



August 30, 2025

Members of the Tuscany Residents Association
Calgary, AB

Dear Members of the Tuscany Residents Association:

RE: Notice of Annual General Meeting
Tuscany Club at 212 Tuscany Way NW, Calgary, AB

Enclosed please find the Notice of the Annual General Meeting (AGM) for the Members of the Association, Information Circular, Audited Financial Statements for the 2024-2025 fiscal year, minutes of the AGM held on September 19, 2024 and a Proxy Form.

Please review the enclosed information and plan to attend the AGM or send your proxy form in as indicated. The AGM is being held at 7:30 PM on Thursday, September 25, 2025 at the Tuscany Club, located at 212 Tuscany Way NW. Please assist your volunteer Board of Directors by attending the AGM or sending in your proxy form.

If you are interested in being nominated for the Board of Directors, or have any questions about the enclosed, please contact Chris Tomiyama at 403-241-6402 or by e-mail at generalmanager@tuscanyclub.ca.

Your Board of Directors can be contacted through their e-mail at boardofdirectors@tuscanyclub.ca.

We look forward to your participation.

Yours truly,

Tuscany Residents Association Board of Directors

Glen Furtado
President

Hong Wang
Vice President

Stephanie Schneider
Treasurer

Enrique Hoefele
Secretary

Vinesh Lad
Director

James Farquharson
Director

Van Fielhaber
Director



TUSCANY RESIDENTS ASSOCIATION

NOTICE OF MEETING
& INFORMATION
CIRCULAR

TUSCANY RESIDENTS ASSOCIATION NOTICE OF THE
ANNUAL GENERAL MEETING OF MEMBERS

TAKE NOTICE, that the Annual General Meeting of the Members of the TUSCANY RESIDENTS ASSOCIATION (the "Company") will be held at the Tuscany Club, located at 212 Tuscany Way NW, Calgary, AB, on September 25, 2025 at 7:30 p.m. for the following purposes:

1. To receive the minutes of the AGM held on September 19, 2024;
2. To receive the Audited Financial Statements of the fiscal year ended March 31, 2025;
3. To establish the number of Directors to hold office until the next Annual General Meeting and elect such Directors;
4. To appoint an Auditor of the company and to authorize the Directors to set their remuneration;
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 Calgary, Alberta this 30th day of August 31, 2025.

BY ORDER OF THE BOARD OF DIRECTORS

TO ALL MEMBERS:

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

TUSCANY RESIDENTS ASSOCIATION
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 Tuscany Residents Association (the "Company") for use at the Annual General Meeting (the "Meeting") of the Members of the Company to be held at the Tuscany Club, located at 212 Tuscany Way NW, Calgary, Alberta, on Thursday, September 25, 2025 at 7:30 p.m. All expenses incurred in connection with the solicitation of proxies will be borne by the Company. 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/her attorney, 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 Voting Members of record at the close of business on the day of **August 24, 2025** are entitled to vote at the Meeting, each Voting Member being entitled to one (1) vote. Voting Members are defined in the Articles of Association (the "Articles") of the Company as restricted to Homeowner Members. No Voting Member is entitled to vote at the Meeting if at the date of meeting any sum due or payable to the Company by such Voting Member remains unpaid for at least forty-five days following written request for payment of same.

Where there is more than one owner of the property, there shall be only one Voting Member who shall be the person designated as the Voting Member by all the owners of the property. In the absence of such designation, the First person named as owner on the Certificate of Title, shall be the Voting Member.

Where a rental property is involved, the registered owner or its designate shall be the Voting Member and, notwithstanding how many tenants are residing in the rental property, it shall have only one (1) vote.

Where there is any difficulty or dispute in determining the Voting Members, the Directors in their absolute discretion may designate the Voting Member, subject to the Articles of the Association.

As at the close of business on August 24, 2025, the Company had , **5980** Voting Members in good standing.

ELECTION OF DIRECTORS

The following persons have expressed an interest in letting his or her name stand for election:

Glen Furtado
James Farquharson
Enrique Hoefele
Vinesh Lad
Stephanie Schneider
Van Fielhaber
Hong Wang
Robin Mercier

Nominations will also be sought at the meeting for Directors from the Members. Individuals should be aware of fiduciary responsibilities of Directors generally. Any other Members interested in standing for election at the meeting are invited to contact Chris Tomiyama (General Manager), in advance of the meeting at 403-241-6402 or at generalmanager@tuscanyclub.ca.

The term of office for each person 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.

Information is given below with respect to each nominee as a Director, including the length of time each has been a Director of the Company.

NAME AND ADDRESS	Committees Served	PERIOD SERVED AS DIRECTOR OF COMPANY	BOARD MEETING ATTENDANCE (Sept '24 – Aug '25)	PRINCIPAL OCCUPATION
Glen Furtado Calgary, AB	Executive	3 years	4 of 5	
James Farquharson Calgary, AB	Executive, Finance	23 years	3 of 5	Principal, FDI Acoustics
Enrique Hoefele Calgary, AB	Executive	16 years	5 of 5	Engineer
Stephanie Schneider Calgary, AB	Director	8 years	5 of 5	Chartered Accountant
Vinesh Lad Calgary, AB	Director	8 years	4 of 5	Senior Advisor, Pension
Van Fielhaber Calgary, AB	Director	5 years	3 of 5	Corporate Board Member
Hong Wang Calgary, AB	Director	3 years	3 of 5	Realtor
Robin Mercier		New	N/A	

DIRECTORS COMPENSATION

Nil

PENSION PLAN

Nil

EXECUTIVE COMPENSATION AND PLANS

Nil

INCENTIVE SHARE OPTION PLAN FOR OFFICERS AND KEY EMPLOYEES

Nil

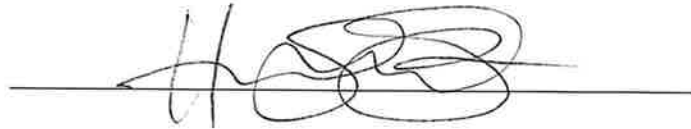
APPOINTMENT OF AUDITOR

Management proposes that the Auditor of the Company be appointed by the Directors and be authorized to fix his/her remuneration.

CERTIFICATE

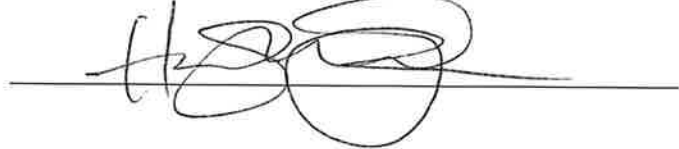
The foregoing contains no misstatement of a material fact and does not omit to state a material fact that is required to be stated or that is necessary to make a statement not misleading in the light of the circumstances in which it was made.

BY ORDER OF THE BOARD OF DIRECTORS

A handwritten signature in black ink, consisting of a series of loops and flourishes, is written over a horizontal line.

The management of the Company 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 ORDER OF THE BOARD OF DIRECTORS

A handwritten signature in black ink, consisting of a series of loops and flourishes, is written over a horizontal line.

INSTRUCTIONS FOR PROXY FORMS

Appointment and Revocation of Proxies

A Voting Member desiring to appoint a person (who must also be a Voting Member) to represent him/her at the Meeting may do so by inserting such person's name in the blank space provided. The completed proxy should be delivered to the Tuscany Club, mailed 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:

Tuscany Residents Association
212 Tuscany Way NW
Calgary, AB
T3L 2J6

Attention: Chris Tomiyama, General Manager

Or by facsimile to 403-241-6441
Attention: Chris Tomiyama, General Manager

Or as a scanned image by
Electronic mail to :

generalmanager@tuscanyclub.ca

All proxies must be in writing, signed by the Voting Member and returned no later than 7:30 p.m. on September 24, 2025.

PROXIES CANNOT BE ACCEPTED AT THE AGM

A Voting 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 Voting 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.

TUSCANY RESIDENTS ASSOCIATION
ANNUAL GENERAL MEETING
On the 25th day of September, 2025 at 7:30 p.m.

PROXY SOLICITED BY MANAGEMENT

The undersigned member of the TUSCANY RESIDENTS ASSOCIATION (the "Company") hereby appoints James Farquharson or failing him, _____, as proxy holder to attend and vote on behalf of the undersigned at the Annual General Meeting of Members and at any adjournment thereof, and my proxy is instructed to vote:

- 1.** FOR _____ OR AGAINST _____ (and if no specification is made, FOR)

That the Tuscanly Residents Association Board of Directors be permitted to appoint an auditor for the 2025-2026 fiscal year.

- 2.** FOR or AGAINST the election of the following Directors:

<u>Name</u>	<u>For</u>	<u>Against</u>
Glen Furtado	_____	_____
Enrique Hoefele	_____	_____
James Farquharson	_____	_____
Stephanie Schneider	_____	_____
Vinesh Lad	_____	_____
Van Fielhaber	_____	_____
Hong Wang	_____	_____
Robin Mercier	_____	_____

- 3.** And in his/her discretion with respect to any amendments, variations or additions with respect to any of the matters noted above or with respect to any other matter which may properly be brought before the meeting or any adjournment thereof.

DATED THIS _____ DAY OF _____, 2025.

Member's Name (Please Print)

Signature of Member

ADDRESS OF MEMBER: _____

This form should be completed in full and 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.

RETURN PROXIES NO LATER THAN 7:30 P.M., WEDNESDAY, SEPTEMBER 24, 2025 TO:
212 Tuscanly Way N.W., Calgary, AB T3L 2J6 OR by facsimile to 403-241-6441
ATTENTION: Chris Tomiyama OR by electronic mail to: generalmanager@tuscanlyclub.ca

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE MEMBERS OF THE
TUSCANY RESIDENTS ASSOCIATION**

DATE: September 19, 2024
TIME: 7:30 P.M.
PLACE: Tuscany Club

With the unanimous consent of the meeting, **JAMES FARQUHARSON** acted as Chairman of the meeting and **Enrique Hoefele** acted as Secretary of the meeting.

With the unanimous consent of the meeting, **Chris Tomiyama** acted as the Scrutineer.

NOTICE OF ANNUAL MEETING:

UPON MOTION DULY MADE BY **BRIAN BROWN** AND SECONDED BY **DOUG OWENS**, IT WAS UNANIMOUSLY RESOLVED that:

The Notice calling this Annual Meeting of Members be dispensed with.

The Certificate from Canada Post providing proper delivery of the Notice of the Annual Meeting of Members was presented at the meeting by the Secretary for filing in the Minute Book along with the Minutes of the Meeting.

CONSTITUTION AND QUORUM

The Scrutineer reported that there were **14** persons present in person, each being a voting Member at the meeting of duly appointed proxy holder or representative for a voting Member so entitled. Specifically, the Scrutineer reported that there were **57** Voting Members represented in person, or by duly appointed proxy holder or representative thereof.

As a quorum was present, and the Meeting was duly called, the Chairman declared the meeting to be properly constituted for the transaction of business.

MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

UPON MOTION DULY MADE BY **STEPHANIE SCHNEIDER** AND SECONDED BY **MARY NOSEWORTHY**, IT WAS UNANIMOUSLY RESOLVED that:

To receive as information, the Minutes of the Annual General Meeting of the Association held on September 19TH, 2023.

TREASURER'S REPORT AND FINANCIAL STATEMENTS

The Acting Treasurer of the Meeting read the Auditor's Report and the meeting was opened to questions concerning the financial statements and the Auditor's Report for the year ended March 31, 2024.

UPON MOTION DULY MADE BY **BRIAN BROWN** AND SECONDED BY **DOUG OWENS** IT WAS UNANIMOUSLY RESOLVED:

To receive as information, the Financial Statements for the fiscal year: April 1, 2022 – March 31, 2024.

ELECTION OF DIRECTORS

UPON MOTION DULY MADE BY **JOHN HESLEY** AND SECONDED BY **DOUG OWENS** IT WAS UNANIMOUSLY RESOLVED that:

The following persons be nominated to serve as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed:

Jim Farquharson
Vinesh Lad
Glen Furtado

Van Fielhaber
Hong Wang

Stephanie Schneider
Enrique Hoefele

APPOINTMENT OF AUDITORS FOR 2023-2024

UPON MOTION DULY MADE BY **BRIAN BROWN** AND SECONDED BY **MARY NOSEWORTHY**, IT WAS UNANIMOUSLY RESOLVED that:

To permit the 2024 – 2025 TRA Board of Directors to appoint the Auditor for the 2024 – 2025 fiscal year.

TERMINATION OF MEETING

There being no further business, UPON MOTION DULY MADE BY **VINNY LAD** AND SECONDED BY **KATE ASHTON**, IT WAS UNANIMOUSLY RESOLVED that the meeting be terminated at **8:08 p.m.**

ENRIQUE HOEFELE,
Secretary

TUSCANY RESIDENTS ASSOCIATION
Financial Statements
Year Ended March 31, 2025

TUSCANY RESIDENTS ASSOCIATION
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Year Ended March 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Owners of Tuscany Residents Association

Opinion

We have audited the financial statements of Tuscany Residents Association (the Association), which comprise the statement of financial position as at March 31, 2025, and the statements of revenues and expenses and 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 March 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.

Other Matter

We were engaged to conduct an audit, in accordance with Canadian generally accepted auditing standards, on the financial statements prepared by the Association's management in accordance with Canadian accounting standards for not-for-profit organizations. We were not engaged to, nor do we, provide any assurance as to whether the Association is in compliance with all aspects of The Companies Act and we were not engaged to, nor do we, provide any assurance as to the adequacy of the reserve fund to cover future major expenditures and replacements.

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.

(continues)

Independent Auditor's Report to the Owners of Tuscany Residents Association (continued)

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 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.

Calgary, Alberta
July 16, 2025



C&E LLP Chartered Professional Accountants

TUSCANY RESIDENTS ASSOCIATION
Statement of Financial Position
March 31, 2025

	Operating Fund 2025	Capital Replacement Reserve Fund 2025	Capital Asset Fund 2025	Total 2025	Total 2024
ASSETS					
CURRENT					
Cash and cash equivalents	\$ 72,037	\$ 2,907	-	\$ 74,944	\$ 139,374
Short term investments (Note 3)	-	386,678	-	386,678	314,793
Accounts receivable	241,249	-	-	241,249	48,805
Goods and services tax recoverable	5,170	-	-	5,170	6,781
Prepaid expenses and deposits	47,206	-	-	47,206	51,402
	365,662	389,585	-	755,247	561,155
CAPITAL ASSETS (Note 5)	-	-	5,668,924	5,668,924	5,578,923
LONG TERM INVESTMENTS (Note 3)	-	1,047,918	-	1,047,918	1,143,493
TOTAL ASSETS	\$ 365,662	\$ 1,437,503	\$ 5,668,924	\$ 7,472,089	\$ 7,283,571
LIABILITIES					
CURRENT					
Accounts payable	\$ 45,983	-	-	\$ 45,983	\$ 60,746
Prepaid membership fees	3,462	-	-	3,462	2,136
Deferred revenue	128,966	-	-	128,966	161,481
	178,411	-	-	178,411	224,363
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 7)	-	-	495,768	495,768	544,802
TOTAL LIABILITIES	178,411	-	495,768	674,179	769,165
NET ASSETS (Note 4)	187,251	1,437,503	5,173,156	6,797,910	6,514,406
TOTAL LIABILITIES AND NET ASSETS	\$ 365,662	\$ 1,437,503	\$ 5,668,924	\$ 7,472,089	\$ 7,283,571

ON BEHALF OF THE BOARD

Director

Director

TUSCANY RESIDENTS ASSOCIATION
Statement of Revenues and Expenses and Changes in Net Assets
Year Ended March 31, 2025

	Operating Budget 2025	Operating Fund 2025	Capital Replacement Reserve Fund 2025	Capital Asset Fund 2025	Total 2025	Total 2024
REVENUES						
Membership fees	\$ 1,634,508	\$ 1,635,310	-	-	\$ 1,635,310	\$ 1,579,120
Programming	626,750	689,249	-	-	689,249	604,596
Maintenance contracts	115,505	116,455	-	-	116,455	115,505
Interest and other income	103,500	101,388	-	-	101,388	52,286
Facility rentals	49,200	34,436	-	-	34,436	40,371
Initiation fees	1,900	950	-	-	950	2,612
Amortization of deferred contributions	-	-	-	49,034	49,034	45,930
Transfers	(300,000)	(743,696)	447,186	296,510	-	-
	2,231,363	1,834,092	447,186	345,544	2,626,822	2,440,420
EXPENSES (Schedule 1)	2,493,670	2,202,816	-	206,509	2,409,325	2,313,986
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES FROM OPERATIONS	(262,307)	(368,724)	447,186	139,035	217,497	126,434
OTHER INCOME						
Gain (loss) on disposal of capital assets	-	(3,360)	-	-	(3,360)	(12,138)
Gain on disposal of investments	-	69,367	-	-	69,367	45,596
	-	66,007	-	-	66,007	33,458
NET (DEFICIENCY) EXCESS OF REVENUE OVER EXPENSES	(262,307)	(302,717)	447,186	139,035	283,504	159,892
NET ASSETS - BEGINNING OF YEAR	-	489,968	990,317	5,034,121	6,514,406	6,354,514
NET ASSETS - END OF YEAR	\$ (262,307)	\$ 187,251	\$ 1,437,503	\$ 5,173,156	\$ 6,797,910	\$ 6,514,406

See notes to financial statements

TUSCANY RESIDENTS ASSOCIATION
Statement of Cash Flows
Year Ended March 31, 2025

	2025	2024
FUND ACTIVITIES		
Excess of revenues over expenses	\$ 283,504	\$ 159,892
Items not affecting cash:		
Amortization of capital assets	206,509	190,990
Loss on disposal of capital assets	3,360	12,138
	<u>493,373</u>	<u>363,020</u>
Changes in non-cash working capital:		
Accounts receivable	(192,443)	64,207
Goods and services tax recoverable	1,611	(2,423)
Prepaid expenses	4,196	118,193
Accounts payable	(14,763)	(29,199)
Deferred revenue	(32,515)	(4,203)
Deferred contributions	(49,034)	99,029
Prepaid membership fees	1,326	(1,041)
	<u>(281,622)</u>	<u>244,563</u>
Cash flow from fund activities	<u>211,751</u>	<u>607,583</u>
INVESTING ACTIVITIES		
Purchase of capital assets	(334,121)	(376,783)
Proceeds on disposal of capital assets	34,250	200
Long term investment activity	95,575	(259,626)
Short term investment activity	(71,885)	48,358
	<u>(276,181)</u>	<u>(587,851)</u>
Cash flow used by investing activities	<u>(276,181)</u>	<u>(587,851)</u>
INCREASE IN CASH FLOW	(64,430)	19,732
Cash and cash equivalents- beginning of year	<u>139,374</u>	<u>119,642</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 74,944	\$ 139,374

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2025

1. BASIS OF PRESENTATION

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Tuscany Residents Association (the "Association") is a non-profit organization and the common area assets of the association are owned proportionately by the owners of the units and as such are not reflected as assets in these financial statements. The purpose of the Association is to manage the common area assets and to maintain and provide services with respect to the day to day operations of the Association.

The financial statements include only assets, liabilities, revenues and expenditures relating to the operations of the Tuscany Residents Association. The statements do not include the cost of land or buildings and the outstanding principal balances owing on mortgages, which are the responsibility of the owners.

The Association is incorporated under the Companies Act of Alberta, R.S.A 1980 . As such, the Association is exempt from income tax under the Income Tax Act. The Association owns and operates amenities for the use of its members, the residents of Tuscany.

Measurement Uncertainty

When preparing financial statements according to Canadian accounting standards for not-for-profit organizations, management makes estimates and assumptions relating to:

- reported amounts of revenues and expenditures
- reported amounts of assets and liabilities
- disclosure of contingent assets and liabilities.

Estimates are based on a number of factors including historical experience, current events and actions that the Association may undertake in the future, and other assumptions that management believes are reasonable under the circumstances. By their nature, these estimates are subject to measurement uncertainty and actual results could differ. In particular, estimates are used in accounting for certain items such as revenues, allowance for doubtful accounts and useful lives of capital assets.

Cash and cash equivalents

Cash and cash equivalents includes cash and short-term investments with maturities of three months or less from their date of acquisition, which are readily convertible into a known amount of cash, and are subject to an insignificant risk for changes in their fair value.

(continues)

TUSCANY RESIDENTS ASSOCIATION

Notes to Financial Statements

Year Ended March 31, 2025

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

Fund Accounting

The Association follows the restricted method of accounting for contributions.

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

The Capital Replacement Reserve Fund reports the fee assessments from unit owners that are to be set aside and used for future costs or major repairs or replacements.

Revenue Recognition

The Tuscany Residents Association uses the deferral method of accounting for contributions. Contributions of capital assets or for the purchase of capital assets which are subject to amortization are deferred and amortized on the same basis as those capital assets. Contributions of capital assets or for the purchase of assets which are not subject to amortization are recorded as a direct increase to net assets.

Membership, program, rental, special event and maintenance fees are recognized as revenue in the year to which they relate. Interest and investment income is also recognized in the year to which it relates. Restricted contributions are recognized as revenue in the year in which related expenses are incurred. Unrestricted contributions, such as grants and donations not designated for a specific purpose, are recognized as revenue when received, or if the amount can be reasonably estimated and collection is reasonably assured.

Government assistance is recognized on a monthly basis when it is earned, when the amount is estimable and collection is reasonably assured.

Contributed Services and Materials

The Association recognizes contributions of materials and services when their fair value can be reasonably estimated, the materials and services are used in the normal course of operations, and they would otherwise have been purchased.

Volunteer services contributed on behalf of the Association in carrying out its operating activities are not recognized in these financial statements due to the difficulty of determining their fair value.

Financial Instruments

Financial instruments are recorded at fair value when acquired or issued, with the exception of any related party transactions that are measured at the carrying amount or exchange amount, as appropriate. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income of the appropriate fund. All other financial instruments are reported as amortized cost, and tested for impairment at each reporting date. Transaction costs are recognized as an expense in the period incurred for all financial instruments subsequently measured at fair value. Financial instruments that are subsequently measured at amortized cost are adjusted by the transaction costs and financing fees that are directly attributed to their organization, issuance or assumption.

All financial assets and financial liabilities are measured at amortized cost, unless noted.

(continues)

TUSCANY RESIDENTS ASSOCIATION

Notes to Financial Statements

Year Ended March 31, 2025

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

Use of Estimates

The preparation of the financial statements of the Association are in conformity with generally accepted accounting principles that requires management to make estimates and assumptions that affect the reported amounts of the financial statements. The most significant of these estimates are related to amortization and the estimated useful life of the capital assets and accrued liabilities. Actual results could differ from these estimates.

Financial instruments

The Association's financial instruments consist of cash and cash equivalents, accounts receivable, short term investments, long term investments, and accounts payable and accrued liabilities. All financial instruments are initially measured at fair value and subsequently measured at amortized cost, except for equities quoted on an active market which are required to be measured at fair value, and financial instruments which are designated at fair value.

Financial assets are tested for impairment when changes in circumstances indicate that the asset could be impaired. Transaction costs on the acquisition and sale of financial instruments are expensed for those items re-measured at fair value at each balance sheet date and charged to the financial instrument for those measured at amortized cost.

Capital Replacement Reserve Fund

The Capital Replacement Reserve Fund is a fund required under the By-laws of the Residents Association to be established and maintained for the repair or replacement of any real and personal property owned by the Residents Association and the common property where such repair or replacement does not occur annually. When expenditures of a capital nature or for a major repair are incurred, they are charged against the reserve. The amount to be allocated to the Reserve Fund from operations is determined by the Board of Directors of the Residents Association.

Impairment of long lived assets

Tangible capital assets are tested annually for impairment where impairment indicators are present. This would occur if an item no longer contributes to the Association's ability to provide services. Any excess of the item's carrying value, with no long-term service potential over its residual value is recognized as an expense of the period.

Budget

The budget figures that appear on the statement of revenues and expenses are those approved by the Board of Directors and are presented for comparison purposes only. They have not been audited or reviewed but they have been reclassified to conform to the presentation in these financial statements.

Capital Assets

Capital assets are stated at cost less accumulated amortization. Capital assets are amortized over their estimated useful lives at the following rates and methods:

Club House	40 years	straight-line method
Park Amenities	25 years	straight-line method
Entry Amenities	50 years	straight-line method
Vehicles	15 years	straight-line method
Furniture and Equipment	5 years	straight-line method

TUSCANY RESIDENTS ASSOCIATION

Notes to Financial Statements

Year Ended March 31, 2025

3. INVESTMENTS HELD, AT FAIR VALUE

The Association holds various investments managed by CIBC Wood Gundy. The investments include debentures and equities. The debentures are callable by the holder without penalty, bear interest ranging from 1.928% to 5.679% (2024 - 1.928% to 5.679%) with maturity dates between January 7, 2027, and August 2, 2033, (2024 - June 7, 2027 and August 2, 2033). These investments have been classified as short term or long term investments based on their maturity dates. As the equities have no fixed term they have been classified as short term.

	2025	2024
<u>Short term investments</u>		
Equities	\$ 197,824	\$ -
High interest savings account	188,854	39,429
Fixed income	-	275,364
	\$ 386,678	\$ 314,793
 <u>Long term investments</u>		
Fixed income	\$ 1,047,918	\$ 1,045,469
Principal protected notes	-	98,024
	\$ 1,047,918	\$ 1,143,493

4. ADEQUACY OF THE CAPITAL REPLACEMENT RESERVE FUND

An independent reserve fund study was conducted in 2021. The Board of Directors has moved to accept the reserve fund study report and increase contributions to \$300,000 per annum. Any repairs or capital replacement incurred in the period that are outlays's associated with those outlined within the Study will be deducted from the reserve fund.

The full study is available to the reader and should be examined to fully comprehend the purpose, the assumptions and the conclusions of the study.

5. CAPITAL ASSETS

	Cost	Accumulated amortization	2025 Net book value	2024 Net book value
Land	\$ 1,877,006	\$ -	\$ 1,877,006	\$ 1,877,006
Club House	3,390,768	1,575,305	1,815,463	1,878,498
Park Amenities	2,885,526	1,483,888	1,401,638	1,423,136
Entry Amenities	546,424	312,202	234,222	245,151
Equipment	287,319	198,039	89,280	32,988
Vehicles	341,256	89,941	251,315	122,144
	\$ 9,328,299	\$ 3,659,375	\$ 5,668,924	\$ 5,578,923

Land is not subject to amortization.

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 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 March 31, 2025.

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 accounts payable and prepaid homeowners fees.

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 comprises three types of risk: currency rate risk, interest rate risk and other price risk. The Association is mainly exposed to interest rate risk.

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 Reserve fund investments.

Risk management

The Association manages its credit, liquidity and cash flow risk by restricting investments to a diverse range of government and corporate fixed income securities, and corporate shares. As it is the Association's expectation to hold its investments to maturity, its cash flows are exposed to minimal interest rate and liquidity risk. The Association has the power to place caveats on titles which significantly mitigates credit risk. The Association manages liquidity risk by preparing an annual budget in consideration of the results of its reserve fund study, and may increase association fees and assess special levies to ensure it has sufficient funds.

7. DEFERRED CONTRIBUTIONS

Deferred contributions relate to capital assets contributed to the Association by Brookfield Residential (formerly Carma Developers), the original developer of Tuscany and a government grant received for the construction of a tennis court as well as concrete around the facility.

Contributions from Brookfield Residential amount to \$1,698,856 (2024 - \$1,698,856) less accumulated amortization of \$1,399,905 (2024 - \$1,385,414). The land contributed by Brookfield Residential in 2005 is not subject to amortization and therefore was recorded as a direct increase to net assets. Contributions related to the government grants amount to \$383,715 (2024 - \$383,715) less accumulated amortization of \$186,898 (2024 - \$152,355).

8. COMPARATIVE FIGURES

Some of the comparative figures have been reclassified to conform to the current year's presentation. The changes do not affect prior year excess (deficiency) of revenues over expenditures.

TUSCANY RESIDENTS ASSOCIATION
Expenses(Schedule 1)
Year Ended March 31, 2025

	Operating Budget 2025	Operating Fund 2025	Capital Replacement Reserve Fund 2025	Capital Asset Fund 2025	Total 2025	Total 2024
EXPENSES						
Salaries and wages	\$ 1,284,768	\$ 1,327,259	\$ -	\$ -	\$ 1,327,259	\$ 1,209,568
Facility operations and maintenance	215,000	208,366	-	-	208,366	218,063
Administration	185,900	148,807	-	-	148,807	204,307
Maintenance contracts	220,420	182,029	-	-	182,029	202,605
Programming expenses	191,500	191,137	-	-	191,137	184,158
Amenity maintenance	196,082	145,218	-	-	145,218	104,295
Amortization	200,000	-	-	206,509	206,509	190,990
	\$ 2,493,670	\$ 2,202,816	\$ -	\$ 206,509	\$ 2,409,325	\$ 2,313,986

