject to interest rate changes on maturity and from its interest bearing assets.

The Corporation's cash includes amounts on deposit with financial institutions that earn interest at market rates. The Corporation manages its exposure to the interest rate risk of its cash by maximizing the interest income earned on excess funds while maintaining the liquidity necessary to conduct operations on a day-to-day basis. Fluctuations in market rates of interest on cash do not have a significant impact on the Corporation's results of operations.

The primary objective of the Corporation with respect to its fixed income investments is to ensure the security of principal amounts invested, provide for a high degree of liquidity, and achieve a satisfactory investment return.

Changes in risk

Credit risk increased during the year due to the Corporation’s additional investment holdings. Liquidity risk and interest rate risk also increased as a result of the mortgage advanced during the year.

Aside from these changes, there have been no other significant changes in the Corporation's risk exposures in financial instruments from the prior year.