

**Governance & Audit Committee  
AGENDA**

**Monday, June 8, 2026 @ 5:30pm**

<b>Item</b>	<b>Description</b>	<b>MRP</b>
1.0	Call to Order and Introductions	Lyne St-Pierre-Ellis
2.0	Approval of the Agenda & introduction of Teed Saunders Doyle	Lyne St-Pierre-Ellis
3.0	Declaration of Conflict of Interest	Lyne St-Pierre-Ellis
4.0	Approval of Previous Minutes: April 28, 2026*	Lyne St-Pierre-Ellis
5.0	<b>New Business</b>	
5.1	<b>Draft Audited Financial Statements*</b>	Wayne Solomon & Teed Saunders Doyle
	5.1.1 York Care Centre Inc.	
	5.1.2 York Development Inc	
	5.1.3 Centre of Innovation & Research in Aging Inc.	
5.2	<b>In Camera – Discussion with Auditors</b>	Lyne St-Pierre-Ellis
5.3	<b>Draft Unaudited Financial Statements*</b>	Wayne Solomon
	5.3.1 York County Properties	
5.4	<b>Appointment of Auditors 2026/27</b>	Lyne St-Pierre-Ellis
5.5	<b>Reappointment of Board Members</b>	Lyne St-Pierre-Ellis
6.0	<b>Business Arising from the Minutes</b>	
7.0	<b>Next Meeting: Thursday, September 15, 2026 @ 5:30pm</b>	

*\*Denotes attachment*

## Proposed Motions

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1. That the minutes of April 28, 2026 be approved as presented.
2. That the audited financial statements for York Care Centre, York Developments Inc., and CIRA be recommended to the Board of Directors for approval.
3. That the unaudited financial statements for York County Properties be recommended to the Board of Directors for approval.
4. That Teed Saunders Doyle be recommended to the Board of Directors as the auditors for 2026/27 financial audit.
5. That the Governance & Audit Committee recommend to the Board of Directors that Donna Curtis-Maillet, Bryanna White-Aubé, Wayne Albert and Dana Bursey be reappointed to the Board of Directors for a three-year term effective June 15, 2026.

**Minutes of meeting of the Governance & Audit Committee**  
**Tuesday, April 28, 2026 at 5:30pm**

**Present:** Lyne St-Pierre-Ellis, Marjorie Belzile, Donna Curtis Maillet, Bryanna White-Aubé, Jane Matthews-Clark, Lee Mitchell, Andrea Seymour, Tracey Burkhardt, Geri Geldart (ex-officio)

**1. Call to order and Introductions**

Ms. St-Pierre-Ellis (Chair) called the meeting to order at 5:30pm.

**2. Declarations of Conflict of Interest**

Ms. St-Pierre-Ellis asked members to review the agenda and self-identify if there was the potential for a conflict of interest. No conflicts were identified.

**3. Approval of Agenda**

The agenda was approved as presented.

*It was moved by Bryanna White-Aubé and seconded by Marjorie Belzile that the agenda be approved as presented. All in favour. - Motion carried*

**4. Approval of Previous Minutes: February 5, 2026.**

*It was moved by Lee Mitchell and seconded by Jane Matthews-Clark that the minutes of the February 5, 2026 meeting be approved as presented. All in favour.*

*- Motion carried*

**5. Business Arising from the Minutes**

Nothing to report

**6. New Business**

**6.1. Accreditation Update**

Ms. Geldart presented an update on the Accreditation plan, which was included in the meeting package. The next steps in the process include:

- The Senior Leadership team will lead the organization through the self assessment process for 7 sub-teams.
- The Board of Directors have two specific tasks: self assessment of the Governance standards which will be done as a group during the September board meeting and the completion of individual survey instrument titled "Governing Body Assessment" which will be done individually by each board member following the September board meeting.

**6.2. Policy Review**

Ms. Geldart provided the following policy for review:

- Gov-N-261 York Foundation Representative

***It was moved by Andrea Seymour and seconded by Bryanna White-Aubé that the Governance & Audit Committee recommend to the Board of Directors that Governance Process policy Gov-N-261 York Foundation Representative be approved as amended. All in favour. - Motion carried***

### **6.3. Operational Goals – Policy Review – status report**

Ms. Geldart provided a status report on the operational goal of reviewing/updating the operational policies/procedures of York Care Centre. There are 188 policies remaining to review of the original 641.

Andrea Seymour left the meeting.

### **6.4. Board Executive & Committee Chairs for 2026 - 2027**

Ms. St-Pierre-Ellis provided a list of directors to be recommended to the Board of Directors for the 2026 – 2027 year. Board of Directors: Bryanna White-Aubé, Chair; Wayne Albert, Secretary; Pierre LeBlanc, Treasurer. Committee Chairs: Andrea Seymour, Care Services; Pierre LeBlanc, Finance & Administration; Tracey Burkhardt, Research & Ethics; Marjorie Belzile, Governance & Audit.

***It was moved by Tracey Burkhardt and seconded by Marjorie Belzile that the Governance & Audit committee recommends to the Board of Directors that the listed executive and committee chairs be appointed for the 2026 – 2027 year. All in favour. - Motion Carried***

### **6.5. Statement of Confidentiality**

Ms. Geldart mentioned that the statement of confidentiality will be distributed at the next Board meeting for members to sign.

### **6.6. Board & Committee Meeting Schedule 2026 - 2027**

The 2026 – 2027 Board & Committee meeting schedule was circulated in the meeting package. A request to change the September 8<sup>th</sup> Governance & Audit meeting to Tuesday, September 15<sup>th</sup> was received. This change will be made and the schedule will be included in the Board of Directors meeting.

## **7. Next meeting: TBD @ 5:30pm**

## **8. Adjournment.**

The meeting was adjourned at 6:15pm on a motion by Ms. White-Aubé.

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Lyne St-Pierre-Ellis, Chair

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Jennifer Vos, Recorder

**YORK CARE CENTRE INC.**  
**Financial Statements**  
**Year Ended March 31, 2026**

**YORK CARE CENTRE INC.**  
**Index to Financial Statements**  
**Year Ended March 31, 2026**

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**DRAFT**

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## INDEPENDENT AUDITORS' REPORT

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To the Board of Directors of York Care Centre Inc.

### *Opinion*

We have audited the financial statements of York Care Centre Inc. (the "Corporation"), which comprise the statement of financial position as at March 31, 2026, and the statements of operations and changes in net assets (liabilities), operations - operating fund and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2026, and the results of its operations and 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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation 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 Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

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

### *Auditors' 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 auditors' 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:

*(continues)*

Independent Auditors' Report to the Board of Directors of York Care Centre Inc. *(continued)*

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Saint John, New Brunswick  
June 15, 2026

CHARTERED PROFESSIONAL ACCOUNTANTS

## YORK CARE CENTRE INC.

## Statement of Financial Position

March 31, 2026

	Operating Fund	Replacement Reserve	Residents Trust	Activity Fund	2026	2025
<b>ASSETS</b>						
<b>CURRENT</b>						
Cash	\$ 3,355,322	\$ 9,273	\$ 81,140	\$ 1,420	\$ 3,447,155	\$ 2,840,906
Accounts receivable (Note 4)	515,268	-	-	-	515,268	787,249
Due from related parties (Note 5)	125,961	-	-	-	125,961	23,839
Inventory	-	-	-	-	-	83,319
Prepaid expenses	10,654	-	-	-	10,654	5,436
	4,007,205	9,273	81,140	1,420	4,099,038	3,740,749
<b>CAPITAL ASSETS (Note 6)</b>	24,450,576	-	-	-	24,450,576	25,668,342
	\$ 28,457,781	\$ 9,273	\$ 81,140	\$ 1,420	\$ 28,549,614	\$ 29,409,091
<b>LIABILITIES</b>						
<b>CURRENT</b>						
Accounts payable and accrued liabilities (Note 7)	\$ 3,331,340	\$ -	\$ 24,314	\$ -	\$ 3,355,654	\$ 3,815,971
Deferred revenue (Note 8)	676,139	-	-	-	676,139	637,949
Due to related party (Note 5)	157,552	-	-	-	157,552	-
Current portion of long term debt (Note 9)	2,385,327	-	-	-	2,385,327	2,283,813
	6,550,358	-	24,314	-	6,574,672	6,737,733
<b>LONG TERM DEBT (Note 9)</b>	5,338,880	-	-	-	5,338,880	7,724,207
<b>DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)</b>	2,315,693	-	-	-	2,315,693	2,332,141
	14,204,931	-	24,314	-	14,229,245	16,794,081
<b>NET ASSETS (LIABILITIES)</b>						
<b>UNRESTRICTED</b>	(157,826)	-	-	-	(157,826)	(780,049)
<b>INVESTED IN CAPITAL ASSETS</b>	14,410,676	-	-	-	14,410,676	13,328,181
<b>RESTRICTED</b>	-	9,273	56,826	1,420	67,519	66,878
	14,252,850	9,273	56,826	1,420	14,320,369	12,615,010
	\$ 28,457,781	\$ 9,273	\$ 81,140	\$ 1,420	\$ 28,549,614	\$ 29,409,091

CONTINGENCIES (Note 11)  
ON BEHALF OF THE BOARD

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

**YORK CARE CENTRE INC.**  
**Statement of Operations and Changes in Net Assets (Liabilities)**  
**Year Ended March 31, 2026**

	Operating Fund 2026	Replacement Reserve 2026	Residents Trust 2026	Activity Fund 2026	Total 2026	Total 2025
<b>REVENUE</b>						
Residential	\$ 24,888,545	\$ -	\$ -	\$ -	\$ 24,888,545	\$ 22,994,672
Other	5,944,192	-	-	-	5,944,192	1,864,204
	30,832,737	-	-	-	30,832,737	24,858,876
<b>EXPENDITURES</b>	27,661,189	-	-	119	27,661,308	22,023,730
	3,171,548	-	-	(119)	3,171,429	2,835,146
<b>DEPRECIATION</b>	1,588,312	-	-	-	1,588,312	1,543,049
	1,583,236	-	-	(119)	1,583,117	1,292,097
<b>INVESTMENT INCOME</b>	121,482	75	-	29	121,586	105,980
	1,704,718	75	-	(90)	1,704,703	1,398,077
<b>CHANGE IN RESIDENT TRUST</b>	-	-	656	-	656	(430)
<b>NET INCOME (LOSS) FOR THE YEAR</b>	1,704,718	75	656	(90)	1,705,359	1,397,647
<b>NET ASSETS - BEGINNING OF YEAR</b>	12,548,132	9,198	56,170	1,510	12,615,010	11,217,363
<b>NET ASSETS - END OF YEAR</b>	\$ 14,252,850	\$ 9,273	\$ 56,826	\$ 1,420	\$ 14,320,369	\$ 12,615,010

**YORK CARE CENTRE INC.**  
**Statement of Operations - Operating Fund**  
**Year Ended March 31, 2026**

	2026	2025
<b>REVENUE</b>		
Province of New Brunswick subsidy	\$ 19,057,422	\$ 17,373,630
Subsidized residents	3,998,950	3,924,269
Private pay residents	1,832,173	1,739,935
	<u>24,888,545</u>	<u>23,037,834</u>
<b>OTHER REVENUES</b>		
Province of New Brunswick grants		
Other budget amendments	4,778,088	585,037
Retirement allowances	46,116	61,929
Amortization of deferred contributions - capital assets <i>(Note 10)</i>	404,848	337,340
Support services <i>(Note 12)</i>	199,887	235,673
Administration <i>(Note 12)</i>	186,969	237,708
Dietary	153,318	143,174
Care	84,838	182,052
Education	49,000	45,833
Project workers	41,128	34,857
	<u>5,944,192</u>	<u>1,863,603</u>
<b>EXPENDITURES</b>		
Nursing	14,042,766	10,264,084
Employee benefits	3,720,156	3,021,459
Food services	3,044,623	2,480,116
Plant operation	2,348,366	2,206,710
Housekeeping	1,750,818	1,191,050
Administration	1,530,273	1,767,927
Laundry	452,509	348,087
Recreation	378,824	297,148
Interest on long term debt	282,263	309,012
Project workers	49,262	40,797
Education	27,122	53,298
Pastoral	23,280	27,416
Research	10,927	57,708
	<u>27,661,189</u>	<u>22,064,812</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES FROM OPERATIONS BEFORE DEPRECIATION AND INVESTMENT INCOME</b>	<b>3,171,548</b>	<b>2,836,625</b>
<b>DEPRECIATION</b>	<b>1,588,312</b>	<b>1,543,049</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES BEFORE INVESTMENT INCOME</b>	<b>1,583,236</b>	<b>1,293,576</b>
<b>INVESTMENT INCOME</b>	<b>121,482</b>	<b>105,483</b>
<b>EXCESS OF REVENUE OF EXPENDITURES</b>	<b>\$ 1,704,718</b>	<b>\$ 1,399,059</b>

**Statement of Cash Flows**  
**Year Ended March 31, 2026**

	2026	2025
<b>OPERATING ACTIVITIES</b>		
Excess of revenue over expenditures	\$ 1,704,718	\$ 1,399,059
Items not affecting cash:		
Depreciation of capital assets	1,588,312	1,543,049
Amortization of deferred contributions	<u>(404,848)</u>	<u>(337,340)</u>
	<u>2,888,182</u>	<u>2,604,768</u>
Changes in non-cash working capital:		
Accounts receivable	271,981	(503,368)
Inventory	83,319	14,518
Prepaid expenses	(5,218)	29,030
Accounts payable and accrued liabilities	(460,317)	579,825
Deferred revenue	<u>38,190</u>	<u>529,147</u>
	<u>(72,045)</u>	<u>649,152</u>
Cash flow from operating activities	<u>2,816,137</u>	<u>3,253,920</u>
<b>INVESTING ACTIVITIES</b>		
Purchase of capital assets	(370,546)	(1,301,697)
Due to (from) related parties	<u>55,430</u>	<u>(105,861)</u>
Cash flow used by investing activities	<u>(315,116)</u>	<u>(1,407,558)</u>
<b>FINANCING ACTIVITIES</b>		
Repayment of long term debt	(2,283,813)	(2,282,115)
Deferred contributions received relating to capital assets	<u>388,400</u>	<u>1,198,745</u>
Cash flow used by financing activities	<u>(1,895,413)</u>	<u>(1,083,370)</u>
<b>OTHER CASH FLOW ITEMS</b>		
Net income - Replacement reserve	75	369
Net income (expense) - Residents trust	656	(430)
Net income (expense) - Activity fund	<u>(90)</u>	<u>(1,351)</u>
	<u>641</u>	<u>(1,412)</u>
<b>INCREASE IN CASH FLOW</b>	<b>606,249</b>	<b>761,580</b>
<b>CASH - BEGINNING OF YEAR</b>	<u><b>2,840,906</b></u>	<u><b>2,079,326</b></u>
<b>CASH - END OF YEAR</b>	<u><b>\$ 3,447,155</b></u>	<u><b>\$ 2,840,906</b></u>
<b>CASH FLOWS SUPPLEMENTARY INFORMATION</b>		
Interest paid	<u><b>\$ 282,263</b></u>	<u><b>\$ 309,012</b></u>

## YORK CARE CENTRE INC.

## Notes to Financial Statements

Year Ended March 31, 2026

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**1. NATURE OF OPERATIONS**

York Care Centre Inc. (the "Corporation") is a registered charity under the Income Tax Act. The Corporation's primary purpose is to provide nursing home care and to advance matters that impact the elderly and aging in the Fredericton region.

**2. 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), with the exception of the following accounting policies:

The Corporation does not record the liability associated with their employee's post-employment benefits as it has not been actuarially determined and the amount cannot be reasonably determined by other methods.

Fund Accounting

York Care Centre Inc. follows the restricted fund method of accounting for contributions and has established the following funds:

Replacement Reserve

In accordance with agreements signed with the Province of New Brunswick, the Corporation is required to establish a funded replacement reserve for capital assets. This reserve is increased by annual charges against income equal to the amount provided by the Province of New Brunswick in the annual budget until it has reached a maximum level of \$341,630. The amount funded and contributed to the replacement reserve for the year was \$nil (2025 - \$2,200).

Residents Trust

The Corporation administers residents' trust fund on behalf of its residents. These funds are not available for the benefit of the Corporation.

Activity Fund

Amounts reported in this fund represent fundraising by the residents and related expenses for quality of life improvements and social events. Expenditures from this fund are processed at the request of the Residents Council and after Chief Executive Officer approval.

Cash and Cash Equivalents

The Corporation considers cash on hand, short-term deposits and balances with banks, net of overdrafts as cash and cash equivalents. Bank borrowings are considered to be financing activities.

Revenue Recognition

The Corporation generates revenue through residential accommodation and related services to qualifying individuals. Revenue is recognized from the provision of these services on an accrual basis, using the restricted fund method. Revenue is recognized when there is persuasive evidence of an arrangement, the associated fees are fixed or determinable and collection is reasonably assured.

Interest income is not subject to external restrictions. Interest income has been recorded directly in the statement of operations.

*(continues)*

## YORK CARE CENTRE INC.

## Notes to Financial Statements

Year Ended March 31, 2026

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

Volunteers contribute an undeterminable number of hours per year to assist the Corporation in carrying out its activities. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

Inventory

Inventory is valued at the lower of cost and net realizable value with the cost being determined on a first-in, first-out basis.

Capital Assets and Deferred Contributions

Capital Assets and Deferred Contributions are stated at cost or deemed cost less accumulated amortization. Capital Assets and Deferred Contributions are amortized over their estimated useful lives on a straight-line basis at the following rates:

Improvements	10 years
Buildings	30 - 40 years
Equipment	5 - 10 years

The Corporation regularly reviews its capital assets and deferred contributions to eliminate obsolete items. When a capital asset no longer has any long-term service potential to the Corporation, the excess of its net carrying value over any residual value is recognized as an expense in the statement of operations and changes in net assets (liabilities).

Certain of these assets are funded by specific grants. The Corporation accounts for these capital grants as deferred contributions. Amortization of these deferred contributions is provided for at the same rate as depreciation on the related assets.

Interest expense incurred to finance construction is capitalized with the related asset on large projects.

No depreciation is recorded on assets under construction. Depreciation on constructed assets commences in the year the total project is completed. In the year of acquisition the rates used are one half of those noted above.

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 expenditures 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.

*(continues)*

## YORK CARE CENTRE INC.

## Notes to Financial Statements

Year Ended March 31, 2026

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

Example of significant estimates include:

- the allowance for doubtful accounts;
- the allowance for inventory obsolescence;
- providing for amortization of capital assets;
- the estimated useful lives of assets; and
- the recoverability of tangible assets.

**Financial Instruments**

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 excess of revenue over expenditures. 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.

**Pension Plans**

Substantially all full-time employees of the Corporation belong to the Pension Plan for General and Service Employees of New Brunswick Nursing Homes, the Pension Plan for Management Employees of New Brunswick Nursing Homes or the Pension Plan for Nursing and Paramedical Employees of New Brunswick Nursing Homes. All are multi-employer defined benefit pension plans. Contributions are made by both the Corporation and the employees. Since sufficient information is not readily available to account for the Corporation's participation in the plan using defined benefit pension plan accounting, these financial statements have been prepared using accounting rules for defined contribution pension plans.

**Retiring Allowances**

Retiring allowances are paid to employees in accordance with their respective collective bargaining agreement. Retiring allowances are funded by the Department of Social Development, Province of New Brunswick and are recorded in the year of retirement when funding is provided.

**3. FINANCIAL INSTRUMENTS**

The Corporation 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 Corporation's risk exposure and concentration as of March 31, 2026.

**Credit Risk**

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Corporation is exposed to credit risk from residents. The risk is mitigated as follows:

- certain admission standards are maintained which include a thorough review of a resident's financial resources and ability to contribute towards their cost of care;
- the amount of private pay revenue that nursing homes can charge is capped by the Province of New Brunswick; and
- the Corporation does not have significant exposure to any individual resident or counterpart.

(continues)

## YORK CARE CENTRE INC.

## Notes to Financial Statements

Year Ended March 31, 2026

**3. FINANCIAL INSTRUMENTS (continued)**Liquidity Risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Corporation is exposed to this risk mainly in respect of its receipt of funds from its residents and other related sources, long-term debt, and accounts payable, government remittances payable and other obligations. Liquidity risk is mitigated as follows:

- the Corporation prepares and closely monitors detailed annual operating budgets and reviews working capital on a regular basis; and
- The Corporation has the ability to obtain working capital loans through the Province of New Brunswick, should cash requirements exceed cash generated from operating activities.

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 Corporation manages exposure through its normal operating and financing activities. The Corporation is exposed to interest rate risk primarily through its floating interest rate bank indebtedness and credit facilities.

**4. ACCOUNTS RECEIVABLE**

	<u>2026</u>	<u>2025</u>
Department of Social Development - Province of New Brunswick	\$ 438,328	\$ 466,871
Accounts receivable - residents	38,669	109,737
Other	29,920	43,012
Trust fund receivable	-	29,513
Harmonized sales tax receivable	8,351	157,858
Allowance for doubtful accounts	-	(19,742)
	<u>\$ 515,268</u>	<u>\$ 787,249</u>

**5. DUE TO/FROM RELATED PARTIES**

	<u>2026</u>	<u>2025</u>
York Developments Inc.	\$ 16,351	\$ 18,152
York Developments Inc. - Supportive Housing	16,278	15,277
Centre for Innovation and Research in Aging Inc.	50,980	3,865
York Developments Inc. - Adult Day Program	2,783	2,532
York County Properties	1,000	1,260
York Developments Inc. - NHWW	-	630
York Care Foundation Inc.	38,569	(17,877)
Due to related parties	125,961	23,839
York Developments Inc.	(157,552)	-
Net balance from (to) related parties	<u>\$ (31,591)</u>	<u>\$ 23,839</u>

## YORK CARE CENTRE INC.

## Notes to Financial Statements

Year Ended March 31, 2026

## 6. CAPITAL ASSETS

	Cost	Accumulated amortization	2026 Net book value	2025 Net book value
Land	\$ 3,350	\$ -	\$ 3,350	\$ 3,350
<u>Original buildings</u>				
Building	4,033,704	3,125,845	907,859	1,008,702
Major refurbishment - Phase I	12,640,757	5,912,901	6,727,856	7,043,875
Major refurbishment - Phase II	23,301,591	9,320,238	13,981,353	14,563,893
<u>Improvements</u>				
Land	287,821	191,356	96,465	116,874
Buildings	5,034,644	3,929,106	1,105,538	1,400,793
Solarium	85,520	83,880	1,640	4,920
<u>Other buildings</u>				
Friendship and resource center	440,853	348,153	92,700	103,721
Chapel	157,831	66,289	91,542	97,855
<u>Equipment</u>				
Original	4,238,107	3,845,966	392,141	298,740
Furniture and fixtures	1,768,433	718,301	1,050,132	1,025,619
	<u>\$ 51,992,611</u>	<u>\$ 27,542,035</u>	<u>\$ 24,450,576</u>	<u>\$ 25,668,342</u>

## 7. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2026	2025
Accrued wages	\$ 1,695,299	\$ 1,191,830
Vacation pay	1,134,131	867,129
Suppliers and sundry	335,999	1,254,011
Department of Social Development - Province of New Brunswick	68,993	401,596
Government remittances payable	60,897	76,150
Other	36,021	18,232
Residents	24,314	7,023
	<u>\$ 3,355,654</u>	<u>\$ 3,815,971</u>

## 8. DEFERRED REVENUE

The changes in the deferred revenue balance for the year is as follows:

	2026	2025
Balance - Beginning of year	\$ 637,949	\$ 108,802
Add: Contributions received during the year	204,399	574,980
Less: Amounts recognized to revenue	(30,653)	(45,833)
Less: Capital funding reallocated	(135,556)	-
Balance - End of year	<u>\$ 676,139</u>	<u>\$ 637,949</u>

**YORK CARE CENTRE INC.**  
**Notes to Financial Statements**  
**Year Ended March 31, 2026**

**9. LONG TERM DEBT**

	2026	2025
National Bank of Canada term loan bearing interest at 3.17% per annum, repayable in monthly blended payments of \$16,285. The loan matures on November 23, 2027.	\$ 316,488	\$ 498,911
National Bank of Canada term loan bearing interest at 2.76% per annum, repayable in monthly blended payments of \$59,858. The loan matures on April 2, 2027.	775,528	1,452,608
National Bank of Canada term loan bearing interest at 2.89% per annum, repayable in monthly blended payments of \$102,482. The loan matures on March 29, 2030.	4,668,250	5,718,894
National Bank of Canada term loan bearing interest at 2.27% per annum, repayable in monthly blended payments of \$35,216. The loan matures on February 23, 2031.	1,963,941	2,337,607
	7,724,207	10,008,020
Amounts payable within one year	(2,385,327)	(2,283,813)
	\$ 5,338,880	\$ 7,724,207

Principal repayment terms are approximately:

2027	\$ 2,385,327
2028	1,730,861
2029	1,575,115
2030	1,650,172
2031	382,732
	\$ 7,724,207

All monthly interest and principal payments on term loans have been included in the annual budget funded by the Department of Social Development and the Province of New Brunswick.

**10. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS**

	2026	2025
Balance - beginning of year	\$ 2,332,141	\$ 1,470,736
Add: Contributions received during the year	388,400	1,198,745
Less: Amounts amortized to revenue	(404,848)	(337,340)
Balance - end of year	\$ 2,315,693	\$ 2,332,141

## YORK CARE CENTRE INC.

## Notes to Financial Statements

Year Ended March 31, 2026

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**11. CONTINGENCIES**

As at March 31, 2026, the balance of the Province of New Brunswick unearned capital contribution was \$2,192 (2025 - \$2,192). Should the Corporation default on its loan payments to the Province of New Brunswick, this balance, as well as the outstanding principal balance, of the loan would become payable.

The Corporation is, from time to time, involved in certain legal proceedings, as well as demands, claims and threatened litigation that arise in the normal course of its operations. The ultimate outcome of any litigation is uncertain and, regardless of outcome, litigation can have an adverse impact on the business because of defense costs, negative publicity, diversion of management resources and other factors.

**12. RELATED PARTY TRANSACTIONS**

The Corporation had the following transactions with related parties in the normal course of business; all transactions are recorded at their exchange value.

- The Corporation acts as a payroll agent for York Developments Inc. and the Centre for Innovation and Research on Aging Inc. ("CIRA"), who all share common management, and has receivables (*Note 5*) at year end with respect to these transactions. Balances due from related parties are non-interest bearing, unsecured and have no fixed repayment terms.
- The Corporation received property management fees of \$21,277 (2025 - \$55,432) and management fees of \$258,273 (2025 - \$233,028) included in other revenue from York Developments Inc.
- The corporation received property and management fees of \$nil (2025 - \$88,792) included in other income from CIRA.

**13. CAPITAL MANAGEMENT**

Management considers capital to be fund balances. The Corporation's objective when managing capital is to maintain financial strength to sustain delivery of its core activities.

**14. EMPLOYEE FUTURE BENEFITS**

The Corporation has an obligation for post-employment benefits for most of its employees. The value of the retirement allowance obligation has not been actuarially determined and the amount cannot be reasonably determined by other methods; therefore, no liability has been recorded. These benefits are funded by the Province of New Brunswick at the time the employee receives the benefit.

During the year, the Corporation expensed retiring allowances, included in employee benefit expenses, for which matching funding was received of \$75,685 (2025 - \$61,929).

**15. COMPARATIVE FIGURES**

Some of the comparative figures have been reclassified to conform to the current year's presentation.

**York Care Centre Inc.**

The accompanying financial information is presented as supplementary information only. In this respect, they do not form part of the financial statements of York Care Centre Inc. for the year ended March 31, 2026.

## York Care Centre Inc.

## Comparison of Department of Social Development budget and actual revenue and expenditure

Year ended March 31 2026

	Budget	Actual	Variance
<b>Revenue</b>			
Residents	\$25,655,377	\$24,640,420	\$1,014,957
Equipment and repairs grants	-	404,848	-404,848
Recoveries - Department of Social Development- Province of NB	-	4,824,204	-4,824,204
Recoveries- CMHC	-	-	-
	<b>\$25,655,377</b>	<b>\$29,869,471</b>	<b>-\$4,214,094</b>
<b>Expenditure</b>			
<b>Salaries</b>			
Administration	\$591,684	\$1,138,787	-\$547,103
Nursing care services	11,145,869	13,569,955	-2,424,086
Research	-	-	-
Education	-	1,506	-1,506
Pastoral	-	23,280	-23,280
Recreation	341,710	361,921	-20,211
Food services	1,540,865	1,860,591	-319,726
Laundry	593,804	351,776	242,028
Housekeeping	1,452,727	1,632,132	-179,405
Plant operations	282,782	437,735	-154,953
	<b>\$15,949,441</b>	<b>\$19,377,684</b>	<b>-\$3,428,243</b>
<b>Supplies</b>			
Administration	\$146,503	\$391,486	-\$244,983
Nursing care services	186,939	472,811	-285,872
Research	-	10,927	-10,927
Recreation	11,985	16,903	-4,918
Food services	947,631	1,184,032	-236,401
Laundry	115,450	100,733	14,717
Housekeeping	85,073	118,686	-33,613
Plant operations	2,101,084	1,821,855	279,229
Minor equipment	13,608	88,776	-75,168
	<b>\$3,608,273</b>	<b>\$4,206,209</b>	<b>-\$597,936</b>
<b>Other</b>			
Pastoral services	\$4,184	-	\$4,184
Employee benefits	3,444,016	3,720,156	-276,140
Education	83,388	25,616	57,772
	<b>\$3,531,588</b>	<b>\$3,745,772</b>	<b>-\$214,184</b>
<b>Capital</b>			
Mortgage blended payments	\$913,708	\$913,708	\$ -
Approved bank loan	1,652,367	1,652,367	-
Depreciation	-	1,588,312	-1,588,312
Reserve per CMHC agreement	-	-	-
	<b>\$2,566,075</b>	<b>\$4,154,387</b>	<b>-\$1,588,312</b>

**York Care Centre Inc.**  
**Comparison of Department of Social Development budget and actual revenue**  
**and expenditure (continued)**

Year ended March 31, 2026

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Total operating expenditure</b>	<b>\$25,655,377</b>	<b>\$31,484,052</b>	<b>-\$5,828,675</b>
<b>Net variance</b>	<b>\$ -</b>	<b>-\$1,614,580</b>	<b>\$1,614,580</b>
Due to government			
Recoveries - project worker	\$ -	\$41,128	-\$41,128
Project worker expenditures	-	-49,261	49,261
	<b>\$ -</b>	<b>-\$8,133</b>	<b>\$8,133</b>
Due to York Care Centre operations			
Investment income	\$ -	\$121,482	-\$121,482
Recoveries - dietary	-	153,318	-153,318
Recoveries - administration	-	186,969	-186,969
Recoveries - care	-	84,838	-84,838
Recoveries - education	-	49,000	-49,000
Recoveries - operations	-	199,887	-199,887
Other	-	0	0
	<b>\$ -</b>	<b>\$795,494</b>	<b>-\$795,494</b>
Net deficit	<b>\$ -</b>	<b>-\$827,219</b>	<b>\$827,219</b>

**York Care Centre Inc.**  
**Year-End Reconciliation of Non-Transferable Expenditure (unaudited)**  
**Year ended March 31, 2026**

	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Mortgage</b>	913,708	913,708	-
<b>Bank loan</b>	1,652,368	1,652,368	-
<b>CMHC reserve</b>	-	0	-
<b>Pension plans - general services/nurses/SHCP</b>	1,099,132	1,350,399	251,267
<b>Pension plan - management</b>	95,250	94,120	(1,130)
<b>Nurses retention premium</b>	20,886	18,876	(2,010)
<b>Retirement allowance</b>	75,685	75,685	-
<b>Total</b>	<b>3,857,029</b>	<b>4,105,155</b>	<b>248,126</b>
Year end reconciliation of non - transferrable expenditures due from Department of Social Development - Province of New Brunswick 2022/26Year			<b>(248,126)</b>
Amount owing to Department of Social Development March 31, 2025			<b>329,383</b>
Year End Settlement SD 2022-2023 Pension			<b>(159,224)</b>
Total owing to Department of Social Development March 31, 2026			<b>(77,967)</b>

Note - only variances reported above are required to be paid

**York Care Centre Inc.**

**Details of non-transferable expenditures**

March 31, 2026

	G / L	Balance	Loan proceeds received (converted)	Balance	Interest	Repaid	Repaid	Total	Balance	Actual	G/L	Interest
	<u>Account</u>	<u>April 1, 2025</u>	<u>2025-2026</u>	<u>March 31, 2026</u>	<u>Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Paid</u>	<u>31-Mar-26</u>	<u>Principal Paid 2025-26</u>		<u>Paid</u>
III	4702	-	-	-	8.00%	-	-	-	-	-	7169	0
IV	4409	1,452,608	-	765,763	2.76%	686,845	41,212	728,056	775,528	686,845	7155	41,212
V	4406	498,911	-	316,695	3.17%	182,216	12,993	195,209	316,488	182,216	7154	12,993
VI	4749	2,337,607	-	2,083,801	2.27%	253,806	48,921	302,727	1,963,941	253,806	7156	48,921
VII	4750	5,718,894	-	4,891,843	2.89%	827,051	179,137	1,006,188	4,668,250	827,051	7149	179,137
		<u>\$10,008,020</u>	<u>\$ -</u>	<u>\$8,058,103</u>		<u>\$1,949,917</u>	<u>\$282,263</u>	<u>\$2,232,180</u>	<u>\$7,724,207</u>	<u>\$1,949,917</u>		<u>\$282,263</u>

C.M.H.C  
Replacement  
Reserve

Balance	Contributions	Interest	Funds	Balance
<u>April 1, 2025</u>	<u>During Year</u>	<u>Earned During Year</u>	<u>Expended During Year</u>	<u>March 31, 2026</u>
\$9,273	\$0	\$0	\$0	\$9,273

**York Care Centre Inc.**  
**Reconciliation of Province of New Brunswick**  
**Subsidies to Financial Statements**  
Year Ended March 31, 2026

Rounded  
Numbers

<b>Per Department of Social Development pay documents</b>		23,764,220
Add:		
Feb 2025 Vacant Bed Days (Deducted in April/24)	625	625
March 2025 Vacant Bed Days (Deducted in May/24)	1,375	1,375
Revenue Adjustment for Feb/25 (Deducted in April/25)	-2,509	-2,509
Revenue Adjustment for March/25 (Deducted in May/25)	5,744	5,744
		<u>5,744</u>
		5,235
Deduct:		
Feb 2026 Vacant Bed Days (Deducted in April/26)	625	625
March 2026 Vacant Bed Days (Deducted in May/26)	-	-
Revenue Adjustment for Feb/26 (April/26)	16,670	16,670
Revenue Adjustment for March/26 (Deducted in May/26)	14,711	14,711
Government grants and Budget Amendments:		
Retirement Allowance	75,684	75,684
Special Needs Equipment	4,164	4,164
Care Supplies	17,660	17,660
Maternity Leave	12,349	12,349
Education and Leadership	-	-
Capital Projects	259,521	259,521
General	2,060	2,060
RN/LPN Retention Bonus	297,166	297,166
Contract Increase	4,404,195	4,404,195
BA's receivable	830	830
Year End Settlement 2022-2023	-159,224	-159,224
Private Pay Reimbursement	13,748	13,748
		<u>13,748</u>
		4,960,159
<b>Per financial statements</b>		<b><u>18,809,296</u></b>

**York Care Centre Inc.**

Schedule of Salaries and Supplies ( unaudited )

**For the year ended March 31, 2026**

	Salaries	Supplies	2026	2025
	\$	\$	\$	\$
<b>Expenditures</b>				
Administration	1,138,787	391,486	1,530,273	1,235,433
Depreciation	-	1,588,312	1,588,312	1,543,049
Education	1,506	23,777	27,122	53,298
Employee Benefits (note 13)	-	3,720,156	3,720,156	2,959,529
Food Services	1,860,591	1,184,033	3,044,623	2,480,116
Housekeeping	1,632,132	118,685	1,750,818	1,191,050
Interest on long-term debt	-	282,263	282,263	309,012
Laundry	351,776	100,733	452,509	348,087
Nursing Care Services	13,569,955	472,811	14,042,766	10,715,221
Pastoral	23,280	-	23,280	27,416
Plant Operations	437,735	1,910,630	2,348,366	2,347,089
Project workers	49,262	-	49,262	40,797
Recreation	361,921	16,904	378,824	300,054
Research	10,927	-	10,927	57,708
<b>Total</b>	<u>19,437,872</u>	<u>9,809,790</u>	<u>29,249,501</u>	<u>23,607,860</u>

	Above Summary	YCC Fin Statements
Comparison to YCC Financial Statements		
Administration	5,326,813	5,326,813
Care Services	14,455,797	14,455,797
Operations	7,596,316	7,596,316
Mortgages / Loan Payments	1,870,575	1,870,575
	29,249,501	29,249,501

Operations Salaries and Other costs are added to Administration to compare with where SD funds it

## York Care Centre Inc.

## Schedule of supplementary detail of certain expenditures

Year ended March 31, 2026	2026	2025
<b>Administration</b>		
Advertising	\$6,701	\$2,064
Association fees	46,409	41,875
Bank interest and charges	6,923	4,377
Business machine expense	28,429	21,510
Recruitment	18,767	54,028
Consulting	-	26,314
Postage	1,784	2,156
Printing and office supplies	13,752	18,110
Professional services - audit	16,936	265
Travel and convention - board	7,164	4,197
Other supplies and expenses	84,861	101,880
Minor equipment	-	-
Other budget amendment related expenses	-	17,669
Legal	1,362	318
Local travel	35	76
	<b>\$233,124</b>	<b>\$294,838</b>
<b>Care services</b>		
Medical supplies	\$128,355	\$100,042
Drug supplies	3,771	9,586
Other	122,106	47,446
Incontinent supplies	168,525	157,736
Fees - medical staff (net)	20,400	20,400
Care related budget amendments	-	18,303
Minor equipment	11,976	7,009
	<b>\$455,133</b>	<b>\$360,522</b>
<b>Research</b>		
Supplies	<b>\$10,927</b>	<b>\$57,708</b>
<b>Recreation and Pastoral</b>		
Recreation - supplies	\$19,727	\$28,562
Pastoral supplies	-	296
	<b>\$19,727</b>	<b>\$28,858</b>
<b>Food Services</b>		
Food	\$976,909	\$917,183
Supplements	61,904	58,942
Supplies	128,369	153,439
Dish and utensil replacement	2,658	9,268
Minor equipment	14,192	5,284
	<b>\$1,184,033</b>	<b>\$1,144,115</b>
<b>Laundry and linen</b>		
Supplies - general	\$62,541	\$60,683
Linen replacement	38,193	20,966
Mattress replacement	-	-
	<b>\$100,733</b>	<b>\$81,649</b>
<b>Computer</b>		
Computer hardware, Software, Support & Supplies	<b>\$140,952</b>	<b>\$140,381</b>

## York Care Centre Inc.

## Schedule of supplementary detail of certain expenditures (continued)

Year ended March 31, 2026	2026	2025
<b>Housekeeping Supplies</b>	<b>\$118,685</b>	<b>\$106,751</b>
<b>Plant operation</b>		
Fuel and heating	\$203,067	\$192,114
Electricity	577,199	523,443
Insurance - plant and vehicles	77,759	77,875
Property taxes	566,238	559,418
Water and sewerage	36,795	48,773
Telephone	23,593	50,088
Cablevision	51,170	49,218
	<b>\$1,535,821</b>	<b>\$1,500,929</b>
<b>Maintenance</b>		
Other Maintenance Items	\$107,960	\$103,606
Purchased services	109,340	176,646
Vehicle expenses	16,880	16,461
Minor equipment	62,608	10,521
	<b>\$296,788</b>	<b>\$307,235</b>
<b>Repairs</b>		
Buildings and grounds	<b>\$78,021</b>	<b>\$64,339</b>
<b>Employee benefits</b>		
Canada pension	\$809,260	\$705,869
Employment insurance	303,844	275,658
Workers' Compensation	679,097	496,303
Health care insurance	352,858	335,894
Professional fees	10,117	8,750
Uniform allowance	44,776	33,194
	<b>\$2,199,953</b>	<b>\$1,855,668</b>
General pension plan	\$975,720	\$708,138
Management pension plan	94,120	89,810
Nursing pension plans	374,680	305,914
	<b>\$3,644,472</b>	<b>\$2,959,529</b>
<b>Education seminars, fees and supplies</b>	<b>\$24,223</b>	<b>\$51,491</b>
	<b>\$7,701,687</b>	<b>\$6,957,964</b>

Date last Updated; June 3, 2026

**YORK DEVELOPMENTS INC.**  
**Financial Statements**  
**Year Ended March 31, 2026**

**YORK DEVELOPMENTS INC.**  
**Index to Financial Statements**  
**Year Ended March 31, 2026**

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## INDEPENDENT AUDITORS' REPORT

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To the Board of Directors of York Developments Inc.

### *Opinion*

We have audited the financial statements of York Developments Inc. (the "Corporation"), which comprise the statement of financial position as at March 31, 2026, and the statements of operations and changes in net assets, operations - operating fund and cashflows for the year ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2026, and the results of its operations and cash flows for the year then ended in accordance with the financial reporting provisions of the Province of New Brunswick, Department of Social Development policy 401-3 dated November 30, 1991.

### *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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation 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.

### *Emphasis of Matter*

We draw attention to Note 2 of the financial statements, which describes the basis of accounting. The financial statements are prepared to assist the Corporation to comply with the reporting provisions of the Province of New Brunswick, Department of Social Development policy 401-3 dated November 30, 1991.

### *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 the reporting provisions of the Province of New Brunswick, Department of Social Development policy 401-3 dated November 30, 1991, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

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

(continues)

Independent Auditors' Report to the Board of Directors of York Developments Inc. *(continued)*

*Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Saint John, New Brunswick  
June 15, 2026

CHARTERED PROFESSIONAL ACCOUNTANTS

## YORK DEVELOPMENTS INC.

## Statement of Financial Position

March 31, 2026

	Operating Fund	Replacement Reserve	Supportive Housing Replacement Reserve	Vacancy Reserve	2026	2025
<b>ASSETS</b>						
<b>CURRENT</b>						
Cash	\$ 646,787	\$ 124,082	\$ 236,842	\$ 49,801	\$ 1,057,512	\$ 1,021,208
Accounts receivable	31,549	-	-	-	31,549	40,345
Due from related parties	157,552	-	-	-	157,552	355
Prepaid expenses	22,007	-	-	-	22,007	-
	857,895	124,082	236,842	49,801	1,268,620	1,061,908
<b>CAPITAL ASSETS (Note 4)</b>	1,737,276	-	-	-	1,737,276	1,864,063
	\$ 2,595,171	\$ 124,082	\$ 236,842	\$ 49,801	\$ 3,005,896	\$ 2,925,971
<b>LIABILITIES</b>						
<b>CURRENT</b>						
Payables and accruals	\$ 114,215	\$ -	\$ -	\$ -	\$ 114,215	\$ 139,127
Due to related parties	34,886	-	-	-	34,886	35,961
Deferred revenue	209,625	-	-	-	209,625	128,042
Current portion of mortgage payable (Note 5)	65,382	-	-	-	65,382	62,013
	424,108	-	-	-	424,108	365,143
<b>MORTGAGE PAYABLE (Note 5)</b>	992,468	-	-	-	992,468	1,057,851
<b>FORGIVABLE SUPPORTIVE HOUSING LOANS (Note 6)</b>	277,468	-	-	-	277,468	354,269
<b>DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 7)</b>	-	-	-	-	-	1,002
	1,694,044	-	-	-	1,694,044	1,778,265
<b>NET ASSETS</b>						
<b>UNRESTRICTED</b>	499,169	-	-	-	499,169	402,361
<b>RESTRICTED</b>	-	124,082	236,842	49,801	410,725	356,417
<b>INVESTED IN CAPITAL ASSETS</b>	401,958	-	-	-	401,958	388,928
	901,127	124,082	236,842	49,801	1,311,852	1,147,706
	\$ 2,595,171	\$ 124,082	\$ 236,842	\$ 49,801	\$ 3,005,896	\$ 2,925,971

ON BEHALF OF THE BOARD

\_\_\_\_\_  
Director\_\_\_\_\_  
Director

**YORK DEVELOPMENTS INC.**  
**Statement of Operations and Changes in Net Assets**  
**Year Ended March 31, 2026**

	Operating Fund 2026	Replacement Reserve 2026	Supportive Housing Replacement Reserve 2026	Vacancy Reserve 2026	<b>Total 2026</b>	Total 2025
<b>REVENUE</b>						
Rentals and care	\$ 1,887,435	\$ -	\$ -	\$ -	\$ 1,894,622	\$ 1,629,202
Other revenue	149,522	-	-	-	149,695	159,558
	2,036,957	-	-	-	2,044,317	1,788,760
<b>EXPENDITURES</b>	1,739,333	-	-	-	1,739,333	1,531,735
	297,624	-	-	-	304,984	257,025
<b>DEPRECIATION</b>	151,786	-	-	-	151,786	158,107
	145,838	-	-	-	153,198	98,918
<b>INTEREST INCOME</b>	-	3,131	6,515	1,475	11,121	15,439
<b>CONTRIBUTION RECEIVED</b>	-	7,187	-	-	7,187	-
<b>NET REVENUES</b>	145,838	10,318	6,515	1,475	164,319	114,357
<b>NET ASSETS - BEGINNING OF YEAR</b>	791,289	95,764	212,327	48,326	1,147,706	1,033,349
<b>INTER-FUND TRANSFERS</b>	(36,000)	18,000	18,000	-	-	-
<b>NET ASSETS - END OF YEAR</b>	\$ 901,127	\$ 124,082	\$ 236,842	\$ 49,801	\$ 1,312,025	\$ 1,147,706

**YORK DEVELOPMENTS INC.**  
**Statement of Operations - Operating Fund**  
**Year Ended March 31, 2026**

	2026	2025
<b>REVENUE</b>		
Rentals	\$ 816,167	\$ 766,554
Province of New Brunswick subsidy payments (Note 8)	437,395	271,626
Province of New Brunswick care revenue	322,863	302,126
Tenant services	242,884	247,219
Other	71,719	83,315
Forgiveness of debt (Note 6)	76,801	74,243
Client paid care revenue	68,126	41,677
Amortization of deferred contributions (Note 7)	1,002	2,000
	<u>2,036,957</u>	<u>1,788,760</u>
<b>EXPENDITURES</b>		
Salaries and wages	726,650	641,614
Administration charges (Note 9)	258,602	196,982
Repairs and maintenance - building	157,585	122,872
Food services	108,449	88,836
Electricity	91,747	85,301
Property taxes	83,118	78,864
Employee benefits	82,569	68,394
Mortgage interest	57,890	61,084
Insurance	52,884	51,707
Security (Note 9)	22,676	55,432
Supplies	21,505	17,099
Garbage removal	11,841	11,428
Utilities	11,140	15,296
Fire alarm, sprinkler and elevator inspection	10,254	10,896
Professional fees (recovery)	9,138	(632)
Minor equipment and furnishings	8,476	10,955
Advertising and promotion	8,050	4,548
Travel	6,911	4,496
Project workers	4,559	2,804
Telephone	3,283	2,513
Bank charges	1,276	947
Housing association	500	-
Cable	230	299
	<u>1,739,333</u>	<u>1,531,735</u>
<b>EXCESS OF REVENUE OVER EXPENDITURES FROM OPERATIONS BEFORE DEPRECIATION</b>	<b>297,624</b>	<b>257,025</b>
<b>DEPRECIATION</b>	<b>151,786</b>	<b>158,107</b>
<b>EXCESS OF REVENUE OVER EXPENDITURES</b>	<b>145,838</b>	<b>98,918</b>

## YORK DEVELOPMENTS INC.

Statement of Cash Flows  
Year Ended March 31, 2026

	2026	2025
<b>OPERATING ACTIVITIES</b>		
Excess of revenue over expenditures	\$ 145,838	\$ 98,918
Items not affecting cash:		
Depreciation of capital assets	151,786	158,107
Forgiveness of debt	(76,801)	(74,243)
Amortization of deferred contributions	(1,002)	(2,000)
	<u>219,821</u>	<u>180,782</u>
Changes in non-cash working capital:		
Accounts receivable	8,796	(2,818)
Prepaid expenses	(22,007)	60,310
Payables and accruals	(24,953)	(22,581)
Deferred revenue	81,583	(8,771)
	<u>43,419</u>	<u>26,140</u>
Cash flow from operating activities	<u>263,240</u>	<u>206,922</u>
<b>INVESTING ACTIVITIES</b>		
Purchase of capital assets	(24,999)	(46,408)
Due to (from) related parties	(158,232)	129,917
Cash flow from (used by) investing activities	<u>(183,231)</u>	<u>83,509</u>
<b>FINANCING ACTIVITIES</b>		
Proceeds from forgivable loan	-	51,175
Repayment of mortgage payable	(62,013)	(58,818)
Cash flow used by financing activities	<u>(62,013)</u>	<u>(7,643)</u>
<b>OTHER CASH FLOW ITEMS</b>		
Net revenue - replacement reserve	10,318	4,076
Net revenue - supportive housing	6,515	9,154
Net revenue - vacancy reserve	1,475	2,209
	<u>18,308</u>	<u>15,439</u>
<b>INCREASE IN CASH FLOWS</b>	<b>36,304</b>	<b>298,227</b>
<b>CASH - BEGINNING OF YEAR</b>	<b><u>1,021,208</u></b>	<b><u>722,981</u></b>
<b>CASH - END OF YEAR</b>	<b><u>\$ 1,057,512</u></b>	<b><u>\$ 1,021,208</u></b>
<b>CASH FLOWS SUPPLEMENTARY INFORMATION</b>		
Interest paid	<u>\$ 57,890</u>	<u>\$ 61,084</u>

## YORK DEVELOPMENTS INC.

## Notes to Financial Statements

Year Ended March 31, 2026

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**1. NATURE OF OPERATIONS**

York Developments Inc. (the "Corporation") owns and rents subsidized apartment units in the Fredericton area. The Corporation is a not-for-profit organization and exempt from federal and provincial corporate taxes under paragraph 149(1)(1) of the Income Tax Act.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Basis of Presentation

The financial statements have been prepared in accordance with the significant accounting policies noted below to comply with the Province of New Brunswick, Department of Social Development policy 401-3 dated November 30, 1991. In this regard, the basis of accounting used in these financial statements materially differs from Canadian accounting standards for not-for-profit organizations because depreciation is recorded according to principal reduction on mortgages and not as a measurement of consumption of the estimated useful life of the related capital asset. Further details on accounting policies are provided below.

Replacement Reserve

Under the terms of an agreement with the Province of New Brunswick, the replacement reserve account is to be credited with an annually adjusted amount of \$18,373 until the reserve amount accumulates to \$183,730 plus interest. These funds, along with accumulated interest, must be held in a separate bank account and/or invested only in accounts or instruments insured by the Canada Direct Deposit Insurance Corporation or as may otherwise be approved by the Province of New Brunswick from time to time. The funds in the account may only be used as approved by the Province of New Brunswick. Withdrawals are credited to interest first and then principal.

Replacement Reserve - Supportive Housing

TD Comercial Banking (the "Approved Lender"), does not require that monthly payments be made into a replacement reserve account and that those funds be held in trust with the Approved Lender. However, the Corporation will continue to deposit \$1,500 per month into a separate interest bearing bank account during the amortization period of the loan. The funds previously held by Industrial Alliance have been transferred to the Corporation and are being held in a separate bank account. The amount is to be used to fund major capital repairs.

Cash and Cash Equivalents

The Corporation considers cash on hand, short term deposits and balances with banks, net of overdrafts as cash and cash equivalents. Bank borrowings are considered to be financing.

Revenue Recognition

Rental and care revenue are recorded as revenue on an accrual basis and when collection is reasonably assured.

*(continues)*

## YORK DEVELOPMENTS INC.

## Notes to Financial Statements

Year Ended March 31, 2026

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Capital assets, deferred contributions and forgivable loans

Capital assets are recorded at cost and depreciated over their estimated useful lives on a straight-line basis using the following rates:

Original land and buildings	Over the term of the associated debt in amounts equal to the annual principal amount
Buildings and land improvements	10 years
Other facilities	20 - 30 years
Equipment	5 years

Some of these assets are funded by specific grants or forgivable loans. The Corporation accounts for these capital grants as deferred contributions. Depreciation of the deferred contributions is provided for at the same rate as depreciation on the related assets.

The depreciation method and the estimated useful lives of capital assets are reviewed on a regular basis or when events and circumstances warrant. When a capital asset no longer has long-term service potential to the Corporation, the excess of its net carrying amount over any residual value is recognized as an expense in the statement of operations - operating fund.

Interest expense incurred to finance construction is capitalized with the related asset on large projects.

No depreciation is recorded on assets under construction. Depreciation on constructed assets commences in the year the total project is completed.

Impairment of Long Lived Assets

The Corporation tests for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. Recoverability is assessed by comparing the carrying amount to the projected future net cash flows the long-lived assets are expected to generate through their direct use and eventual disposition. When a test for impairment indicates that the carrying amount of an asset is not recoverable, an impairment loss is recognized to the extent the carrying value exceeds its fair value. No impairment charges were recorded during the years ended March 31, 2026 or 2025.

Measurement uncertainty

The preparation of financial statements in conformity with the financial reporting provisions of the Province of New Brunswick, Department of Social Development policy 401-3 dated November 30, 1991 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 expenditures during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in excess of revenue over expenditures in the period in which they become known. Actual results could differ from these estimates.

Example of significant estimates include:

- the allowance for doubtful accounts;
- providing for depreciation of capital assets;
- the estimated useful lives of assets; and
- the recoverability of tangible assets.

## YORK DEVELOPMENTS INC.

## Notes to Financial Statements

Year Ended March 31, 2026

**3. FINANCIAL INSTRUMENTS**

The Corporation 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 Corporation's risk exposure and concentration as of March 31, 2026.

Credit Risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Corporation is exposed to credit risk from its tenants. In order to reduce its credit risk, the Corporation reviews a new tenant's credit history before extending credit and conducts regular reviews of its existing tenants' credit performance. An allowance for doubtful accounts is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information. The Corporation has a significant number of tenants which minimizes concentration of credit risk. As at March 31, 2026, the corporation does not have significant exposure to any individual tenant or counter party.

Liquidity Risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Corporation is exposed to this risk mainly in respect of its receipt of funds from its tenants and the other related sources, payables and accruals, mortgage payable, and other obligations.

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 Corporation manages exposure through its normal operating and financing activities. The Corporation is exposed to interest rate risk primarily through its mortgage payable which bears interest at 5.36% per annum.

**4. CAPITAL ASSETS**

	Cost	Accumulated amortization	2026 Net book value	2025 Net book value
<u>Original land and buildings</u>				
91 Sunset Drive*	\$ 518,208	\$ 477,162	\$ 41,046	\$ 41,046
95 Sunset Drive*	516,127	452,256	63,871	63,871
116 Sunset Drive (12 units)*	1,333,457	739,977	593,480	617,480
116 Sunset Drive (19 units)*	2,062,837	1,309,331	753,506	850,569
120 Sunset Drive*	973,166	834,643	138,523	138,523
Buildings and land improvements	836,540	689,689	146,851	143,464
Equipment	156,492	156,492	-	9,109
	<u>\$ 6,396,827</u>	<u>\$ 4,659,550</u>	<u>\$ 1,737,277</u>	<u>\$ 1,864,062</u>

\*The depreciation on these assets is equal to the principal repayments of the related mortgages in accordance with the Department of Social Development policy 401-3.

## YORK DEVELOPMENTS INC.

## Notes to Financial Statements

Year Ended March 31, 2026

**5. MORTGAGE PAYABLE**

	<u>2026</u>	<u>2025</u>
TD Canada Trust loan bearing interest at 5.36%, repayable in monthly payments of \$9,992 including principal and interest amortized over 15 years with a 10 year term maturing February 14, 2033.	\$ 1,057,850	\$ 1,119,863
Amounts payable within one year	<u>(65,382)</u>	<u>(62,013)</u>
	<b>\$ 992,468</b>	<b>\$ 1,057,850</b>

Principal repayment terms are approximately:

2027	\$ 65,382
2028	68,798
2029	72,670
2030	76,617
2031	80,779
Thereafter	<u>693,604</u>
	<b>\$ 1,057,850</b>

**6. FORGIVABLE SUPPORTIVE HOUSING LOANS**

	<u>2026</u>	<u>2025</u>
Province of New Brunswick (Affordable Rental Housing Program) 4.80% forgivable loan. The forgivable loan is earned evenly over 20 years ending May 1, 2027 subject to continuing to meet certain terms and conditions.	\$ 36,021	\$ 69,271
Province of New Brunswick (Affordable Rental Housing Program) 4.30% forgivable loan. The forgivable loan is earned evenly over 20 years ending March 31, 2031 subject to continuing to meet certain terms and conditions.	120,000	144,000
Province of New Brunswick (Affordable Rental Housing Program) 3.10% forgivable loan. The forgivable loan is earned evenly over 17 years ending May 1, 2031 subject to continuing to meet certain terms and conditions.	31,569	38,333
Province of New Brunswick (Affordable Rental Housing Program) 3.30% forgivable loan. The forgivable loan is earned evenly over 16 years ending May 1, 2031 subject to continuing to meet certain terms and conditions.	42,967	52,343
Province of New Brunswick (Affordable Rental Housing Program) 3.90% forgivable loan. The forgivable loan is earned evenly over 15 years ending May 1, 2031 subject to continuing to meet certain terms and conditions.	<u>46,910</u>	<u>50,322</u>
	<b>\$ 277,467</b>	<b>\$ 354,269</b>

(continues)

## YORK DEVELOPMENTS INC.

## Notes to Financial Statements

Year Ended March 31, 2026

**6. FORGIVABLE SUPPORTIVE HOUSING LOANS (continued)**

As at March 31, 2026, all terms and conditions of the forgivable loans have been met.

The changes in the forgivable loans are as follows:

	<u>2026</u>	<u>2025</u>
Balance - Beginning of year	\$ 354,269	\$ 377,337
Add: Amount received	-	51,175
Less: Amount forgiven	<u>(76,802)</u>	<u>(74,243)</u>
	<u>\$ 277,467</u>	<u>\$ 354,269</u>

Amount of loans forgiven is included in amortization of deferred contributions and forgiveness of debt in the statement of operations - operating fund.

**7. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS**

	<u>2026</u>	<u>2025</u>
Balance - Beginning of year	\$ 1,002	\$ 3,002
Less: Amounts amortized to revenue	<u>(1,002)</u>	<u>(2,000)</u>
Balance - End of year	<u>\$ -</u>	<u>\$ 1,002</u>

Amount amortized to revenue is included in amortization of deferred contributions and forgiveness of debt in the statement of operations - operating fund.

**8. PROVINCE OF NEW BRUNSWICK SUBSIDY PAYMENTS**

The Corporation has received assistance totaling \$444,582 (2025 - \$271,626) through the Province of New Brunswick in relation to supportive housing tenant occupancy, repairs and for the Nursing Home Without Walls Program.

**9. RELATED PARTY TRANSACTIONS**

The Corporation had the following transactions with related parties in the normal course of business; all transactions are recorded at their exchange value.

- Project management fees of supportive services of \$21,277 (2025 - \$55,432), and management fees of \$258,273 (2025 - \$233,028) were paid to York Care Centre Inc., who share common management, during the fiscal year. The due to (from) York Care Centre Inc. is non-interest bearing, unsecured, and has no set terms of repayment.
- The Corporation pays certain expenses for the Centre for Research in Aging Inc., who share common management, and has receivables as at March 31, 2026, with respect to those transactions of \$nil (2025 - \$355). The due from Centre for Research in Aging Inc. is non-interest bearing, unsecured, and has no set terms of repayment.

**10. CAPITAL MANAGEMENT**

Management considers capital to be fund balances. The Corporation's objective when managing capital is to maintain financial strength to sustain long-term delivery of its core activities within its own organization and within its related parties.

**CENTRE FOR INNOVATION AND RESEARCH IN AGING INC.**  
**Financial Statements**  
**Year Ended March 31, 2026**

## Index to Financial Statements

Year Ended March 31, 2026

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## INDEPENDENT AUDITORS' REPORT

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To the Members of Centre for Innovation and Research in Aging Inc.

### *Opinion*

We have audited the financial statements of Centre for Innovation and Research in Aging Inc. (the "Corporation"), which comprise the statement of financial position as at March 31, 2026, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2026, and the results of its operations and 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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation 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 Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

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

### *Auditors' 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 auditors' 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.

*(continues)*

Independent Auditors' Report to the Members of Centre for Innovation and Research in Aging Inc. *(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 Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Saint John, New Brunswick  
June 15, 2026

CHARTERED PROFESSIONAL ACCOUNTANTS

## Statement of Financial Position

March 31, 2026

	2026	2025
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash	\$ 98,147	\$ 173,458
Accounts receivable	613	513
Harmonized sales tax recoverable	730	5,640
	<u>99,490</u>	179,611
<b>CAPITAL ASSET (Note 4)</b>	<u>72</u>	860
	<u>\$ 99,562</u>	<u>\$ 180,471</u>
<b>LIABILITIES</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities (Note 5)	\$ 3	\$ 47,955
Due to related parties (Notes 6, 8)	50,945	4,220
	<u>50,948</u>	52,175
<b>DEFERRED CONTRIBUTIONS (Note 7)</b>	<u>19,566</u>	89,755
	<u>70,514</u>	141,930
<b>NET ASSETS</b>		
<b>UNRESTRICTED</b>	<u>28,976</u>	37,681
<b>INVESTED IN CAPITAL ASSETS</b>	<u>72</u>	860
	<u>29,048</u>	38,541
	<u>\$ 99,562</u>	<u>\$ 180,471</u>

ON BEHALF OF THE BOARD

\_\_\_\_\_  
Director\_\_\_\_\_  
Director

**Statement of Operations**  
**Year Ended March 31, 2026**

	2026	2025
<b>REVENUE</b>		
Project grants	\$ 67,404	\$ 364,868
Operational grants <i>(Note 8)</i>	87	45,000
Other	5	1,359
Symposium	-	29,830
	<u>67,496</u>	<u>441,057</u>
<b>EXPENDITURES</b>		
Project expenditures	66,452	364,868
Administration	12,172	56,004
Symposium expenses	-	32,844
Depreciation	788	1,722
	<u>79,412</u>	<u>455,438</u>
<b>DEFICIENCY OF REVENUE OVER EXPENDITURES FROM OPERATIONS</b>	<b>(11,916)</b>	<b>(14,381)</b>
<b>INTEREST INCOME</b>	<u>2,423</u>	<u>14,474</u>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES</b>	<u>\$ (9,493)</u>	<u>\$ 93</u>

## Statement of Changes in Net Assets

Year Ended March 31, 2026

	Unrestricted	Invested in Capital Assets	2026	2025
<b>NET ASSETS - BEGINNING OF YEAR</b>	\$ 37,681	\$ 860	\$ <b>38,541</b>	\$ 38,448
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES</b>	(8,705)	(788)	<b>(9,493)</b>	93
<b>NET ASSETS - END OF YEAR</b>	\$ 28,976	\$ 72	\$ <b>29,048</b>	\$ 38,541

**Statement of Cash Flows**  
**Year Ended March 31, 2026**

	2026	2025
<b>OPERATING ACTIVITIES</b>		
Excess (deficiency) of revenue over expenditures	\$ (9,493)	\$ 93
Item not affecting cash:		
Amortization of capital asset	788	1,722
	<u>(8,705)</u>	<u>1,815</u>
Changes in non-cash working capital:		
Accounts receivable	(100)	500
Harmonized sales tax payable	4,910	800
Accounts payable	(47,952)	(1,189)
Deferred contributions	(70,189)	(74,752)
	<u>(113,331)</u>	<u>(74,641)</u>
Cash flow used by operating activities	<u>(122,036)</u>	<u>(72,826)</u>
<b>FINANCING ACTIVITY</b>		
Due to (from) related parties	46,725	(1,993)
<b>DECREASE IN CASH FLOW</b>	<b>(75,311)</b>	<b>(74,819)</b>
<b>CASH - BEGINNING OF YEAR</b>	<b>173,458</b>	<b>248,277</b>
<b>CASH - END OF YEAR</b>	<b>\$ 98,147</b>	<b>\$ 173,458</b>

## Notes to Financial Statements

Year Ended March 31, 2026

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**1. NATURE OF OPERATIONS**

Centre for Innovation and Research in Aging Inc., (the "Corporation"), was incorporated on March 15, 2018 for the primary purpose of conducting scientific research to advance matters that impact the elderly and aging. The Corporation is a not-for-profit organization and is exempt from federal and provincial corporate taxes under paragraph 149(1) of the Income Tax Act.

**2. 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").

Cash and Cash Equivalents

The Corporation consists cash on hand, short-term deposits and balances with banks, net of overdrafts as cash and cash equivalents.

Revenue Recognition

The Corporation follows the deferral method of accounting for contributions.

The Corporation generates revenue through project grants and related research services. Grant revenue is recognized when there is reasonable assurance that the Corporation has complied with and will continue to comply with all conditions necessary to obtain the grants. Symposium revenue is recognized when received. Other revenue is recognized when there is a persuasive evidence of an arrangement, the associated fees are fixed or determinable and collection is reasonably assured.

Contributed Services

Volunteers contribute, as participants, numerous hours per year to assist the Corporation in carrying out its activities. The fair value of these donated services cannot be reasonably determined and are therefore not reflected in these financial statements.

Financial Instruments

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 excess (deficiency) of revenue over expenditures. 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 expenditures 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.

Examples of significant estimates include

- providing for amortization of capital asset;
- the estimated useful lives of assets; and
- the recoverability of tangible asset.

(continues)

## Notes to Financial Statements

Year Ended March 31, 2026

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

Capital Assets are stated at cost or deemed cost less accumulated depreciation. Capital Assets are depreciated over their estimated useful lives on a straight-line basis at the following rate:

Equipment	5 years
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The Corporation regularly reviews its capital assets to eliminate obsolete items.

Certain of these assets may be funded by specific grants. The Corporation accounts for these capital grants as deferred contributions. Depreciation of these deferred contributions is provided for at the same rate as depreciation on the related assets.

Interest expense incurred to finance construction is capitalized with the related asset on large projects.

No depreciation is recorded on assets under construction. Depreciation on constructed assets commences in the year the total project is completed.

**3. FINANCIAL INSTRUMENTS**

The Corporation 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 Corporation's risk exposure and concentration as of March 31, 2026.

Credit Risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Corporation is exposed to credit risk through receivables. As at March 31, 2026, the corporation does not have significant exposure to any individual client or counterparty.

Liquidity Risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Corporation is exposed to this risk mainly in respect of its receipt of funds from its grantors and other related sources, and accounts payable and accrued liabilities. To manage liquidity risk, the Corporation has the ability to obtain working capital loans through the Province of New Brunswick, should cash requirements exceed cash generated from operating activities.

Currency Risk

Currency risk is the risk to the corporation's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Corporation is not exposed to exchange risk as it does not hold any cash, accounts receivable or accounts payable in foreign currencies.

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. The Corporation is not exposed to interest rate risk as it does not have any variable interest rate debt or bank indebtedness.

## Notes to Financial Statements

Year Ended March 31, 2026

**4. CAPITAL ASSET**

	Cost	Accumulated amortization	2026 Net book value	2025 Net book value
Equipment	\$ 16,186	\$ 16,114	\$ 72	\$ 860

**5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES**

	2026	2025
Vacation payable	\$ -	\$ 4,546
Government remittances payable	-	3,735
Trade accounts payable	3	32,775
Accrued liabilities	-	6,899
	<b>\$ 3</b>	<b>\$ 47,955</b>

**6. DUE TO RELATED PARTIES**

	2026	2025
York Care Centre Inc.	\$ 50,945	\$ 3,865
York Developments Inc.	-	355
	<b>\$ 50,945</b>	<b>\$ 4,220</b>

**7. DEFERRED CONTRIBUTIONS**

The changes in the deferred contributions balance for the year are as follows:

	2026	2025
Balance - Beginning of year	\$ 89,755	\$ 164,507
Add: Contributions received during year	-	290,116
Less: repayment to funder	(2,780)	-
Less: Amounts amortized to revenue	(67,409)	(364,868)
Balance - End of year	<b>\$ 19,566</b>	<b>\$ 89,755</b>

**8. RELATED PARTY TRANSACTIONS**

The Corporation had the following transactions with related parties in the normal course of business; all transactions are recorded at their exchange value. Balances due from related parties are non-interest bearing and have no fixed repayment terms.

(continues)

**Notes to Financial Statements****Year Ended March 31, 2026**

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**8. RELATED PARTY TRANSACTIONS** *(continued)*

- York Care Centre Inc. acts as the payroll agent for the Centre for Innovation and Research in Aging Inc. who share common management and has payables at year end with respect of these transactions for \$50,945 (2025 - \$3,865). York Care Centre Inc. provided no operational grant to the Corporation (2025 - \$45,000) during the year.
- York Developments Inc. pays certain expenses on the Corporation's behalf and share common management. The expenses are charged back to the Corporation. There were no amounts of such expenses included in accounts payable at March 31, 2026 (2025 - \$355).

**9. CAPITAL MANAGEMENT**

Management considers capital to be fund balances. The Corporation's objective when managing capital is to maintain financial strength to sustain long-term delivery of its core activities within its own organization and within its related parties.

## Project Related Revenue and Expenditures (Unaudited)

(Schedule 1)

Year Ended March 31, 2026

The accompanying financial information is presented as supplementary information only. In this respect, it does not form part of the financial statements of Centre for Innovation and Research in Aging Inc. for the year ended March 31, 2026.

	Opening deferred revenue 2025	Repayment to Funder 2026	Revenue recognized 2026	Ending deferred revenue 2026
RA Co-op program Dept of PETL	\$ 19,571	\$ -	\$ 5	\$ 19,566
PHAC Human Rights	66,576	2,780	63,796	-
PHAC Antibiotics Study	3,608	-	3,608	-
	<u>\$ 89,755</u>	<u>\$ 2,780</u>	<u>\$ 67,409</u>	<u>\$ 19,566</u>



**Financial Statements  
(Unaudited)**

**York County Properties Inc.**

**March 31, 2026**

# York County Properties Inc.

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Statement of Financial Position	2
Statement of Cash Flows	3
Notes to the Financial Statements	4-5

**York County Properties Inc.**  
**Statement of Operations and Changes**  
**in Net Assets**  
**(Unaudited)**

Year Ended March 31,	2026	2025
Revenue		
Mortgage Interest	\$ -	\$ -
Interest income	<u>12,352</u>	<u>20,291</u>
	<u>12,352</u>	<u>20,291</u>
Expenses		
Reimbursement of parent company expenses	3,251	19,977
Miscellaneous	0	2
Property taxes	<u>340</u>	<u>312</u>
	<u>3,591</u>	<u>20,291</u>
Excess of (expenditures over revenue) revenues over expenditures	<u>\$ 8,761</u>	<u>\$ -</u>
Net assets, beginning of year	\$ 456,771	\$ 456,771
Excess of (expenditures over revenue) revenues over expenditures	<u>8,761</u>	
Net assets, end of year	<u>\$ 465,532</u>	<u>\$ 456,771</u>

See accompanying notes to the financial statements.

**York County Properties Inc.**  
**Statement of Financial Position**  
**(Unaudited)**

March 31,	2026	2025
<b>Assets</b>		
Current		
Cash and cash equivalents	\$ 457,931	\$ 449,170
Receivables	0	1,260
Prepays	0	0
	<u>457,931</u>	<u>450,430</u>
Land (Note 3)	7,601	7,601
	<u>\$ 465,532</u>	<u>\$ 458,031</u>
<b>Liabilities</b>		
Current		
Payables and accruals	\$0	\$1,260
	<u>\$0</u>	<u>\$1,260</u>
<b>Fund Balances</b>	<u>465,532</u>	465,532
	<u>\$ 465,532</u>	<u>\$ 466,792</u>

ON BEHALF OF THE BOARD

\_\_\_\_\_ Director

\_\_\_\_\_ Director

See accompanying notes to the financial statements.

**York County Properties Inc.**  
**Statement of Cash Flows**  
**(Unaudited)**

Year Ended March 31,

2026

2025

Increase (decrease) in cash and cash equivalents

**Operating**

Excess of (expenditures over revenues)

revenues over expenditures

\$ 8,761

\$ -

Gain on sale of assets

-

-

\$8,761

\$0

Changes in

Receivables

826

(193)

Prepays

-

-

Payables and accruals

(826)

193

Deferred revenue

-

-

8,761

-

**Investing**

Proceeds on sale of assets net of disposal costs

-

-

-

-

Net (decrease) increase in cash and cash equivalents

8,761

-

Cash and cash equivalents, beginning of year

449,169

449,169

Cash and cash equivalents, end of year

\$ 457,930

\$ 449,169

See accompanying notes to the financial statements.

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**York County Properties Inc.**  
**Notes to the Financial Statements**  
**(Unaudited)**  
**March 31, 2025**

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**1. Nature of operations**

The corporation has had limited activity over the past several years, but has funds available to help support senior housing projects.

The corporation operated the historic W.W.Boyce Farmer's Market for many years. As of February 28, 2009 the the W.W Boyce Farmer's Market was sold to the Province of New Brunswick. As per a review performed by Canada Revenue Agency in the fall of 2010, the organization no longer qualifies as a not-for-profit, and is reporting based Accounting Standards for Private Enterprises (ASPE).

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**2. Summary of significant accounting policies**

**Revenue and expenditures**

Revenue and expenditures are recorded according to the accrual basis of accounting. Administration expenditures are not subject to reallocation procedures to projects and activities.

**Capital assets**

Capital assets are recorded at cost.

**Cash and cash equivalents**

Cash and cash equivalents include cash on hand and balances with banks.

**Use of estimates**

Under Canadian Generally Accepted Accounting Principles management is required to make estimates and assumptions to prepare financial statements. These estimates are based on management's best knowledge of current events and actions that the corporation may undertake in the future. These estimates and assumptions may affect the amount of assets and liabilities presented as at the reporting date and the reported amount of revenue and expenses during the fiscal period. Actual results may be different from the estimates and assumptions used.

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**3. Land**

	<b>Cost</b>	<b>Accumulated Depreciation</b>	<b>2026 Net Book Value</b>	<b>2025 Net Book Value</b>
Land - York Farm	7,601	-	7,601	7,601
	<u>\$ 7,601</u>	<u>\$ -</u>	<u>\$ 7,601</u>	<u>\$ 7,601</u>

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**York County Properties Inc.**  
**Notes to the Financial Statements**  
(Unaudited)  
March 31, 2025

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<b>4. Net Assets</b>	<b>2026</b>	<b>2025</b>
Capital fund	\$ 7,601	\$ 7,601
Operating Fund	<u>457,931</u>	<u>449,170</u>
	<u>\$ 465,532</u>	<u>\$ 456,771</u>

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**5. Financial instruments**

The company's financial instruments consist of cash and cash equivalents, receivables or payables and amounts due to/from related parties. Unless otherwise noted it is management's opinion that the company is not exposed to significant interest, currency or credit risk arising from these financial instruments. The fair value of these financial instruments approximates their carrying values, unless otherwise noted due to their short period to maturity.

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**6. Capital Management**

Management considers capital to be net assets. The company's objective when managing capital is to maintain financial strength to sustain long term delivery of its core activities within its own organization and within the York Group of Companies.

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