

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 2025-2026 fiscal year, minutes of the AGM held on September 25, 2025 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 24, 2026 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.

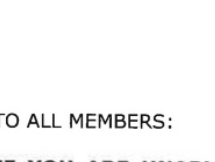
Your Board of Directors can be contacted through their e-mail at boardofdirectors@tuscanyclub.ca.

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 Heelle Secretary
Vinesh Lad Director	James Farquharson Director	Van Fielhaber Director	Robin Mercier 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 24, 2026 at 7:30 p.m. for the following purposes:

- To receive the minutes of the AGM held on September 25, 2025;
- To receive the Audited Financial Statements of the fiscal year ended March 31, 2026;
- To establish the number of Directors to hold office until the next Annual General Meeting and elect such Directors;
- To appoint an Auditor of the company and to authorize the Directors to set their remuneration;
- 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, 2026.

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 IT 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 24, 2026 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 25, 2026** 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 the 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, 2026, the Company had **5798** 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
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.

NAME AND ADDRESS	Committee Served	PERIOD SERVED AS DIRECTOR OF COMPANY	BOARD MEETING ATTENDANCE (Sept. 25 - Aug. 26)	PRINCIPAL OCCUPATION
Glen Furtado Calgary, AB	Executive	4 years	5 of 5	Engineer
James Farquharson Calgary, AB	Executive, Finance	24 years	5 of 5	Principal, F&E Acoustics
Stephanie Schneider Calgary, AB	Director	9 years	5 of 5	Chartered Accountant
Vinesh Lad Calgary, AB	Director	9 years	3 of 5	Senior Advisor, Pension
Van Fielhaber Calgary, AB	Director	6 years	5 of 5	Corporate Board Member
Hong Wang Calgary, AB	Director	4 years	4 of 5	Builder
Robin Mercier	Director	1 year	2 of 5	

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

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 judgment of the person or persons voting such proxy.

BY ORDER OF THE BOARD OF DIRECTORS

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
T2L 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 23, 2026.

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 24th day of September, 2026 at 7:30 p.m.

PROXY SOLICITED BY MANAGEMENT

The undersigned member of the TUSCANY RESIDENTS ASSOCIATION (the "Company") hereby appoints Glen Furtado 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 Tuscany Residents Association Board of Directors be permitted to appoint an auditor for the 2026-2027 fiscal year.

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

Name	For	Against
Glen Furtado	_____	_____
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 _____, 2026.

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 23, 2026 TO:
212 Tuscany Way N.W., Calgary, AB T2L 2J6 OR by facsimile to 403-241-6441.
ATTENTION: Chris Tomiyama OR by electronic mail to: generalmanager@tuscanyclub.ca



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

DATE: September 25, 2025
TIME: 7:32 P.M.
PLACE: Tuscany Club

With the unanimous consent of the meeting, **Glen Furtado** acted as Chairman of the meeting and **Enrique Hoefe** 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 **Kelli Taylor** AND SECONDED BY **John Healey**, IT WAS UNANIMOUSLY RESOLVED that:
The Notice calling this Annual Meeting of Members be dispensed with.

CONSTITUTION AND QUORUM

The Scrutineer reported that there were **9** persons present in person, each being a voting Member at the meeting of duly appointed proxy holder or representative of a voting Member provided. Specifically, the Scrutineer reported that there were **63** 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 **Vinny Lad** AND SECONDED BY **Van Fielhabor**, IT WAS UNANIMOUSLY RESOLVED that:
To receive as information, the amended Minutes of the Annual General Meeting of the Association held on September 19th, 2024.

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 **Kelli Taylor** AND SECONDED BY **Van Fielhabor** IT WAS UNANIMOUSLY RESOLVED:

To receive as information, the Financial Statements for the fiscal year: April 1, 2024 – March 31, 2025.

ELECTION OF DIRECTORS

UPON MOTION DULY MADE BY **Kelli Taylor** AND SECONDED BY **John Healey** 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	Van Fielhaber	Stephanie Schneider
Vinesh Lad	Hong Wang	Enrique Hoefe
Glen Furtado	Robin Mercier	

APPOINTMENT OF AUDITORS FOR 2025-2026

UPON MOTION DULY MADE BY **Van Fielhabor** AND SECONDED BY **Jame Farquharson**, IT WAS UNANIMOUSLY RESOLVED that:
To permit the 2025 – 2026 TRA Board of Directors to appoint the Auditor for the 2025 – 2026 fiscal year.

TERMINATION OF MEETING

There being no further business, UPON MOTION DULY MADE BY **Hong Pham** AND SECONDED BY **Stephanie Schneider**, IT WAS UNANIMOUSLY RESOLVED that the meeting be terminated at **7:50 p.m.**

ENRIQUE HOEFELE,
Secretary

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2026

	Page
INDEPENDENT AUDITOR'S REPORT	1 - 2
FINANCIAL STATEMENTS	
Statement of Financial Position	3
Statement of Revenues and Expenses and Changes in Net Assets	4
Statement of Cash Flows	5
Notes to Financial Statements	6 - 10
Expenses (Schedule 1)	11

(continued)

322-78715-0000 NE Calgary, AB T2C 6B7 | Telephone: 403-245-1031 | Fax: 403-245-1031

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 consist of the statement of financial position as at March 31, 2026, and the statement 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, 2026, and the results of its operations and changes in net assets for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPFO).

Basic Information
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 those 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 are not responsible for, 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 ASNPFO, 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.

(continued)

322-78715-0000 NE Calgary, AB T2C 6B7 | Telephone: 403-245-1031 | Fax: 403-245-1031

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 disclose the matter in our auditor's report to the extent that the 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, to determine 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
August 4, 2026

C&E LLP Chartered Professional Accountants

322-78715-0000 NE Calgary, AB T2C 6B7 | Telephone: 403-245-1031 | Fax: 403-245-1031

2

TUSCANY RESIDENTS ASSOCIATION
Statement of Financial Position
March 31, 2026

	Operating Budget 2026	Operating Fund 2026	Capital Replacement Reserve Fund 2026	Capital Asset Fund 2026	2026	2025
ASSETS						
CURRENT						
Cash and cash equivalents	\$ 121,545	\$ 726,171	\$ -	\$ -	\$ 847,716	\$ 74,944
Short term investments (Note 3)	-	249,729	-	-	249,729	386,678
Accounts receivable	62,633	-	-	-	62,633	241,240
Goodwill and intangible assets	224,870	-	-	-	224,870	110,450
Prepaid expenses and deposits	59,924	-	-	-	59,924	47,207
	252,356	975,900	-	-	1,228,256	755,246
CAPITAL ASSETS (Note 4)	-	-	5,649,054	5,649,054	5,668,923	
LONG TERM INVESTMENTS (Note 3)	-	769,410	-	-	769,410	1,047,818
TOTAL ASSETS	\$ 252,356	\$ 1,745,310	\$ 5,649,054	\$ 5,649,054	\$ 7,646,720	\$ 7,472,089
LIABILITIES						
CURRENT						
Accounts payable	\$ 88,107	\$ -	\$ -	\$ -	\$ 88,107	\$ 45,983
Prepaid membership fees	5,159	-	-	-	5,159	3,462
Deferred revenue	152,181	-	-	-	152,181	128,965
	245,447	-	-	-	245,447	178,411
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 7)	-	-	458,364	458,364	495,768	
TOTAL LIABILITIES	245,447	-	458,364	458,364	703,811	674,179
NET ASSETS (Note 4)	6,909	1,745,310	5,190,690	5,190,690	6,942,909	6,797,910
TOTAL LIABILITIES AND NET ASSETS	\$ 252,356	\$ 1,745,310	\$ 5,649,054	\$ 5,649,054	\$ 7,646,720	\$ 7,472,089

ON BEHALF OF THE BOARD
Director
See notes to financial statements

3

TUSCANY RESIDENTS ASSOCIATION
Statement of Revenues and Expenses and Changes in Net Assets
Year Ended March 31, 2026

	Operating Budget 2026	Operating Fund 2026	Capital Replacement Reserve Fund 2026	Capital Asset Fund 2026	2026	2025
REVENUES						
Membership fees	\$ 1,634,508	\$ 1,686,771	\$ -	\$ -	\$ 1,686,771	\$ 1,635,310
Programming	694,000	665,694	-	-	665,694	689,249
Interest and other income	95,500	134,984	-	-	134,984	101,388
Maintenance contracts	154,180	134,180	-	-	134,180	110,450
Facility rentals	41,200	28,330	-	-	28,330	34,436
Initiation fees	1,900	2,850	-	-	2,850	99,367
Amortization of deferred contributions	(300,000)	(509,282)	307,807	37,404	37,404	49,034
Transfers	2,301,288	2,143,557	307,807	238,859	2,890,223	2,626,822
	2,601,288	2,361,875	-	221,325	2,583,200	2,409,325
EXPENSES (DEFICIENCY) OF REVENUES OVER EXPENSES FROM OPERATIONS	(300,000)	(218,318)	307,807	17,534	107,023	217,497
OTHER INCOME						
Gain (loss) on disposal of capital assets	-	19,584	-	-	19,584	(3,360)
Gain on disposal of investments	-	18,392	-	-	18,392	69,367
	-	37,976	-	-	37,976	66,007
NET (DEFICIENCY) EXCESS OF REVENUE OVER EXPENSES	(300,000)	(180,342)	307,807	17,534	144,999	283,504
NET ASSETS - BEGINNING OF YEAR	-	187,251	1,437,503	5,173,156	6,797,810	6,514,406
NET ASSETS - END OF YEAR	\$ (300,000)	\$ 6,909	\$ 1,745,310	\$ 5,190,690	\$ 6,942,909	\$ 6,797,810

See notes to financial statements

4

TUSCANY RESIDENTS ASSOCIATION
Statement of Cash Flows
Year Ended March 31, 2026

	2026	2025
FUND ACTIVITIES		
Excess of revenues over expenses	\$ 144,999	\$ 283,504
Items not affecting cash		
Amortization of capital assets	221,325	206,509
Loss (gain) on disposal of capital assets	(18,584)	(3,360)
	347,740	486,653
Changes in non-cash working capital:		
Accounts receivable	178,612	(192,443)
Goodwill and intangible assets	(6,096)	1,611
Prepaid expenses	(12,718)	4,198
Accounts payable	(12,718)	(14,183)
Deferred revenue	23,415	(32,515)
Deferred contributions	(71,460)	(40,034)
Prepaid membership fees	1,687	1,326
	192,442	(68,592)
Cash flow from fund activities	390,182	217,511
INVESTING ACTIVITIES		
Purchase of capital assets	(224,267)	(334,121)
Proceeds on disposal of capital assets	42,329	34,450
Long term investment activity	279,508	95,575
Short term investment activity	158,902	(17,885)
	235,590	(278,181)
Cash flow from (used by) investing activities	235,590	(278,181)
INCREASE IN CASH FLOW	777,772	(64,430)
Cash and cash equivalents - beginning of year	74,944	139,374
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 847,716	\$ 74,944

See notes to financial statements

5

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2026

1. BASIS OF PRESENTATION

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Tuscany Residents Association (the "Association") is a non-profit organization and the common assets of the Association are owned proportionately by the owners of the units and the Association is not reflected as assets in these financial statements. The purpose of the Association is to manage the Association's affairs 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 and 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 uses estimates and assumptions relating to:

- reported amounts of revenues and expenditures
- 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 from these estimates. The Association has the power to place controls on files which estimate 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 of changes in fair value.

(continued)

6

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2026

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 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 proceeds on disposal of capital 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 in which they relate. Interest and investment income is not recognized as revenue until it is received. 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.

Services provided by the Association are valued at the fair value of the services provided. If the fair value cannot be determined, the services are valued at the fair value of the goods or services provided.

Services provided by the Association are valued at the fair value of the services provided. If the fair value cannot be determined, the services are valued at the fair value of the goods or services provided.

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 attributable to their organization, issuance or assumption.

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

(continued)

7

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2026

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 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-Term Assets
The fair value of long-term assets is tested annually for impairment, where impairment indicates a permanent impairment exists. If the fair value is less than the carrying amount, the impairment 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 prepared for comparative 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:

	40 years	straight-line method
Clubhouse	25 years <td>straight-line method</td>	straight-line method
Park Amenities	15 years <td>straight-line method</td>	straight-line method
Facility operations	15 years <td>straight-line method</td>	straight-line method
Furniture and Equipment	5 years <td>straight-line method</td>	straight-line method

8

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2026

3. INVESTMENTS HELD AT FAIR VALUE

The Association holds various investments managed by CIBC Wood Gundy. The investments include debt securities and equity securities. The investments are classified as short-term investments and long-term investments.

Short-term investments
Equities
High interest savings account

	2026	2025
Equities	\$ 155,581	\$ 197,824
High interest savings account	\$ 249,729	\$ 386,678

Long-term investments
Fixed income

	2026	2025
Fixed income	\$ 769,410	\$ 1,047,818

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 \$200,000 per annum. Any repairs or capital replacement incurred in the period that are not covered by the Reserve Fund will be deducted from the reserve fund.

The 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	Net book value	2026	2025
Land	\$ 1,877,006	\$ -	\$ 1,877,006	\$ 1,877,006	\$ 1,877,006
Park Amenities	1,442,363	1,680,450	1,811,233	1,811,233	1,811,233
Facility operations	2,897,102	1,558,870	1,338,232	1,401,838	1,925,580
Furniture and Equipment	423,265	33,524	389,741	389,741	389,741
	\$ 3,449,615	\$ 3,345,961	\$ 5,449,615	\$ 5,449,615	\$ 5,449,615

Land is not subject to amortization.

9

TUSCANY RESIDENTS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2026

6. FINANCIAL INSTRUMENTS

The Association is exposed to various risks through its financial instruments and has a comprehensive risk management policy in place to manage these risks. The Association's risk management policy provides information about the Association's risk exposure and concentration as at March 31, 2026.

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 the risk mainly in respect of its accounts payable and prepaid membership fees. 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.

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 two types of risk: currency rate risk and interest rate risk. The Association is not 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 expected to minimize interest rate and liquidity risk. The Association has the power to place controls on files which significantly mitigates credit risk.

7. DEFERRED CONTRIBUTIONS

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

Contributions from Brookfield Residential amount to \$1,698,858 (2025: \$1,698,858) was accumulated amortization of \$1,414,397 (2025: \$1,389,950). The total contributed by Brookfield Residential in 2025 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 (2025: \$383,715) less accumulated amortization of \$29,810 (2025: \$188,888).

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 results (balancing) of revenues over expenditures.

10

TUSCANY RESIDENTS ASSOCIATION
Expenses (Schedule 1)
Year Ended March 31, 2026

	Operating Budget 2026	Operating Fund 2026	Capital Replacement Reserve Fund 2026	Capital Asset Fund 2026	2026	2025
EXPENSES						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						
Salaries and wages						