

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION
Financial Statements
Year Ended December 31, 2025

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

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Year Ended December 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Members of The Properties of Donsdale Residents Association

Opinion

We have audited the financial statements of The Properties of Donsdale Residents Association (the "Association"), which comprise the statement of financial position as at December 31, 2025, and the statements of revenues and expenditures, 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 cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

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 Association in accordance with 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 ASNPO, 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.

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.

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Independent Auditor's Report to the Members of The Properties of Donsdale Residents Association
(continued)

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 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 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, Alberta
April 30, 2026


CHARTERED PROFESSIONAL ACCOUNTANTS

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Statement of Financial Position

December 31, 2025

	2025	2024
ASSETS		
CURRENT		
Cash (Note 2)	\$ 77,471	\$ 27,989
Short term investments (Note 3)	315,003	202,538
Accounts receivable	23,782	36,486
Prepaid insurance	594	591
	<u>416,850</u>	267,604
LONG TERM INVESTMENTS (Note 3)	<u>-</u>	101,228
	<u>\$ 416,850</u>	\$ 368,832
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable	\$ 10,835	\$ 8,749
Goods and services tax payable	2,172	2,953
Prepaid resident association fees	-	401
	<u>13,007</u>	12,103
NET ASSETS		
Operating fund	190,223	154,326
Capital replacement fund	213,620	202,403
	<u>403,843</u>	356,729
	<u>\$ 416,850</u>	\$ 368,832

COMMITMENT (Note 4)

ON BEHALF OF THE BOARD

_____ Director

_____ Director

See notes to financial statements

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION
Statement of Revenues and Expenditures
Year Ended December 31, 2025

	2025	2024
REVENUES	\$ 147,974	\$ 149,220
EXPENSES		
General maintenance	88,616	77,255
Power and water	6,758	6,982
Professional fees	7,040	5,439
Collection fees	3,635	-
Stripe processing charges	3,599	3,566
Insurance	1,275	1,271
Office	839	1,486
Rental	246	240
Interest and bank charges	127	165
Land title certificate	100	-
	112,235	96,404
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	35,739	52,816
OTHER INCOME		
Interest and other income	11,375	4,024
EXCESS OF REVENUES OVER EXPENSES FOR THE YEAR	\$ 47,114	\$ 56,840

See notes to financial statements

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION
Statement of Changes in Net Assets
Year Ended December 31, 2025

	Operating Fund	Capital Replacement Fund	2025	2024
NET ASSETS - BEGINNING OF YEAR	\$ 154,326	\$ 202,403	\$ 356,729	\$ 299,889
EXCESS OF REVENUES OVER EXPENSES FOR THE YEAR	35,897	11,217	47,114	56,840
TRANSFERS	-	-	-	-
NET ASSETS - END OF YEAR	\$ 190,223	\$ 213,620	\$ 403,843	\$ 356,729

See notes to financial statements

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Statement of Cash Flows

Year Ended December 31, 2025

	<u>2025</u>	<u>2024</u>
OPERATING ACTIVITIES		
Excess of revenues over expenses for the year	\$ 47,114	\$ 56,840
Changes in non-cash working capital:		
Accounts receivable	12,704	(811)
Prepaid insurance	(3)	(1)
Accounts payable	2,085	1,007
Goods and services tax payable	(781)	1,015
Prepaid resident association fees	(401)	401
	<u>13,604</u>	<u>1,611</u>
Cash flow from operating activities	<u>60,718</u>	<u>58,451</u>
INVESTING ACTIVITIES		
Purchase of investments	-	(300,000)
Accrued interest	<u>(11,236)</u>	<u>(3,766)</u>
Cash flow used by investing activities	<u>(11,236)</u>	<u>(303,766)</u>
INCREASE (DECREASE) IN CASH FLOW	49,482	(245,315)
Cash - beginning of year	<u>27,989</u>	<u>273,304</u>
CASH - END OF YEAR	<u>\$ 77,471</u>	<u>\$ 27,989</u>
CASH CONSISTS OF:		
Cash	<u>\$ 77,471</u>	<u>\$ 27,989</u>

See notes to financial statements

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2025

NATURE OF OPERATIONS

The Properties of Donsdale Residents Association (the Association) was incorporated February 27, 1998 under the provisions of Part IX of the Companies Act of Alberta and commenced operations in July 2002. The Association is exempt from income taxes under the Income Tax Act of Canada.

The purpose of the Association is to maintain and operate the Donsdale amenities for the benefit of the residents in the Donsdale Neighbourhood. The Donsdale amenities consist of upgraded landscaping, lighting, and other improvements located on certain parklands, boulevards, walkways and other lands owned by The City of Edmonton and by the Association.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

Fund accounting

The Association follows the restricted fund method of accounting for contributions. The funds are as follows:

(a) Operating Fund

The Operating Fund accounts for the Association's operating and administrative activities.

(b) Capital Replacement Reserve Fund

The Capital Replacement Reserve Fund reports contributions from residents that are to be set aside and used for future costs of major repairs and replacements.

Investments

Short term investments, which consist primarily of term deposits with original maturities at date of purchase beyond three months and less than twelve months, are carried at amortized cost.

Long term investments, which consist primarily of term deposits with original maturities at date of purchase beyond twelve months, are carried at amortized cost.

Revenue recognition

Resident Association fees are recognized as revenue in the Operating Fund in the year in which they pertain to.

Capital Replacement Reserve Fund contributions are recognized as revenue when they are received.

Contributed goods and services

Donated items, including capital assets, are recorded in these financial statements at fair value to the extent the value can be reasonably estimated. Because of the difficulty in determining their fair value, contributed services are not recognized in the financial statements.

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THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Financial instruments policy

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

Measurement uncertainty

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 amount 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 period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

2. CASH

Included in cash is \$11,741 (2024 - \$11,760) in savings, designated for funding major future repairs and replacements as outlined in the Capital Replacement Reserve Fund.

There is an outstanding transfer of \$113,123 (2024 - \$113,123) due from the Reserve bank account to the general account.

3. INVESTMENTS

Included in short term investments are non-redeemable term deposits, earning interest between 2.50% and 3.80% per annum, maturing between March 2026 and December 2026.

Investments are designated for funding major future repairs and replacements as outlined in the Capital Replacement Reserve Fund.

4. COMMITMENT

The Association has a maintenance contract that expires March 31, 2028. Future minimum payments as at December 31, 2025, are as follows:

2026	\$	31,553
2027		31,553
2028		<u>12,280</u>
	\$	<u>75,386</u>

5. RELATED PARTY TRANSACTIONS

The Board of Directors is made up of members of the Association. Transactions with board members include Resident Association fees.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount established in the approved annual budget.

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2025

6. FINANCIAL INSTRUMENTS

The Association is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Association's risk exposure and concentration as of December 31, 2025.

Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Association is exposed to credit risk from residents failing to pay their fees. In order to reduce its credit risk, the Association has a registered encumbrance of the title of property owned by each resident, and actively sends accounts to their lawyers when assessments are not paid and owners are charged with interest and collection costs.

Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Association is exposed to this risk mainly in respect of its receipt of funds from its residents, and accounts payable.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, The Association manages exposure through its normal operating and financing activities. The Association is exposed to interest rate risk primarily through its fixed-interest term deposits.

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Operating Fund

(Schedule 1)

Year Ended December 31, 2025

	2025	2024
REVENUE		
Resident association fees	\$ 147,974	\$ 149,220
Interest and other income	139	206
	<u>148,113</u>	<u>149,426</u>
EXPENSES		
General maintenance	88,616	77,255
Professional fees	7,040	5,439
Power and water	6,758	6,982
Collection fees	3,635	-
Stripe processing charges	3,599	3,566
Insurance	1,275	1,271
Office	839	1,486
Rental	246	240
Interest and bank charges	108	140
Land title expenses	100	-
	<u>112,216</u>	<u>96,379</u>
	<u>\$ 35,897</u>	<u>\$ 53,047</u>

THE PROPERTIES OF DONSDALE RESIDENTS ASSOCIATION

Capital Replacement Reserve Fund

(Schedule 2)

Year Ended December 31, 2025

	2025	2024
REVENUE		
Interest income	\$ 11,236	\$ 3,818
EXPENSES		
Interest and bank charges	<u>19</u>	<u>25</u>
	<u>\$ 11,217</u>	<u>\$ 3,793</u>