COURT FILE NUMBER	
COURT	COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE	EDMONTON

IN THE MATTER of the *Consumer Protection Act* RSA 2000, c. C 26.3, Part 3.1 and Life *Leases Interest Rate Regulation* Alberta Regulation 177/2024;

IN THE MATTER OF the *Societies Act*, RSA 2000, c.S-14, ss. 26 and 35;

IN THE MATTER OF the Trustee Act, RSA 2000, c.T-8.1, ss. 16, 17, 22, 26(3), 29, 30, 31, 32 and Part 8I

IN THE MATTER OF the *Business Corporations Act*, RSA 2000, c.B-9, ss. 81, and 85 Part 8, ss. 214, 215, 231 and 232;

IN THE MATTER OF the *Judicature Act*, RSA 2000, c.J-2, ss. 8, 13, 16 and 19

AND IN THE MATTER OF LIONS VILLAGE OF GREATER EDMONTON SOCIETY

APPLICANT	**CARLA TREMBLAY in her capacity as executrix of the estate of EDITH GREENE, deceased, and GISELE LEBLANC, and SUSAN VAN ESSEN and TEUNIS (aka TONY) VAN ESSEN and LIFE LEASE HOLDERS and LENDERS UNDER RELATED LOAN AGREEMENTS**
RESPONDENT	LIONS VILLAGE OF GREATER EDMONTON SOCIETY
DOCUMENT	FIRST REPORT OF BDO CANADA LIMITED IN ITS CAPACITY AS PROPOSED RECEIVER
	JULY 3, 2026

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

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APPENDICIES

INTRODUCTION

1. BDO Canada Limited ("**BDO**" or the "**Proposed Receiver**") has provided its consent to act as receiver and manager and/or Judicial Trustee pursuant to an upcoming application to the Court of King's Bench of Alberta (the "**Court**") to be made on behalf of the Applicants on July 14, 2026, seeking the appointment of a receiver and manager over the assets of the Lions Village of Greater Edmonton Society ("**LVGES**"), or in the alternative a Judicial Trustee.

2. The purpose of this report (the "**Proposed Receiver's First Report**") is to inform this Honourable Court as to the following with respect to LVGES:

   (a) Background;

   (b) Financial position; and

   (c) Solvency of LVGES based upon publicly available financial information.

TERMS OF REFERENCE

3. In preparing this Proposed Receiver's First Report, the Proposed Receiver has relied upon unaudited and audited financial information, a review of publicly available information, including the most recent financial statements filed with Alberta Corporate Registry for the year ending June 30, 2023.

4. Because LVGES Village is an Alberta society and registered charity it is required to file certain financial information with government authorities, including the Canada Revenue Agency (the "CRA"). The Proposed Receiver has reviewed the T3010 Registered Chairty Information Returns for the reporting periods June 30, 2021, to June 30, 2025 (the "CRA Filings"), and data from CharityData.ca, an online charity data research tool compiling financial information for registered Canadian charities from the CRA ("CharityData").

5. The Proposed Receiver has had discussions with certain of the Applicants who have sworn affidavits in these proceedings and various holders of Life Leases.

6. The Proposed Receiver has been provided with and has reviewed unsworn copies of the Affidavits of the Applicants as well in order to get an understanding of the background to this matter, and some of the factual information in this Report is drawn from the Affidavits.

7. The Proposed Receiver has not spoken to anyone from LVGES.

8. The Proposed Receiver has not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of such information and accordingly, the Proposed Receiver expresses no opinion or other form of assurance in respect of such information contained in this Proposed Receiver's First Report.

BACKGROUND

9. LVGES indicates on its Web Site that it is "*a non-profit charitable organization that is committed to providing housing for Edmonton and area seniors 55 and older using the "Life Lease Concept*"". LVGES manages the following four (4) residential complexes in Edmonton, Alberta (collectively hereinafter referred to as the "**Properties**"):

   (a) Lions Village Castledowns located at 15617 Castle Downs Road NW ("**Castledowns Phase I**") and 15625 Castle Downs Road NW ("**Castledowns Phase II**"), collectively hereinafter referred to as "**Castledowns**";

   (b) Lions Village Railtown located at 10916 – 102 Avenue NW ("**Railtown**"); and

   (c) Lions Village Riverside located at 204 Haddow Close NW ("**Riverside**").

10. Lions Village also continues to market itself as being affiliated with Lions Clubs International.

11. The "Life Lease" concept is described on the Lions Village website home page attached as Exhibit "B" to my Affidavit as follows:

> "**A senior sells his or her house and invests part of the proceeds in a life-lease apartment with one or two bedrooms. They pay no rent for the rest of his or her life. There is only a low monthly service and maintenance fee (electricity, gas, landscaping, taxes etc.) based on the size of their suite. If they move or pass away, the Seniors, or their estate, get back about 94 per cent or more of the money they originally paid.**"

12. In reviewing some examples of Life Leases and the related Loan Agreements attached as a schedule to the Life Leases, it would appear that the concept was that the Life Lease tenant would pay a specified amount of money to LVGES in order to obtain a specified unit within one of the LVGES locations, which was set up as a loan to LVGES. The funds paid for the unit were intended to be forwarded by LVGES to a trustee, and the Loan Agreements stipulate that the trustee would "secure the Lender's loan by second mortgage, which second mortgage shall be held by and

registered by the Trustee on behalf of all the tenants of the Borrower."

13. The most recent trustee appointed to manage the tenants' life lease deposits (the "**Deposits**") was UMC Financial Management Inc. ("**UMC**" or "Trustee"). Based on the meeting minutes below and a letter issued by UMC dated April 13, 2026 to Mr. and Mrs. Wayne Wolfe reviewed by the Proposed Receiver, notwithstanding the requirements of LVGES under the Loan Agreements, LVGES never forwarded any Deposits in relation to the Life Leases to UMC.

14. In January 2026, LVEGS terminated UMC as trustee. The Proposed Receiver reviewed the various land titles and it does appear that there are mortgages registered on the properties as required under the Loan Agreement on behalf of the Life Lease holders.

15. On March 30, 2026, the tenants of Railtown had a meeting with the board of LVGES (the "**Board**"). The Proposed Receiver has reviewed a transcript of that meeting. During the meeting, the Board discussed several key financial issues, as follows:

    (a) Balance in the life lease trust (the "**Trust**") is zero;

    (b) Balance in the reserve fund is zero;

    (c) Outstanding life lease repayment claims are more than 10 with an approximate dollar amount exceeding $1.2 million;

    (d) Due to a lawsuit, the Riverside property may have outstanding condominium fees of approximately $2 million. The Proposed Receiver understands that a court decision regarding this matter is currently being appealed by LVGES;

    (e) Approximately $31 million of the Deposits were spent on constructing Castledowns Phase II, rather than being held in Trust;

    (f) Two (2) mortgages are registered against Castledowns with an original principal balance of approximately $1.9 million; and

    (g) There are serious unresolved maintenance issues regarding the various locations managed by LVGES, including new roofs required for Riverside, Castledowns and Railtown and rotting balconies that are in need of repair and pose a safety risk to the residents.

The transcript of the March 30 meeting is attached hereto as **Appendix A**.

FINANCIAL POSITION

16. Based solely upon the Proposed Receiver's review of the publicly available financial information, the following chart summarizes key LVGES balance sheet information for the previous five (5) years:

CDN$	30-Jun-25	30-Jun-24	30-Jun-23	30-Jun-22	30-Jun-21
Assets					
Cash and investments	$ (178,802)	$ 3,107,408	$ 3,414,988	$ 3,080,368	$ 2,457,604
Accounts receivable	65,180	64,039	43,495	24,055	20,826
Other	10,164	-	-	-	-
Land and buildings	22,148,547	22,625,021	23,159,831	23,703,724	24,223,021
Total assets	**$22,045,089**	**$25,796,468**	**$26,618,314**	**$26,808,147**	**$26,701,451**
Liabilities					
Accounts payable	124,764	118,173	52,975	52,496	54,188
Life lease deposits	32,507,338	36,746,280	36,288,117	36,182,322	35,895,235
Other	61,682	7,695	6,447	7,845	7,646
Total liabilities	$ 32,693,784	$ 36,872,148	$ 36,347,539	$ 36,242,663	$ 35,957,069
Equity	(10,648,695)	(11,075,680)	(9,729,225)	(9,434,516)	(9,255,618)
Total liabilities and equity	**$22,045,089**	**$25,796,468**	**$26,618,314**	**$26,808,147**	**$26,701,451**

The balance sheet information presented above was summarized from information drawn in part from the June 30, 2023, audited financial statements and from the data obtained from the CRA filings. The detailed balance sheet information is attached hereto as **Appendix B**.

17. The Proposed Receiver cautions that no valuation information was made available to the Proposed Receiver, including significantly, appraisals of the various properties, current or otherwise.

18. The Proposed Receiver makes the following comments on the balance sheet information presented above:

(a) Financial information for the years ended June 30, 2021, June 30, 2022, and June 30, 2023, have been audited;

(b) Annual returns which are required to include the "audited financial statement presented at the last annual general meeting of the society" have not been filed for the years ending June 30, 2024 and June 30, 2025 as required under the requirements of s. 26 of the *Societies Act*;

(c) LVGES' liabilities have exceeded the value of its assets for the previous five (5) years resulting in a negative equity position.

(d) LVGES' most significant assets are the Properties which are reported above at their netbook value of approximately $22 million. The City of Edmonton has assessed the Properties' value at approximately $33 million for 2026. Attached hereto as **Appendix C** are copies of the property tax assessments. The following table summarizes the property tax assessments and corresponding secured debts and creditors:

Property	Property Tax Assessment	Secured Debt	Secured Creditor
Castledowns	12,388,500	1,100,000	Addenda
		30,000,000	UMC
Railtown	10,594,500	13,000,000	UMC
Riverside	10,316,500	28,000,000	UMC
	33,299,500	72,100,000	

(e) One of the Castledowns properties is situated on land leased from the City of Edmonton expiring in August 2038.

(f) Based on 'Note 9' to the 2023 audited financial statements, it appears that the current receivables are historically composed of Goods and Services Tax refunds. LVGES' Audited Financial Statements for the year ended June 30, 2023 ("**Audited Statements**") are attached hereto as **Appendix D**.

<u>Priority Creditors</u>

19. LVGES' current payables may include payroll liabilities (unremitted source deductions), as evidenced by 'Note 11' to the Audited Statements, which would be payable in priority to the rights of secured creditors.

<u>Secured Creditors</u>

20. The Proposed Receiver conducted a land title search of the Properties and identified the following secured creditors with the following priority rankings:

(a) Addenda Capital Inc. ("**Addenda**") with first-in-time mortgages registered against Castledowns Phase I and Castledowns Phase II. The current outstanding balance of the mortgages is estimated to be $1.1 million as per 'Note 13' of the Audited Statements; and

(b) UMC with second-in-time mortgages registered as follows:

i. $30 million registered against Castledowns;

ii. $13 million registered against Railtown; and

iii. $28 million registered against Riverside.

21. As evidenced by the ‘Note 12’ to the Audited Statements, the Deposits are secured by mortgages held by UMC as detailed above; resulting in the tenants being secured creditors.

<u>Income Statement</u>

22. The following chart summarizes key LVGES income statement information for the previous five (5) years:

CDN$	**30-Jun-25**	**30-Jun-24**	**30-Jun-23**	**30-Jun-22**	**30-Jun-21**
Revenue	$ 3,011,466	$ 2,671,856	$ 2,678,268	$ 2,619,607	$ 2,402,152
Expenses	2,985,435	2,381,404	2,357,176	1,865,638	2,017,290
EBITDA	$ 26,031	$ 290,452	$ 321,092	$ 753,969	$ 384,862
Interest	92,835	105,177	119,805	128,326	144,809
Amortization	566,088	559,263	559,928	558,870	556,918
Net income/(loss)	**$ (632,892)**	**$ (373,988)**	**$ (358,641)**	**$ 66,773**	**$ (316,865)**

The income statement information presented above was summarized from data drawn in part from the June 30, 2023, audited financial statements and from the data obtained from the CRA filings. The detailed income statement information is attached as part of Appendix B.

23. The Proposed Receiver makes the following comments on the income statement information presented above:

(a) LVGES earnings before interest, taxes, depreciation, and amortization (“**EBITDA**”) has been positive for the previous five (5) years;

(b) LVGES’ main source of revenue is from the tenants’ share of common area costs (i.e., condominium fees); and

(c) LVGES’ largest expenses include utilities, repairs and maintenance, property taxes, wages, insurance, and mortgage interest.

SOLVENCY OF LIONS VILLAGE OF GREATER EDMONTON SOCEITY

24. Pursuant to the provisions of the *Bankruptcy and Insolvency Act* (“BIA”), the BIA section 2 defines an insolvent person as follows:

“insolvent person” means a person who is not bankrupt and who resides,

and carries on business or has property in Canada, whose liabilities to creditors provable as claims under this Act amount to one thousand dollars, and

(a) ***who is for any reason unable to meet his obligations as they generally become due;***

(b) ***Who has ceased paying his current obligations in the ordinary course of business as they generally become due; or***

(c) ***The aggregate of whose property is not, at a fair valuation, sufficient, or, if disposed of at a fairly conducted sale under legal process, would not be sufficient to enable payment of all his obligations, due and accruing due.***"

25. Based on the financial position of LVGES detailed earlier in this report and the meeting for the Railtown location it would appear that:

    (a) LVGES has debt which exceeds $1,000;

    (b) May not be able to pay their obligations as they become due as the mortgage may not be able to be renewed and the condominium fees may become due based on the pending appeal and it appears there are a number of parties requesting the redemption of their life lease which cannot be paid for one reason or another; and

    (c) The value of their assets appears to be insufficient to enable the payment of all their liabilities.

26. Therefore, based on the above, LVGES may be considered insolvent.

CONCLUSION

27. Based on the matters outlined in this Proposed Receiver's First Report, the Proposed Receiver respectfully requests that this Honourable Court approve:

    (a) The Proposed Receiver's conclusion that LVGES is insolvent; and

    (b) The Applicants to make an application to court to appoint a receiver and/or a Judicial Trustee.

Respectfully submitted this 3rd day of July 2026.

BDO Canada Limited
In its capacity as Proposed Receiver of
Lions Village of Greater Edmonton Society
and not in its Personal Capacity

Per:

David Lewis

____
David Lewis, CPA, CIRP, LIT
Senior Vice President

Appendix A – Railtown Meeting Minutes Dated March 30, 2026

Audio file 30032026 LVGES
Meeting Railtown

Transcript

Female	…a couple minutes.
Male	I guess we'll give them five more minutes. Okay. We are here. The board will be providing an update on the society's finances. In the common room, a session for questions and answers will follow. All residents are encouraged to attend and take part in the discussion. You're on.
Kenneth Gill	Good afternoon. That was too loud. Thank you for taking the time out today. I will pass the phone on to Linda, who's the chair of our board. Unfortunately, she does struggle with projecting her voice, so apologies on that front. We will be entertaining some questions and answers after the statement. So give us 15 to 20 minutes for the statement to be read out, and then we'll have an open mic session afterwards. Thank you.
Linda	Thank you. And thank you for the comment. To clarify, I don't have laryngitis. I'm okay. Squeaky voice is what you get. So we are here today to speak to you openly and respectfully about the financial situation at Lions Village. Over the months and the years I've been a director, many of you have expressed concern and you deserve clarity and honesty. So to start this process, I need to share my involvement with Lions Village. I was invited just over three years ago by the then Executive Director, Greg Holmes, to join the board. This was seconded by board chair, Blair Ching. I knew little about the society other than it was seniors housing and from Greg's wife, Patty, my best friend, that Greg was very busy. And she really, really, really wanted me to do this. Blair was dealing with health issues. So I went to, I think, three meetings before agreeing to let my name stand to be added at the society's branch. The few meetings that I attended were very, very straightforward. First, the vacancy rate for each building was presented, often with the comment that we needed a leasing agent. And Hannah was hired, though from what I understand, she had no experience in leasing. The lawsuit was being managed, and Greg Holmes had breakfast with Greg Christiansen discussing the current situation No director, it seemed, ever questioned progress. Each building had resident-organized activities explained, and they were mentioned in detail, ranged from health clinics to bake sales. In January of 2023, I was one of three directors. Carol was another who said, I've never been in these buildings and I would like to see them. We three visited and we were shocked. Obvious maintenance and cleaning was not being addressed. Coincidentally, Greg Holmes was offsite in Europe. Mr. Ching was in the hospital and he acknowledged he had not recently been in the buildings and was unaware of the details we brought to him that we illustrated with pictures. An emergency all-day meeting on the part of the board was called, and there was unanimous agreement to hire a new executive director and shortly thereafter, Mr. Ching resigned his position as chair. I agreed to act in the interim, having a background in organizational structures. To the best of my recall, the lawsuit was not mentioned. A head-hunter was engaged and after an arduous process, Mr. Gill, who is a resident of London, England, was hired. He was experienced in all aspects

	of the job with formal education to support his responsibilities. The process to sponsor his entry into Canada was complex and arduous. Onboarding him was chaotic and he started at the end of February in 2024. During this period, Carol headed a committee and she built an Excel spreadsheet for each building, listing in the unit maintenance issues as well as building structure and envelope issues. The Excel spreadsheet was pages and pages and pages in length, and repairs were started. Hoarders were dealt with, which entailed review of the three forms of leases current today. Budgets were reviewed, and the society bankers were questioned, where are the reserve funds and what is our return on the investments? We also had realized that the monthly fees charged didn't cover our costs. Again, where's the money? And we began to look. Staff was interviewed and hired. For the first time, a full staffing complement existed and for the first time, employment contracts were signed. Mr. Gill was realizing the chaos he had to deal with. Carol and I started to review and sort 25 years of paperwork. Now this wasn't in a filing cabinet. It was in bankers boxes in an 8 by 12 room that was packed to the ceiling. Everything from the cost of gasoline for the van that we once owned to the cost of roofing for Castle Downs. In addition, whole suites in every building, particularly Riverside, plus basement storage areas held old appliances, parts, painting supplies, broken tools, mis-stored supplies, carpeting, woodwork, discarded furniture, even pictures. Every item was evaluated one by one, most were deemed garbage, truckloads was discarded. And I would remind you, as all of this work was being done, we were and remain as volunteers. Two board members resigned, unable to commit to the volume of work. Mr. Ching died. Board meetings were held and reports on progress was encouraging. Then the confirmation of discovery there was just over $3 million in an investment account, which was depleted in Mr. Gill's first year paying out life leases. There were no other funds. The current board and executive director have searched, and we were forced to conclude life lease amounts were spent, $31 million on building phase two of Castle Downs. They were not held in trust. Directors think previous board members felt the investment in life lease structures was a sure thing, going so far as to commit to a property in St. Albert as a fourth site. Taking poor advice, they continued, regardless, to support senior' housing. Currently, Railtown and Riverside locations are clear title. Castle Downs has two mortgages totaling about $1.9 million due this year. There is no other money. To start to address immediate demands, we made the decision to rent vacant units. This created a cash flow that was going to ensure salaries were paid and in-units maintenance was completed. The directors also recognized the need to refurbish suites, this was long overdue. And it was committed to in a somewhat haphazard manner. At the board level, bylaws were reviewed and policies were developed. Both were rewritten. A binder with current documents, including both, will soon be provided to you. Now the last piece of information, and then I'll try and answer your questions, the lawsuit. In 2019, the condominium property called Riverside Estates, which is adjacent to our Riverside site, sued the Lions Society for past condominium fees. The current board generally became aware of this when we got an invoice and a demand notice from a law firm on behalf of Riverside Estates. Essentially what had happened, when Christensen Developments built both properties, ours and Riverside Estates, they were developed as a single condominium unit with a single development permit.

	The society at the time bought exactly 50% and Mr. Christensen formulated an agreement that the Lions would operate their units separate from the condo association, and the condo association would never ask for or be entitled to condominium fees. The Lions sold life lease units and managed independently until 2019 when Riverside Estates Management Company hired a lawyer and sued the society for past condo fees. It went to court this past summer. The judge found in favor of the Lions based on an affidavit sworn by Greg Christiansen and one sworn by Mr. Gill. Riverside Estates appealed, however, and this past November won their appeal. Currently, past condo fees owed are in excess of $2 million. The Court of King's Bench judge noted, however, the society could challenge the finding with total proven expenses that Lions had paid for because the condominium association didn't provide any services. The board directed Mr. Gill, who was assisted by Sarah James, to go through our old invoices back to 2019 and pull all valid receipts. This was our time priority, and this is what they did full-time. Our past expense total is in excess of $25 million. Just this past week, the society's lawyer acting on our direction has gone back to court in attempt to offset condo costs owed. Our current problem, which all of you have reasonably expressed, is about building a reserve fund plus a maintenance fund plus a fund to repay life leases and this is the focus of the board today. I will share, we are actively seeking a mortgage on this building and we are planning to sell condos in our Riverside building. We have a definitive Court of King's Bench decision that our building was built as a condominium structure and no agreement by Mr. Christensen can take precedent over provincial legislation. We have legally sold life leases in condo spaces. We have legally rented condo and life lease units. We will now try and move forward and sell condos in our condo building using the funds to pay debts and build the needed reserves. In the interim, the board has met multiple times actually, and we have decided we do not want to follow what has occurred with Christiansen Development and Life Lease. We do not want to bankrupt the society and leave you with nothing. We are absolutely committed to repay the funds owed and we hope within a year we will have a very clear process. To guide us on this process and perhaps late, we have sought legal authority or legal guidance from the firm of Reynolds Mirth, who are known for their expertise in real estate and development and are viewed as probably the best firm in the province that we could engage. I didn't want to be the messenger to bring you this message. However, having dealt with the whole concept of seniors housing within my own family, I believe you deserve the information and you deserve the truth. Hence, we're here today, the board is in absolute accord with this plan of action and now I'll try and answer your questions.
Male	From what you said, it sounds like there's a deep-rooted problem at LVGES, which you're trying to sort of clean up. Am I correct in understanding that? Yes? So it affects us basically in three ways. And you mentioned one of them is the maintenance and cleanliness of the building. I'm talking here, I'm talking Railtown. The second is, and the real biggest problem that I think we all have is open communication with LVGES. There are many people have come to me and I have many times tried communicating with LVGES and have basically become frustrated for lack

	of answers or lack of a clear answer. Is there any reason why we shouldn't or can't from here on forward get straightforward and clear answers?
Male	I'm just going to sit here.
Female	Can I help you?
Linda	Thank you. You should get straightforward and clear answers insofar as we have them. We haven't always, and it takes time to do the research. As I indicated a few minutes ago, we're all volunteers and we do this in addition to our own family commitments and routines. We're trying. And as quickly as we have accurate, confirmed information, absolutely we will share it, but we will not speculate.
Male	One question. Don't you have to have financial statements that are audited that should have exposed some of these holes?
Linda	Well, wouldn't you just think so? But the financial statements were based on revenue and expenses, and they were audited. It didn't have any…your purchase price, such as it was, went into a different account and wasn't part of the annual financial statements.
Male	So it was off balance sheets?
Linda	Yes, which is why it was so hard for the board of directors to sort it out and chase it down. I myself, through a family connection in banking, I was in touch with every major bank and credit union in the province asking if Lions Village had an account and where was this money. Because if nothing else about a trust account, the return on investment should have been demonstrated and it wasn't. I'm sorry, but does that answer your question?
Male	It raises a lot of questions because you're saying there's $25 million of expenses that got processed, but there's nothing that showed up on income and expense statement.
Linda	Oh, no, no, no. The expenses over the years, since 2019, absolutely we have the receipts, and they're on the expense account. But the purchase of the life lease and those funds in excess of $30 million were not put in trust. There was no return on investment. The money was spent.
Speaker 5	So they took the life lease money, they invested it…
Linda	They spent it on a fourth building, part two of Castle Downs.
Male 5	…yeah, they put it in a separate area…
Linda	And then this second building not only didn't generate money, was a source of expense, because it had to be staffed also.
Male	A question I have, back in 2007, there was a court case held that lasted for close to two years, repeated hearings. And it's dealing with expressly what you're talking about right now, that the money that was loaned, and it was supposed to be looked after by MSSI, Mortgage Security Systems

	Incorporated, and at that time, Mortgage Security Systems Incorporated could not find where the money was going. Some was found in different accounts. Money was, from that was loaned by the occupants, was found in the personal banking account of Salvatore Amelio, who was the legal representative, and this went on for close to two years. I attended almost every hearing. And basically, six lawyers hired by Lions Village of Greater Edmonton Society were retained to defend the people that were managing things and Salvatore Amelio was named as one of the defendants. Karen McGrath and some other people, they're all mentioned in this. And somehow the case fell apart after the last judge died because they went through four judges in that time. And it was a disaster. We knew, but it was never told to us. I knew about it. Nobody would listen to me. They said, oh, it can't be. It can't be. But the money, you just verified exactly what this court case was all about, and it was never satisfied. You just verified everything.
Kenneth Gillian	I think we are referring to two separate case laws. The one Linda is referring to is the case law, is the lawsuit. against the society in our Riverbend building. It's got nothing to do with Railtown or Castle Downs. That's a different lawsuit. What you're talking about is…I have done some research whilst looking for the last…since the expenses since 2019. The Salvatore Amelio matter, that did get concluded at court. The last judgment was that the mortgage security thing should be dissolved for a better choice of words, and a new appointed trustee was decided to be UMC Financial. Now, the money should have been gone to UMC Financial as trustees. It never went, but was used to build the Castle Downs phase two. So there are two separate cases we are talking about here. The one you're talking about also existed, but this one is something completely separate.
Female	You totally confused me, but I just can't believe all of the mishandlings that have gone on with Lion, totally. I mean, I'm expecting my money back within three months. I don't think I'm ever going to get it. It scares me to death. I need that money. So they're gone. I just can't believe all this stuff I've heard today. Maybe I'm missing something here?
Linda	I don't think you're missing anything. And believe me, we didn't want to be the messengers, but you deserve to have the information. And yes, we have the authority to put the society in receivership. But that would result absolutely in all of you losing your investments and potentially even being homeless, and we can't do that. We are working with the legal team from Reynolds Mirth to sort out how we can legally and appropriately sell condominiums so that we have the ability to generate funds to continue to pay you what you've invested and is legally yours. And I can't do any more than tell you what I know. And trust me, also, only in that selfishly as a volunteer, if I was going to do something, I think I'd rather go to my neighborhood elementary school and read to kids. This has been horrible to research, to develop the conclusions, and to realize we needed to be the messenger bearers and come and face you. It's appalling. We know. I don't know what else to do. Yes?
Male	We were asked to put some questions in writing. I don't see those questions. Did you send them for to be answered?

Linda	Okay, I'll answer them because I've got them.
Carla	Okay, here is my question. Sorry, I just want to make sure that Kenneth can hear this as well.
Female	Carla is speaking. Let her speak.
Carla	Okay, so I was at this morning's meeting. As you recall, I had some questions there. I have other questions here. What is the current balance of the life lease pool fund as of today?
Linda	Zero.
Carla	So any life lease funds that have come in under your tenant, Kenneth, under your--?
Linda	They are being used to pay out life lease terminations.
Carla	Okay, so what is the amount of claims still outstanding standing against the non-existent pool? How much is owed out in life leases now?
Kenneth Gill	My guess would be probably 1.2.
Carla	1.2, so you're telling me that's like maybe 10 people?
Kenneth Gill	More than that.
Carla	Okay, and then you discussed doing monthly payouts. I understand some people are receiving monthly payouts.
Kenneth Gill	Yes.
Carla	And I was also told a disturbing remark that someone who is receiving a monthly payout at another building had been asked to sign an NDA as well. Would you comment please?
Kenneth Gill	What you said **[31:09]** statement.
Carla	So why do you require a non-disclosure agreement?
Linda	Because to protect the society. We didn't want a panic and a race to further legal action, which wouldn't do you any good. You might get a court date in 18 months to 2 years. I don't minimize what anyone has spent, and I don't minimize your concerns. because as I said, I've been through it in my family. But I don't understand why, when you have a commitment that we will try to repay, that you would spend $25,000 in legal fees to recoup 150. That's not a very good return on your investment. Just let us try. We've recognized the problem and we're putting together a plan we think will work. If it doesn't work or won't work, then you can embark on the last ditch behaviors that individually you choose to take. But give us a chance.

Carla	You know, I have to say that's really insulting, to embark on a last ditch behavior, to go to legal recourse, to receive the funds that my family and other families are entitled to, and you've denigrated as a last ditch.
Linda	I don't denigrate it at all. But if we reach the point where we have no recourse and several lawsuits, we'll be forced to move to bankruptcy. I just, it's not the course we want to walk. I don't want this to happen.
Female	Linda.
Linda	Yes?
Female	You mentioned a timeline and I, if you could just review that, you said something about a year…
Linda	Sure.
Female	…and that might be helpful for us to get our heads around about how long we can expect things to roll out.
Linda	Of course.
Female	Thank you.
Linda	Of course. In the interim, and I don't mean to be offensive or insulting, but each of you here can go to your homes and that is encouraging. We are dealing with an informed law firm, we are going to try and sell the condos. If we sell three, it will deal with the debt we have, because we still have rental income. We still are trying to get a mortgage. We still have your monthly fees. We are not destitute, but we have a very, very significant problem in terms of accessing millions of dollars in cash to pay out life lease. I'm sorry if my phrasing is offensive, I don't mean for it to be, because I don't mitigate the trauma this brings to you, but I also believe you deserve the truth.
Kenneth Gill	I will answer these questions, but I would rather give the opportunity to people present first. Yes?
Male	Sure, real quick, just the total, because I do understand 1.2 for leases, 1.9 for Castle Downs, million, and 2.2 million for the estates. Now is all of that just getting paid off slowly at a time? Is that the goal?
Kenneth Gill	So life leases, some residents, in order that their leases have ended, we have been paying on a monthly basis in increments. So that is one expense that is funded by the rental income. The 2 million is the condo fee that we are owed, but we are challenging that through, oh gosh, I forget the phrase that's used.
Male	You're going to offset.
Kenneth Gill	It is kind of offset. So yes, I think just in Riverside, since 2019, we've spent 25 million. And if they are going to charge us 2 million for the condo fees

	only, then we wouldn't be seeking the share of our maintenance from them. So hopefully that will be offset over there. Does that answer?
Male	Just the 1.9 for Castles, you said it's due this year?
Kenneth Gill	Yes, that's the mortgage.
Male	So how is that getting paid or not?
Kenneth Gill	No, it is being paid. I have sought extensions on the mortgage for a fee, but we are paying that.
Male	And one thing, Ken, we got paused right, for payments? So is that, some people still getting paid? Because we got paused. Now have you paused until September everybody?
Kenneth Gill	Everybody, yes.
Male	Okay, so there's no payments after you pay…?
Kenneth Gill	At the moment, no. I need to build some sort of reserve because there is a new roof needed at Castle Downs, we've got serious foundation work at Riverside. And I've only got a short period of good weather to make it happen. And if I pay $70,000 or $75,000 every month out of refunds, the roof is not going to survive another winter and neither will the foundation. So I hope you understand that.
Male	Yeah.
Kenneth Gill	Thank you.
Female	We have had no communication for my mom's suite and she's been gone since July. And I'm just wondering where on the list, is there a number?
Kenneth Gill	There will be a number, I don't have that on me. When did you give your notice? July.
Female	July.
Kenneth Gill	July? Then you would have had a letter from us.
Female	No.
Kenneth Gill	You should have. May I ask you for your details after this meeting and then I can call you from the office tomorrow and supply a copy.
Female	Yeah, because **[37:59]** letters and things like that.
Kenneth Gill	Yeah, we've gone through two Canada Post strikes in between, but the copies have been....you'll have copies of the letters on file.
Female	Letters after you **[38:12]**

Kenneth Gill	Yeah. So sadly, we don't send registered letters.
Female	No, I know you don't.
Kenneth Gill	I will have the records on file, but yes, we can check.
Female	As you've got this money that you are paying out over time, is it according to each individual condo owner in time, as in someone who two years ago isn't getting their money, and that's just an example that they're first on the list and then whoever was the next.
Kenneth Gill	Yeah, it's in the order of the notices to relinquish leases are received.
Female	And how do we know where we are on the list?
Kenneth Gill	If you call me tomorrow, I'll be able to tell you.
Female	The problem with that is I'm an executor. I almost brought Rebecca with us because I have her ashes. There is no money to bury this poor woman. I've already got $5,000 invested in getting things done for her today, but it's another three to have a headstone made.
Kenneth Gill	I totally understand and also sympathize with that course. I have to make some harsh decisions over here.
Female	Oh, I realize that. That's why I…
Kenneth Gill	In terms of prioritizing the refund, where some of our residents who have gone to extra care facility, they have to pay for their cost. So those are the ones who will receive priority in terms of repayments.
Female	Thank you. I just wondered if there was a settlement so who…
Kenneth Gill	So it's a two-prong thing. A, when the notice of **[40:00]** comes, and B, if the people who are moving out going into extra care facilities or not. Before I move to the written questions, any more questions from the floor?
Female	My question is, in terms of how you're trying to raise more capital to pay out the debt, et cetera. So I'm understanding that from the Riverside condo, you're gonna try to sell those condos and generate some revenue from there. In terms of this building, Railtown, so, and you know, if anyone's in Red Deer, I have nothing against you, but in terms of when you promote a building and you know, trying to attract people to move in, is it the priority that you try to sell this building still as a life lease so you get that capital, rather than entertaining it as a rental unit, which, you know, I do understand that contributes to your monthly operating expenses, but that's all it contributes to. Whereas if you get an injection of life leases, which, you know, many of us weren't really offered that to rent or even if someone requested it, they were not. So to me, is that the plan in the life leasings of this building is to try to gain more capital rather than renting?
Kenneth Gill	Sure, I'll answer that. So our primary business function is by case. Whilst the negative publicity because of Christiansen Development's lawsuit has

	put a sour taste in people's mouths, life lease business is more or less zero at the moment. I would rather rent out the suites than just sit and wait for the life lease to come in. Whoever is coming in with money for life lease, I'm not turning them away. But if somebody is bringing in monthly rental income, which enables us to keep the functions going and keep the repayments going, I'm not saying no to that either.
Female	So when someone approaches a building or something, the first instance, the preference is a life lease?
Kenneth Gill	Preference is life lease, yes.
Female	**[42:25]** in terms of rather than doing rental. And when someone is approaching the building of, we're interested, is there any disclosure of what you're talking about today?
Kenneth Gill	There will be from now on. We had been trying to understand this whole thing ourselves. Now that we understand it, we know clearly where we sit. Yes, if somebody comes in with a new life lease, we will tell them.
Female	OK, sorry again. So just to make it clear, because I told my son I'm coming to the meeting, he's going to say what happened at the meeting. Basically, am I just going to say, I have no idea when I'm ever getting my money?
Kenneth Gill	Basically, yes, but until such time, you have a home to live in. Very affordable. You have no utility bills.
Female	No, she doesn't **[43:15]**
Kenneth Gill	Yes. So, you will get your money. I can't tell you when, but hopefully…we are looking at potentially a year. We have exhausted everything. We've put in every available hour and minute into trying to find.
Female	**[43:37]** in my bank account, I might have enough money to **[43:40]**
Kenneth Gill	If you wish to, by all means.
Female	You mentioned a plan.
Kenneth Gill	Yes.
Female	And various ways that you're going to get money through revenues. I would really be pleased if you also then, how are you going to communicate this plan to us because what would then give us some solace is that you would know, we would know how it's going **[44:15]** we are in the communication.
Kenneth Gill	I totally agree. As and when we have reached the goalposts that we talked about, and we've got some more clear information, we'll set up similar sessions, and then we'll come and communicate with you.
Male	We have some written questions **[44:35]**

Kenneth Gill	So I have some written questions, I'll try and answer them. Some of these have been answered already. I will ask who are these from? These are typed three questions.
Male	Those are from me.
Kenneth Gill	Those are from you. Okay, thank you. So one relates to the versions of the leases. We have three versions of the lease agreements and at the moment across the four buildings, all three are still valid.
Male	There are differences between…
Kenneth Gill	There are differences yes.
Male	Three versions. So as far as the application of the terms and the lease agreement, for me, it might be different than the terms that were applied to him.
Kenneth Gill	They're broadly the same.
Male	Broadly, but the part is there's some very specific areas.
Kenneth Gill	Yes.
Male	And for instance, as we talked about, the return of loan amounts.
Kenneth Gill	Yes. So there are different percentages.
Male	For me, it's zero.
Kenneth Gill	Yeah. Yours would be 0 after 9 years of residence, if I'm not wrong. So next version will be 4%, and the most recent current version is 6.5%. So yes, there are three different versions of leases, and they are still valid.
Male	So this is what I'm trying to find is, as far as the application of lease agreements, they're going to be individual, not blank.
Kenneth Gill	Correct, yes. Generally, when you have a new version of a lease or a tenancy agreement **[46:13]**, a notice of variation is sent, which adopts the most recent version's clauses, which wasn't done at the society. So application of the three different leases will remain. Your next question is regarding the financial information. So for the last year, it wasn't provided because it was a decision from the board, whilst we were trying to understand our finances better. Now we do, and we do have the statements ready. I have emailed that to Sterling, and I would ask him to print a few copies and leave them on the table.
Male	That's for two years **[46:50]**?
Kenneth Gill	Yeah, we can get those to you.
Female	Excuse me, I'm sorry, could you clarify, you said financial statement or do you mean the budget?

Kenneth Gill	It's the budget, yes. I'm not sending the audited financial statements.
Female	So yeah, because you do have that requirement in the lease to provide within…
Kenneth Gill	In some of the leases, yes.
Female	…90 days, that statement.
Linda	Karen McGrath and Greg Holmes, still active members. No, they are not. I don't know, in fact, even who Karen is. Sorry?
Male	The answer for Karen McGrath.
Linda	Yes?
Male	She was the go-to person basically functioning in your position from day one and she became responsible for the entire asset management, all three places and she started back in 2007 up until 2014. In 2014, it was realized that the contingency funds were missing. We missed out on $224,220 and change from this place alone, and it just vanished. Coincident with that was she vanished? I can give you the history of this place **[48:34]**
Linda	Greg is not an active member. He's in Canada, I'd say a third, no, more like three weeks a month, he's in Canada. He has shared he was abused by the board when he was terminated and would I ask him for information? No, because he's also shared if we want access to his information and expertise, he would bill us for it.
	[49:30 overtalking]
Male	The reason I ask this question is because **[49:37]**. Greg Holmes came in here, met with a couple of people here, and said that the $224,000 that went missing was somehow taken from a contingency fund and used for operational expenses. And it was very evident whenever I did an analysis of the expenditures that this was a, well, I would say it's very suspicious where the money went. And it appeared to me and some others that this was a cover-up and we were billed for it. They turned around and put a special assessment on us, which is not permitted according to the lease agreement and we turned around and had that special assessment and to our regular maintenance operating costs. And I alone think that there's, I have quite the overpayment of $8,000 in 10 years. And other people don't realize how much they may have probably overpaid as well because they didn't do their record keeping and homework the same way as I did.
Linda	I am appalled.
Male	So am I.
Linda	When I studied accounting, that wasn't what I learned. And I can say, and I mean, I'm sorry I'm the message bearer. But wow. Just more news to add

	to bad news. But I'd really like some day to have coffee and have some of that history.
Female	Yes, I have another question. What is the current vacancy rate of this building and of Lions Village?
Kenneth Gill	This building, to the best of my recollection, is four.
Female	Four percent, four suites?
Kenneth Gill	No, four units. They are vacant.
Female	There's more than four empty, you mean other than four are spoken for?
Kenneth Gill	That's correct, yes.
Female	Okay, and for Lions Village…
Kenneth Gill	Lions Village as a society, we are just below 7%.
Female	Okay, so if there's four vacant here and they're rented, you will never get life lease for those until such time as people move out, correct? So, and I mean, how many are rented here that are now closed off from the life lease pool to rebuild the pool?
Kenneth Gill	They aren't necessarily closed off because we have different commitments with different renters, which I'm not comfortable sharing in public because it's somebody else's personal financial business. Moving on to the next, sorry, moving on to the next written question. Could you please raise your hand or tell us your suite number? Who's this from? Is it possible to sell the unit on our own? No. You can. There is a way around it, but I don't think it's going to happen in this building.
Male	These aren't registered as individual property?
Kenneth Gill	This building isn't, no.
Male	**[53:06]** we don't own title to these?
Kenneth Gill	You don't, no.
Male	So how can a person sell what they don't have a title to?
Kenneth Gill	So if you were in the Riverbend facility as a life lease holder, you can buy the title from the society and then sell it off. That would be the only way to do it. At a good rate as well. Next one I already answered, the payout policy. I think that was from yourself? Somebody was asking for the payout policy going forward, but I already addressed that. It is in order of receiving the notification of termination and then prioritizing if the money is going to an estate or is it going to pay for somebody's care. Now there is a page full of questions.
Female	I think that's me.

Kenneth Gill	Okay.
Female	A lot of them have been answered already.
Kenneth Gill	Trustee arrangement, we've answered that. Repayment could be delayed beyond 90 days. We've answered that. I think that is quite open now. When does the tenancy actually end? So from the date you give us the notice, the tenancy will end 90 days after that.
Female	90 days after?
Kenneth Gill	Yeah. So January 1st, you give us notice, March 30th or the 31st is the end date of tenancy. Roger?
Male	You want that notice in writing though?
Kenneth Gill	Yes. It has to be writing, yes.
Female	And then the unit won't be leased out to somebody else until after that 90?
Kenneth Gill	Correct. Well, after that 90 days, that's the cooling off period. You can retract your notice of termination right after day 90. So in the notice period, you can always retract your notice. After that, when we receive the keys, et cetera, we have to do the refurbishment, new carpet, flooring, painting, et cetera. Only then it can be re-leased.
Female	Okay. As you know, I moved out but I'm paying **[55:06]** and then I'm expecting, well, I was expecting in three months from now **[55:12]**
Kenneth Gill	Yes. An honest answer would be no, not in three months. But the process that we are starting of selling condos, that involves registering with the city, having a plan in place and things like that, inspections done, that is generally three to six months process. Once that is all done, then we can start selling condos. And I would love to be in a position to tell you that we have the money, you can have it now. So, I'm sorry?
Female	Can we get a realtor to sell?
Kenneth Gill	We do have. Yes. Next question is can the unit be re-leased or assigned to a new tenant before repayment has been made? I'm not quite understanding that question, can you elaborate a little?
Female	Say in the case of Rebecca, gone now, they haven't been paid out. Can that unit be resold or rented or…or how does that work?
Kenneth Gill	This is exactly what we have been doing. If somebody moves out, we look for a new person with a life lease. And that's how the money should have been replenished, like a revolving door.
Female	So that doesn't move that person necessarily higher on the list because that unit is generating income?
Kenneth Gill	No. It doesn't move the person higher on the list, no. Next, I've already answered that. The circumstances of repayment could be delayed beyond

	90 days. And your last question is about any effort being made to market life leases?
Female	Yeah, you kind of answered that already.
Female	Yes, how are you marketing?
Kenneth Gill	At Riverbend, we had signs on Riverbend Road. They were posted for a month at different positions. Otherwise, we advertise through Google. We've got our website. There's a Facebook page linked to Lions. And we're working on some digital marketing-- TikTok, Instagram-- what was the third? LinkedIn.
Female	Is there any seniors publications that you're using to market the?
Kenneth Gill	We tried previously. We were in Sage Directory and a few other Home Advice or Home Sense magazine. And we found they were not bringing us any business. And we were spending close to $3,000 a month on basically nothing, just filling a page in somebody's news. Digital media is-- or marketing is what works nowadays. So yes. Social media, sorry. I should have said.
Female	So basically, what you're asking of us as residents, as both life leasers and renters, is to hang in there with you, the board, and work through this process so that we don't all go bankrupt together. Is that basically what you're asking of us, is patience and hold our breath kind of thing?
Linda	The majority of your message is 100%, but I hope none of us go bankrupt. Yes. But you've been patient. We've had two years to get to this point. We need another one. And I'm, like I say, not crazy about being the messenger. However, I have very strong beliefs in terms of it's your money and you deserve to know. And I'll get it back to you as soon as the, what I believe is a wonderful team is able to generate it.
Female	Yes, our trust factor is fractured, if you will…
Linda	Of course.
Female	…. starting with Greg. And it just sort of has multiplied since then. I'd really like to see the office get more than one phone line because I've never received a call back. Never. Your phone, and I'm not complaining, I am sort of, but nobody's ever called me back.
Kenneth Gill	I think that's misinformation because you called me on my cell phone directly.
Female	I called you after you gave it to me.
Kenneth Gill	So I think you should have said that. That you have direct number of me.
Female	I do not.
Kenneth Gill	And you have called me.

Female	But I did not before.
Kenneth Gill	I can't go back in time and change it.
Female	No, I know you can’t. But why only one line when nobody answers it and then nobody calls you back?
Kenneth Gill	We do answer phones. If I'm talking to you, whoever calls will not get an answer because I'm already on the phone with somebody else. Last question.
Carla	Yeah, regarding communication, I would like to have a commitment from all of you up here that you will communicate with every resident, every family member, every person that's waiting for a lease pool payment every 30 days to let us know the status of what's going on.
Kenneth Gill	I can't commit to every 30 days because there will be 30 days where there will be no progress made.
Speaker 7	Well right now you're not giving us any date you're going to let us know anything.
Kenneth Gill	Because I don't know when we'll reach the next goal post.
Carla	Okay, 60 days. How about 60 days you tell us what you’ve accomplished or not accomplished?
Kenneth Gill	Whenever we might have a goal post in 15 days, we might not. I can't commit to a specific time because I don't know when we're going to get to the next date. As soon as we do, we'll put the notices up, call another one of these meetings.
Carla	So how are you going to notify me in Calgary?
Kenneth Gill	I have email addresses of everyone that I have communicated with.
Carla	Okay, well I'll keep tabs on it.
Male	My only question is, you've done a lot of work. You've had lawyers look at the situation. There have been some very bad words whispered around. Has there been any indication of illegal activity? And if there has, has law enforcement been contacted? Because if they are in contact and you have somebody like Greg who's saying, you want something out of my head, you pay for it, subpoena him, and then you get everything for free.
Kenneth Gill	So there are two parts to this question, and one will answer both. There is no legal action against the society as it stands.
Male	No, no. Has there been any illegal activities?
Kenneth Gill	Illegal activity. So far we haven't, no, but I will…
Male	Okay, that's all I'm asking.

Linda	Suspicion doesn't make it so, but I did check and the statute of limitations is over. Therefore, it's wasted effort and energy, good energy after bad. The other thing that's a reality that we live with, and so do you by virtue of the building, it's the Lions Society. The lawsuit 2007 fractured the Lions in northern Alberta. It took a long time for this, I think, good-hearted group of people to recover. The Lions do a lot to benefit this city from operating room equipment in the Stollery to funding incubators at the Valley Zoo. And knowing the statute of limitation has expired, I'm not willing to participate in an action that will fracture the Lions again.
Male	Have the police been contacted at all?
Linda	I have had no contact whatsoever with police services other than to seek a personal criminal record check, which…
Male	So where does the statute of limitations information come from?
Linda	From our lawyer.
Male	And if there is a statute of limitation that has expired, then you must have had the date when the possible activity occurred. And suspicion is all you need to approach fraud enforcement. And I'm saying that as a retired policeman, as a retired fraud detective. So if you have suspicions, I would expect that you would act on them. That's all I need to say.
Linda	I appreciate that. Part of the consideration for me also though is to what end?
Male	To what end?
Linda	Yes.
Male	To get the information out of what happened. No look, hear me out. When I hear somebody saying, if you want information out of me, you're going to pay for it.
Linda	I think he was more interested in telling me which areas of what buildings might need more insulation than anything related to fraud or the movement of money. But he was pretty angry and I just am not prepared to go there because…and I've been chastised for this. Given my position on the board, his wife and family are personal friends and it's to what end? I chose myself not to go there.
Male	**[1:06:28]**
Linda	I agree with you, sir.
Male	…and it’s concerning nothing was ever done about that…or whatever…
Linda	Not that I am aware of. I certainly did not initiate or participate in any activity to investigate.

Male	Perhaps it's time. Regardless of friendship, regardless of Ryan's wonderful accomplishments, perhaps the investigations will lead just to clear the air.
Linda	But it's to what end? I'm not willing. to participate in any activity that will cause major disruption to clear the air. Clearing the air isn't worth it to me. If I thought I could recover the $31 million, you bet, I would. But that $31 million are mortar and brick, and I can give you the address. I'm not doing it.
Male	That's your personal choice. That doesn't stop anybody who relates to you, who has a problem from proceeding. That's all I'm saying to you. If you make it because of the personal friendship or the reputation of the Lions, that's fine. Was that right? Who knows? I just wanted to know that nothing was ever done along those lines, and it sounds like it's a personal duty, but that's the end of my question. Thank you.
Male	Well, Judy mentioned the fact that the relationship between the people here in the Lions has suffered. I've been here for **[1:08:31]** years and it seems **[1:08:35]** my own and everyone else I've talked to, I don't know how, and I appreciate the fact that we have got a report today from the bottom of my heart, but the fracture still remains somehow and how am I **[1:08:53]**, I'll say, I'll be the first one to say **[1:08:57]** I don't know how, I mean you're doing your work inside, that's the thing, I mean you've done your work inside, you said less than a year now, but how are we going to go and how do we feel better? I don't feel terrific **[1:09:12]** I'm sure everyone else, when they see progress, and I think that…I know you're on the board as volunteers and we're all in the situation together, I think we can get out of the situation together and if we know there's progress being made and we can feel better and we can retire in peace.
Kenneth Gill	Of course. That's why I said that as and when we have an update, we will come and communicate with you.
Male	Are you going to come here then?
Kenneth Gill	Of course. Last two questions.
Male	I just want to underscore a particular message. When we are faced with a particular crisis or with a problem, the first thing we should be doing is communicating, communicating, communicating, as much as we possibly can. Because given the absence of communication and given past relationships or experiences, the mind fills in areas of gaps and sometimes makes things worse than they actually are. So that is one strong piece of advice that I would leave to the board. Communicate, communicate, communicate, especially in the beginning. The second piece, I just want to say this, and this picks up on Dave's point, If in your investigation, you find malfeasance or maladministration as a board, you are required to do something about it. Can you give us that assurance that if you find something has gone wrong that is of a criminal nature, I'll just be blunt, that you will then pursue it?
Kenneth Gill	Okay. Thank you.

Female	First I'll just make a comment that in the non-communication that has been happening that everyone's unhappy about, is it because of this? Is it because of all the stuff that's going on that no one wants to say anything so no one says anything?
Kenneth Gill	When you're running a business or an operation of this size, there are always things happening. There are lots of things going on in the background. We're working on lots of improvements, positives. The board has been busy developing policies and procedures and things like that. So we can't necessarily always communicate everything to the residents. If there is a delay in communication, okay, it could be for many good reasons. This thing has taken time because it took us time to understand it.
Female	That really wasn't what my original question was. Lions Village **[1:11:54]** Is it part of a bigger picture of Lions International? Like is Lions, you know the Lions brand and all that, is that tied to…
Kenneth Gill	So Lions International, I'll briefly say, but I think Carol and Linda will be able to explain better. Lions International is an overhead charity which sponsors or funds certain programs or projects. They may be starting with a school's playground. or a senior's facility for accommodation like ours. So they'll possibly inject a little bit in the beginning to keep the project started. And then we are left alone to manage our own selves.
Female	So it's not like Lions is this parent umbrella where we could draw money from?
Kenneth Gill	No.
Female	So why are you using their logo on your letterhead? Lions International is on the letterhead.
Kenneth Gill	We are part of the Lions, but we don't report to Lions, if that makes sense. Thank you very much for coming. And as and when we have an update, we'll get back to you. Thank you.

Appendix B – Current Financial Information Prepared Internally

LIONS VILLAGE OF GREATER EDMONTON SOCIETY (893951426RR0001)	BALANCE SHEET BY FISCAL YEAR FROM 1 JULY - 30 JUNE				
Assets	**2025**	**2024**	**2023**	**2022**	**2021**
4100: Cash, bank accounts, and short-term investments ($)	**-181,154.00**	1,193,118.00	3,414,988.00	3,080,368.00	2,457,604.00
4101: Enter the total amounts in cash and bank accounts included on line 4100 ($)		-	-	n/a	n/a
4102: Enter the value of all short-term investments included on line 4100 with an original term to maturity not greater than one year ($)		32,262.00	-	n/a	n/a
4110: Amounts receivable from non-arm's length persons ($)	65,180.00	-	-	-	-
4120: Amounts receivable from all others ($)		64,039.00	43,495.00	24,055.00	20,826.00
4130: Investments in non-arm's length persons ($)		-	-	-	-
4140: Long-term investments ($)	2,352.00	1,914,290.00	-	-	-
4150: Inventories ($)		-	-	-	-
4155: Land and buildings in Canada ($)		-	23,159,831.00	23,703,724.00	24,223,021.00
4157: Enter the cost or fair market value of all land and buildings in Canada used for the charity's charitable programs or administration that were included in line 4155 ($)		-	-	n/a	n/a
4158: Enter the cost or fair market value of all land and buildings in Canada not used for the charity's charitable programs or administration that were included in line 4155 ($)		-	-	n/a	n/a
4160: Other capital assets in Canada ($)	22,148,547.00	22,625,021.00	-	-	-
4165: Capital assets outside Canada ($)		-	-	-	-
4166: Accumulated amortization of capital assets ($)		-	-	-	-
4170: Other assets ($)	10,164.00	-	-	-	-
4190: Enter the value of all impact investments including those reported in any other line ($)		-	-	n/a	n/a
4200: Total assets ($)	**22,045,089.00**	**25,796,468.00**	**26,618,314.00**	**26,808,147.00**	**26,701,451.00**
Liabilities	**2025**	**2024**	**2023**	**2022**	**2021**
4300: Accounts payable and accrued liabilities ($)	124,764.00	118,173.00	52,975.00	52,496.00	54,188.00
4310: Deferred revenue ($)	61,682.00	7,695.00	6,447.00	7,845.00	7,646.00
4320: Amounts owing to non-arm's length persons ($)		-	-	-	-
4330: Other liabilities ($) *LIFE LEASES?*	32,507,338.00	36,746,280.00	36,288,117.00	36,182,322.00	35,895,235.00
4350: Total liabilities ($)	**32,693,784.00**	**35,372,118.00**	**36,347,639.00**	**36,242,663.00**	**35,987,068.00**
	2025	**2024**	**2023**	**2022**	**2021**
Equity (Total Assets - Total Liabilities)	**-10,648,695.00**	**-9,575,650.00**	**-9,729,325.00**	**-9,434,516.00**	**-9,285,617.00**

Note: If line 4160 is adjusted to report the current value of the buildings, this equity number would likely be positive

* 1 - All figures to 2024 pulled from Charity Data via CRA based on the T3010 filings by LGVES	https://www.charitydata.ca/charity/lions-village-of-greater-edmonton-society/893951426RR0001/	Compiled by Carla Tremblay 14 May 2026
*2 - 2025 figures pulled directly from CRA based on the T3010 filings by LVGES	https://apps.cra-arc.gc.ca/ebci/hacc/srch/pub/t3010Schdl6_dsplyovrvw/893951426RR0001/0	

LIONS VILLAGE OF GREATER EDMONTON SOCIETY (893951426RR0001)	INCOME STATEMENT BY FISCAL YEAR FROM 1 JULY - 30 JUNE				
Revenue	**2025**	**2024**	**2023**	**2022**	**2021**
4500: Total eligible amount of all gifts for which the charity issued tax receipts ($)	-	-	1,395.00	1,420.00	-
5610: Total eligible amount of tax-receipted tuition fees ($)	-	-	-	-	-
4505: Total amount of 10 year gifts received ($)	-	-	-	-	-
4510: Total amount received from other registered charities ($)	-	-	-	-	-
4530: Total other gifts received for which a tax receipt was not issued by the charity (excluding amounts at lines 4575 and 4630) ($)	-	-	-	-	-
4540: Total revenue received from federal government ($)	-	-	-	9,406.00	-
4550: Total revenue received from provincial / territorial governments ($)	92,199.00	4,712.00	88,094.00	2,540.00	-
4560: Total revenue received from municipal / regional governments ($)	-	-	-	-	-
4571: Total tax-receipted revenue from all sources outside of Canada (government and non-government) ($)	-	-	-	-	-
4575: Total non tax-receipted revenue from all sources outside Canada (government and non-government) ($)	-	-	-	-	-
4576: Enter the amount from line 4580 that represents the total interest and other income the charity received or earned from impact investments ($)	-	-	-	n/a	n/a
4577: Enter the total amount from Line 4580 that represents the total amount of interest and investment income received from persons who do not deal at arm's length with the charity ($)	-	-	-	n/a	n/a
4580: Total interest and investment income received or earned ($)	71,088.00	140,880.00	99,017.00	307,691.00	227,557.00
4590: Gross proceeds from disposition of assets ($)		-	-	-	-
4600: Net proceeds from disposition of assets ($)		-	-	-	-
4610: Gross income received from rental of land and/or buildings ($)	2,549,351.00	2,246,851.00	-	-	-
4620: Total non tax-receipted revenues received for memberships, dues and association fees ($)	-	-	-	-	-
4630: Total non tax-receipted revenue from fundraising ($)	2,585.00	1,732.00	-	2,540.00	-
4640: Total revenue from sale of goods and services (except to any level of government in Canada) ($)	296,243.00	277,680.00	2,169,986.00	2,103,852.00	2,096,413.00
4650: Other revenue not already included in the amounts above ($)	-	-	319,776.00	192,158.00	78,182.00
4655: Specify type(s) of revenue included in the amount reported at 4650	-	n/a	n/a	n/a	release deduction
4700: Total revenue ($)	**3,011,466.00**	**2,671,856.00**	**2,678,268.00**	**2,619,607.00**	**2,402,152.00**
Page 2/3					
Expenses	**2025**	**2024**	**2023**	**2022**	**2021**
4800: Advertising and promotion ($)	1,359.00	12,371.00	1,505.00	7,119.00	7,452.00
4810: Travel and vehicle expenses ($)	9,950.00	4,450.00	9,617.00	8,970.00	8,892.00
4820: Interest and bank charges ($)	92,835.00	105,177.00	119,805.00	128,326.00	144,809.00
4830: Licences, memberships, and dues ($)	9,988.00	13,225.00	-	-	-
4840: Office supplies and expenses ($)	56,291.00	17,799.00	6,961.00	10,576.00	7,637.00
4850: Occupancy costs ($)	2,223,103.00	18,999,195.00	1,943,111.00	1,441,553.00	1,611,079.00
4860: Professional and consulting fees ($)	66,818.00	82,986.00	54,401.00	55,897.00	46,875.00
4870: Education and training for staff and volunteers ($)	-	-	-	-	-
4880: Total expenditure on all compensation (enter the amount reported at line 390 in Schedule 3, if applicable) ($)	439,215.00	312,564.00	296,761.00	341,310.00	334,300.00
4890: Fair market value of all donated goods used in charitable activities ($)	-	-	-	-	-
4891: Purchased supplies and assets ($)	6,316.00	328.00	-	213.00	1,055.00
4900: Amortization of capitalized assets ($)	566,088.00	559,263.00	559,928.00	558,870.00	556,918.00
4910: Research grants and scholarships as part of charitable activities ($)	-	-	-	-	-
4920: All other expenditures not included in the amounts above (excluding gifts to qualified donees) ($)	172,395.00	35,486.00	44,820.00	-	-
4930: Specify type(s) of expenditures included in the amount reported at 4920	-	subcontracts	n/a	n/a	n/a
4950: Total expenditures before gifts to qualified donees ($)	*3,644,358.00*	*3,045,844.00*	*3,036,909.00*	*2,552,834.00*	*2,719,017.00*
5045: Total grants made to non-qualified donees (grantees) — question only asked from 2022 onward ($)	-	-	-	-	n/a
5100: Total expenditures ($)	**3,644,358.00**	**3,045,844.00**	**3,036,909.00**	**2,552,834.00**	**2,719,017.00**
	2025	**2024**	**2023**	**2022**	**2021**
Net Income (Total Revenue - Total Expenditures)	**-632,892.00**	**-373,988.00**	**-358,641.00**	**66,773.00**	**-316,865.00**
All figures to 2024 pulled from Charity Data via CRA based on the T3010 filings by LGVES	https://www.charitydata.ca/charity/lions-village-of-greater-edmonton-society/893951426RR0001/			Compiled by: Carla Tremblay 14 May 2026	
2025 figures pulled directly from CRA based on the T3010 filings by LVGES	https://apps.cra-arc.gc.ca/ebci/hacc/srch/pub/t3010Schdl6_dsplyovrvw/893951426RR0001/0				

Appendix C – 2026 City of Edmonton Property Tax Assessments

Property Tax Search

Date: June 22, 2026 **Account:** 9989136

The information displayed below is the most recent information for the tax year indicated at the time of this request.

Property Address: 15617 CASTLE DOWNS ROAD NW EDMONTON AB T5X 6A8

Legal Description: Plan: 0122745 Unit: 2

Assessed Parcel:

Mortgage Company Billed: No **Monthly Payment Plan:** Yes

Valuation Group: MULTI-RESIDENTIAL

Community Revitalization Levy Area:

Owner Name:

Owner Address:

Remarks:

Assessment Year: 2026 **Assessment:** 7,383,000 **Year Built:** 1999

Land Use Description	Tax Class		Taxable Status
131 Lowrise apartment building	OTHER RESIDENTIAL	100%	131: (100%): FULLY TAXABLE JAN-2026 TO DEC-2026

Property Tax		Account Status	
Prior Year: 2025		Tax Arrears:	$0.00
Taxes:	**$67,430.78**	Penalty:	$0.00
Annual Local Improvements:	**$309.45**	Arrears Sub-Total:	$0.00
Annual CEIP:	**$0.00**	Current Taxes:	$46,383.92
Total Prior Year Taxes:	**$67,740.23**	Penalty:	$0.00
Current Year: 2026		Current Sub-Total:	$46,383.92
Taxes:	**$79,944.59**	Other Charges:	$0.00
Annual Local Improvements:**	**$309.45**	Penalty:	$0.00
Annual CEIP:	**$0.00**	Other Charges Sub-Total:	$0.00
Total Current Year Taxes:	**$80,254.04**	**Total Balance Owing on Jun 22, 2026**	$46,383.92

Disclaimer: The balance on this report is conditional upon all payments clearing the City's and the payer's bank. In the event that any such payment is rejected or is not completed, or additional charges are incurred in the clearing of a payment, the amount of the payment and any additional charges incurred will be added to the account without further notice. The City of Edmonton accepts no liability from the reliance of any party on the contents of this report. Individuals who require certification of the current amount of taxes imposed, or the total amount of taxes owing should request a Tax Certificate from the City of Edmonton. (Errors and Omissions excepted).

*** For information on newly constructed or proposed local improvements that may affect the property, contact 311 (780-442-5311 if outside Edmonton).*

Property Tax Search

Date: June 22, 2026 **Account:** 9989137

The information displayed below is the most recent information for the tax year indicated at the time of this request.

Property Address: 15625 CASTLE DOWNS ROAD NW EDMONTON AB T5X 6C2

Legal Description: Plan: 0122745 Unit: 3

Assessed Parcel:

Mortgage Company Billed: No **Monthly Payment Plan:** Yes

Valuation Group: MULTI-RESIDENTIAL

Community Revitalization Levy Area:

Owner Name:

Owner Address:

Remarks:

Assessment Year: 2026	**Assessment:** 5,005,500		**Year Built:** 2000
Land Use Description	**Tax Class**		**Taxable Status**
131 Lowrise apartment building	OTHER RESIDENTIAL	100%	131: (100%): FULLY TAXABLE JAN-2026 TO DEC-2026

Property Tax		Account Status	
Prior Year: 2025		Tax Arrears:	$0.00
Taxes:	**$45,996.68**	Penalty:	$0.00
Annual Local Improvements:	**$309.45**	Arrears Sub-Total:	$0.00
Annual CEIP:	**$0.00**	Current Taxes:	$31,356.95
Total Prior Year Taxes:	**$46,306.13**	Penalty:	$0.00
Current Year: 2026		Current Sub-Total:	$31,356.95
Taxes:	**$54,200.54**	Other Charges:	$0.00
Annual Local Improvements:**	**$309.45**	Penalty:	$0.00
Annual CEIP:	**$0.00**	Other Charges Sub-Total:	$0.00
Total Current Year Taxes:	**$54,509.99**	**Total Balance Owing on Jun 22, 2026**	$31,356.95

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Property Tax Search

Date: June 22, 2026 **Account:** 10010451

The information displayed below is the most recent information for the tax year indicated at the time of this request.

Property Address: 204 HADDOW CLOSE NW EDMONTON AB T6R 3B3

Legal Description: Plan: 0324309 Unit: 118

Assessed Parcel:

Mortgage Company Billed: No **Monthly Payment Plan:** Yes

Valuation Group: MULTI-RESIDENTIAL

Community Revitalization Levy Area:

Owner Name:

Owner Address:

Remarks:

Assessment Year: 2026 **Assessment:** 10,316,500 **Year Built:** 2004

Land Use Description	Tax Class		Taxable Status
131 Lowrise apartment building	OTHER RESIDENTIAL	100%	131: (100%): FULLY TAXABLE JAN-2026 TO DEC-2026

Property Tax		Account Status	
Prior Year: 2025		Tax Arrears:	$0.00
Taxes:	**$104,301.74**	Penalty:	$0.00
Annual Local Improvements:	**$0.00**	Arrears Sub-Total:	$0.00
Annual CEIP:	**$0.00**	Current Taxes:	$59,558.24
Total Prior Year Taxes:	**$104,301.74**	Penalty:	$0.00
Current Year: 2026		Current Sub-Total:	$59,558.24
Taxes:	**$111,709.10**	Other Charges:	$0.00
Annual Local Improvements:**	**$0.00**	Penalty:	$0.00
Annual CEIP:	**$0.00**	Other Charges Sub-Total:	$0.00
Total Current Year Taxes:	**$111,709.10**	**Total Balance Owing on Jun 22, 2026**	$59,558.24

Disclaimer: The balance on this report is conditional upon all payments clearing the City's and the payer's bank. In the event that any such payment is rejected or is not completed, or additional charges are incurred in the clearing of a payment, the amount of the payment and any additional charges incurred will be added to the account without further notice. The City of Edmonton accepts no liability from the reliance of any party on the contents of this report. Individuals who require certification of the current amount of taxes imposed, or the total amount of taxes owing should request a Tax Certificate from the City of Edmonton. (Errors and Omissions excepted).

*** For information on newly constructed or proposed local improvements that may affect the property, contact 311 (780-442-5311 if outside Edmonton).*

Property Tax Search

Date: June 22, 2026 **Account:** 9964532

The information displayed below is the most recent information for the tax year indicated at the time of this request.

Property Address: 10916 102 AVENUE NW EDMONTON AB T5K 2W6

Legal Description: Plan: 9826195 Block: 9B Lot: 4A

Assessed Parcel:

Mortgage Company Billed: No **Monthly Payment Plan:** Yes

Valuation Group: MULTI-RESIDENTIAL

Community Revitalization Levy Area:

Owner Name:

Owner Address:

Remarks:

Assessment Year: 2026 **Assessment:** 10,594,500 **Year Built:** 2000

Land Use Description	Tax Class		Taxable Status
131 Lowrise apartment building	OTHER RESIDENTIAL	100%	131: (100%): FULLY TAXABLE JAN-2026 TO DEC-2026

Property Tax		Account Status	
Prior Year: 2025		Tax Arrears:	$0.00
Taxes:	**$103,511.49**	Penalty:	$0.00
Annual Local Improvements:	**$0.00**	Arrears Sub-Total:	$0.00
Annual CEIP:	**$0.00**	Current Taxes:	$62,963.58
Total Prior Year Taxes:	**$103,511.49**	Penalty:	$0.00
Current Year: 2026		Current Sub-Total:	$62,963.58
Taxes:	**$114,719.34**	Other Charges:	$0.00
Annual Local Improvements:**	**$0.00**	Penalty:	$0.00
Annual CEIP:	**$0.00**	Other Charges Sub-Total:	$0.00
Total Current Year Taxes:	**$114,719.34**	**Total Balance Owing on Jun 22, 2026**	$62,963.58

Disclaimer: The balance on this report is conditional upon all payments clearing the City's and the payer's bank. In the event that any such payment is rejected or is not completed, or additional charges are incurred in the clearing of a payment, the amount of the payment and any additional charges incurred will be added to the account without further notice. The City of Edmonton accepts no liability from the reliance of any party on the contents of this report. Individuals who require certification of the current amount of taxes imposed, or the total amount of taxes owing should request a Tax Certificate from the City of Edmonton. (Errors and Omissions excepted).

*** For information on newly constructed or proposed local improvements that may affect the property, contact 311 (780-442-5311 if outside Edmonton).*

Appendix D – Financial Statements for the Year Ended June 30, 2023

CR24011880023

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DR
JUN 18 2024

10000607135461384

SOCIETY ANNUAL RETURN

...ted.
...st be filed each year with the Registrar of Corporations. *Failure to do so will result in the cancellation of your Society's registration*

NOTE:

If there has been a change in the society's address you must submit a Notice of Changes of Address for Society - REG0022. If there has been a change in the society's e-mail address, submit a written notification.

1. SOCIETY NAME: **LIONS VILLAGE OF GREATER EDMONTON SOCIETY**

2. ADDRESS OF REGISTERED OFFICE OF THE SOCIETY:
   202-204 HADDOW CLOSE NW
   EDMONTON, ALBERTA
   T6R3B3

2B. SOCIETY E-MAIL ADDRESS

ADMIN@LIONSVILLAGE.COM

3. CORPORATE ACCESS NUMBER: 507866622

3B. BUSINESS NUMBER

893951426

4. THE SOCIETY'S DATE OF INCORPORATION IS 1998 (Year) MAY (Month) 25 (Day)

5. THIS RETURN COVERS THE YEAR ENDING 2024 (Year) MAY (Month) 31 (Day), WITH THE INFORMATION PROVIDED EFFECTIVE AS OF THAT DATE.

THE FOLLOWING ATTACHMENT MUST ACCOMPANY THIS RETURN:

A listing of all officers and directors with the name (last name, followed by given name), complete mailing address including postal code, and position held by each.

FILED
JUN 18 2024
Registrar of Corporations
Province of Alberta

Please ensure that this return is dated and signed by a director or authorized officer of the society.

DATE	SIGNATURE	TELEPHONE NO.
06/12/2024	Linda B. Stainton	Bus. Res. 7809143928

Complete this form (no fee required) and return it to:

Alberta Registries
PO BOX 1007 STN MAIN
EDMONTON AB T5J 4W6

-OR

Drop off your documents at:

Alberta Registries
Corporate Registry
John E. Brownlee Building
10365 - 97 Street
Edmonton, Alberta

For Information Call:

Edmonton (780) 427-2311

All other areas call 310-0000 and ask for 427-2311

This information is being collected for the purpose of corporate registry record in accordace with the Societies Act. Questions about the collection of the information can be directed to the Freedom of Information and Protection of Privacy Cordinator for Alberta Registries, Research and Program Support, Box 3140, Edmonton, Alberta T5J 2G7. (780) 427 - 7013.

REG 3185 2020/04

Name	Address	Position Held
Stainton, Linda	4204 Kennedy Court SW, Edmonton AB T6W 3B2	Chair
Clarke, Grant	20808 - 61 Ave NW, Edmonton AB T6M 0M1	Vice Chair
Gleiberman, Benaron	391Wanyandi Rd NW, Edmonton AB T5T 4S4	Treasurer
Henson, Carole	#14, 51513 Range Rd 265, Spruce Grove AB T7Y 1E3	Secretary
Ryan, Michael	#505-12207 Jasper Ave NE Edmonton AB T5N 3K2	Director at Large
Ching, Blair	10 Chancery Way, Sherwood Park AB T6H 1Y3	Director
Carter, Wendy	#604-9830 - 105 Street, Edmonton AB T5K 1A8	Director
Lee, Katie	1253 Peregrine Terrace, Edmonton AB T5S 0M3	Director
Kenneth Gill	#202 - 204 Haddow Close, Edmonton AB T6R 3B3	Executive Director

№ 1384

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JUN 18 2024
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Province of Alberta

CR2401188 0024

CR24011880025

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DR
JUN 18 2024
CORPORATE REGISTRY

FILED
JUN 18 2024
Registrar of Corporations
Province of Alberta

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Financial Statements

Year Ended June 30, 2023

№ 1384

RUTWIND BRAR
PROFESSIONAL ACCOUNTANTS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Index to Financial Statements

Year Ended June 30, 2023

Page

№ 1384

RUTWIND BRARS
PROFESSIONAL ACCOUNTANTS

RUTWIND BRAR
CHARTERED PROFESSIONAL ACCOUNTANTS

#209, 625 Parsons Road S W.
Edmonton, Alberta
T6X 0N9

(780) 483-5490
(780) 483-5492
rbadmin@rbpa.ca
www.rbpa.ca

CR2401188 0027

INDEPENDENT AUDITOR'S REPORT

To the Members of Lions Village of Greater Edmonton Society

Opinion

We have audited the financial statements of Lions Village of Greater Edmonton Society (the organization), which comprise the statement of financial position as at June 30, 2023, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the organization as at June 30, 2023, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO)

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the organization 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 organization'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 organization or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

(continues)

№ 1384

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 organization'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 organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the organization 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.

Rutwind Brar LLP

Rutwind Brar LLP
Chartered Professional Accountants

Edmonton, Alberta
December 6, 2023

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Statement of Financial Position

June 30, 2023

	Operating Fund 2023	Society Fund 2023	Capital Building Fund 2023	Casino Fund 2023	Total 2023	Total 2022
ASSETS						
CURRENT						
Cash *(Note 5)*	$ 1,184	$ 468,252	$ 977,929	$ 184,513	**$ 1,631,878**	$ 1,411,142
Marketable securities *(Note 8)*	-	-	1,769,724	-	**1,769,724**	1,658,498
Accounts receivable *(Note 9)*	-	43,495	-	-	**43,495**	24,055
Prepaid expenses	13,386	-	-	-	**13,386**	10,729
	14,570	511,747	2,747,653	184,513	**3,458,483**	3,104,424
PROPERTY, PLANT AND EQUIPMENT *(Net) (Note 10)*	-	-	23,159,831	-	**23,159,831**	23,703,724
TOTAL ASSETS	$ 14,570	$ 511,747	$ 25,907,484	$ 184,513	**$ 26,618,314**	$ 26,808,148
LIABILITIES AND NET ASSETS						
CURRENT						
Accounts payable *(Note 11)*	$ 10,271	$ 42,704	$ -	$ -	**$ 52,975**	$ 52,496
Tenant deposits *(Note 12)*	-	-	34,665,010	-	**34,665,010**	34,355,349
Current portion of long term debt *(Note 13)*	-	-	215,234	-	**215,234**	200,952
Deferred rent	6,447	-	-	-	**6,447**	7,845
	16,718	42,704	34,880,244	-	**34,939,666**	34,616,642
LONG TERM DEBT *(Note 13)*	-	-	1,407,873	-	**1,407,873**	1,626,021
	16,718	42,704	36,288,117	-	**36,347,539**	36,242,663
NET ASSETS (DEBT)	(2,148)	469,043	(10,380,633)	184,513	**(9,729,225)**	(9,434,515)
	$ 14,570	$ 511,747	$ 25,907,484	$ 184,513	**$ 26,618,314**	$ 26,808,148

ON BEHALF OF THE BOARD Linda B Stainton Director

Linda B Stainton

[signature] Director

See notes to financial statements

RUTWIND BRAR
PROFESSIONAL ACCOUNTANTS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Statement of Revenues and Expenditures

Year Ended June 30, 2023

	Operating Fund 2023	Foundation Fund 2023	Capital Building Fund 2023	Casino Fund 2023	Total 2023	Total 2022
REVENUES						
Common costs	$ 2,169,986	$ -	$ -	$ -	$ 2,169,986	$ 2,103,852
Debt service charge	-	122,079	-	-	122,079	166,256
Release deduction income	119,800	-	-	-	119,800	120,447
Investment income	31,882	675	66,460	-	99,017	141,435
Casino revenue	-	-	-	88,094	88,094	2,540
Parking income	-	42,630	-	-	42,630	43,099
Miscellaneous income	-	19,478	-	-	19,478	16,930
Guest room revenue	-	9,789	-	-	9,789	7,547
Beauty income	-	6,000	-	-	6,000	6,675
Donations	-	1,395	-	-	1,395	1,420
Grants	-	-	-	-	-	9,406
	2,321,668	202,046	66,460	88,094	2,678,268	2,619,607
Utilities	712,921	-	-	-	712,921	624,550
Repairs and maintenance	603,654	-	-	-	603,654	256,101
Amortization	-	-	559,928	-	559,928	558,870
Property taxes	477,846	-	-	-	477,846	403,531
Wages, benefits	109,182	187,579	-	-	296,761	341,310
Insurance	148,690	-	-	-	148,690	143,919
Interest on long term debt	-	116,946	-	-	116,946	126,071
Professional fees	33,886	20,515	-	-	54,401	44,086
Sub-contracts	32,031	-	-	-	32,031	10,668
Brokerage fees	-	-	12,465	-	12,465	11,811
Travel	9,617	-	-	-	9,617	8,970
General administrative	-	6,961	-	-	6,961	10,576
Bank charges and interest	2,859	-	-	-	2,859	2,255
Advertising and promotion	-	1,505	-	-	1,505	7,119
Approved gaming disbursements	-	-	-	156	156	2,540
Meals and entertainment	148	-	-	-	148	80
Hair salon expenses	10	-	-	-	10	213

(continues)

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Statement of Revenues and Expenditures *(continued)*

Expenditures *(continued)* **(Schedule)**

Year Ended June 30, 2023

	Operating Fund 2023	Foundation Fund 2023	Capital Building Fund 2023	Casino Fund 2023	Total 2023	Total 2022
Guest room expenses	10	-	-	-	10	164
	2,130,854	333,506	572,393	156	3,036,909	2,552,834
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES FROM OPERATIONS	190,814	(131,460)	(505,933)	87,938	(358,641)	66,773
OTHER INCOME						
Unrealized gain(loss) on marketable securities	-	-	63,932	-	63,932	(245,470)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ 190,814	$ (131,460)	$ (442,001)	$ 87,938	$ (294,709)	$ (178,697)

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Statement of Changes in Net Assets

Year Ended June 30, 2023

	Operating Fund	Foundation Fund	Capital Building Fund	Casino Fund	2023	2022
NET ASSETS (DEBT) - BEGINNING OF YEAR	$ 29,740	$ 213,494	$ (9,780,130)	$ 102,380	**$ (9,434,516)**	$ (9,255,819)
Fund transfer	(222,702)	387,009	(158,502)	(5,805)	-	-
Excess (deficiency) of revenues over expenditures	190,814	(131,460)	(442,001)	87,938	**(294,709)**	(178,697)
NET ASSETS (DEBT) - END OF YEAR	$ (2,148)	$ 469,043	$ (10,380,633)	$ 184,513	**$ (9,729,225)**	$ (9,434,516)

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Statement of Cash Flows

Year Ended June 30, 2023

	Operating Fund 2023	Society Fund 2023	Capital Building Fund 2023	Casino Fund 2023	**Total 2023**	Total 2022
OPERATING ACTIVITIES						
Excess (deficiency) of revenues	$ 190,814	$ (131,460)	$ (442,001)	$ 87,938	**$ (294,709)**	$ (178,697)
Items not affecting cash:						
Amortization of property and equipment	-	-	559,928	-	**559,928**	558,870
Unrealized gain or loss on marketable securities	-	-	(63,932)	-	**(63,932)**	245,470
	190,814	(131,460)	53,995	87,938	**201,287**	625,643
Changes in non-cash working capital:						
Accounts receivable	-	(19,439)	-	-	**(19,439)**	(3,229)
Accounts payable	4,206	(3,728)	-	-	**478**	(1,693)
Deferred rent	(1,400)	-	-	-	**(1,400)**	-
Prepaid expenses	(2,657)	-	-	-	**(2,657)**	(5,198)
	149	(23,167)	-	-	**(23,018)**	(10,120)
Cash flow from (used by) operating activities	190,963	(154,627)	53,995	87,938	**178,269**	615,523
INVESTING ACTIVITIES						
Purchase of property and equipment	-	-	(16,034)	-	**(16,034)**	(39,573)
Net purchase of investments	-	-	(47,295)	-	**(47,295)**	(323,512)
Cash flow used by investing activities	-	-	(63,329)	-	**(63,329)**	(363,085)
FINANCING ACTIVITIES						
Tenant deposits	-	-	309,661	-	**309,661**	477,607
Repayment of long term debt	-	-	(203,866)	-	**(203,866)**	(190,520)

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LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Statement of Cash Flows *(continued)*

Year Ended June 30, 2023

	Operating Fund 2023	Society Fund 2023	Capital Building Fund 2023	Casino Fund 2023	**Total 2023**	Total 2022
Cash flow (used by) from financing activities	-	-	105,795	-	**105,795**	287,087
OTHER CASH FLOW ITEMS						
Fund transfers	(222,702)	387,009	(158,502)	(5,805)	**-**	-
INCREASE (DECREASE) IN CASH FLOW	(31,739)	232,382	(62,041)	82,133	**220,735**	539,525
Cash - beginning of year	32,923	235,870	1,039,970	102,380	**1,411,142**	871,617
CASH - END OF YEAR	1,184	468,252	977,929	184,513	**1,631,877**	1,411,142
CASH CONSISTS OF:						
Cash	$ 1,184	$ 468,252	$ 977,929	$ 184,513	**$ 1,631,878**	$ 1,411,142

See notes to financial statements

RUTWIND BRAR PROFESSIONAL ACCOUNTANTS

1. BASIS OF PRESENTATION

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

2. PURPOSE OF THE ORGANIZATION

Lions Village of Greater Edmonton Society (the "organization") is a not-for-profit organization incorporated provincially under the Companies Act of Alberta. As a registered charity the organization is exempt from the payment of income tax under Section 149(1) of the Income Tax Act.

The Society operates to provide economical accommodations for senior citizens by owning and managing senior residential complexes. The Society is also a registered charity for tax purposes.

3. FINANCIAL POSITION OF THE SOCIETY

The accompanying financial statements have been prepared on the going concern assumption that the organization will be able to realize its assets and discharge its liabilities in the normal course of business.

Continuation of operations at current levels is dependant upon the Society maintaining successful occupancy rates and reducing or maintaining operating expenditures at current levels.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash and short term investments

Cash and cash equivalents are made up of bank balances that are available for immediate use and cash with limitations in use as provided by the Alberta Liquor and Gaming Commission (AGLC).

Short-term debt securities purchased with maturity of three months or less are classified as cash equivalents.

Goods and Services Tax

Contributed materials and services are recoverable at 50% as a rebate. The unrecoverable portion is recorded as an expense with the rebate treated as a receivable.

Prepaid expenses

Prepaid expenses consist primarily of insurance expenses incurred before the end of the fiscal year, which will be consumed subsequent to the year-end, and are accordingly recorded as prepaid expenses.

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

Investments and other non-cash assets

All gains and losses from the sale, collection, or other disposition of investments and other non-cash assets are accounted for in the fund that owned the assets.

Ordinary income from investments, receivables, and similar assets is accounted for in the fund owning the assets, with the exception of income derived from investment of endowments funds. Unrestricted endowment fund investments are accounted for as revenue of the operation fund or, if they are restricted, as deferred amounts until the terms of the restriction have been met.

Contributed services

The operations of the organization depend on both the contribution of time by volunteers and donated materials from various sources. The fair values of donated materials and services cannot be reasonably determined and are therefore not reflected in these financial statements.

Interfund Transfers

Transfers between funds are made on an ongoing basis at the discretion of the Treasurer.

Measurement uncertainty

When preparing financial statements according to ASNPO, management makes estimates and assumptions relating to:

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

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

Net assets

1. Net assets invested in property and equipment represents the organization's net investment in property and equipment which is comprised of the unamortized amount of property and equipment purchased with restricted funds.
2. Internally restricted net assets are funds which have been designated for a specific purpose by the Society's Board of Directors.
3. Unrestricted net assets comprise the excess of revenue over expenses accumulated by the organization each year, not of transfers, and are available for general purposes.

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

Fund accounting

Lions Village of Greater Edmonton Society follows the deferral method of accounting for contributions.

The Operating Fund is the combined revenues and expenses for the operation of the three life lease complexes owned by the Society. The fund's income is derived from common area costs charged to the tenants. Operating expenses are specifically identified as those costs management will invoice tenants as common area costs, and a reserve for asset replacement paid to the Capital Building Fund.

The Foundation Fund derives its revenues from ancillary services provided to the tenants by the Society, investment income, re-leasing fees charged to tenants and debt service income. The fund's costs are specifically identified by management and include operating costs that are not to be invoiced to the tenants as common costs.

The Redemption Fund was intended to facilitate the accumulation of funds sufficient to enable the Society to redeem the balance of tenant loans outstanding for Castledowns which is no longer required. The fund's assets were transferred to the Foundation Fund in the 2013 fiscal year-end.

The Capital Building Fund was established to provide for acquisition and replacement of property and equipment. This fund derives its income from investment income and the reserve replacement cost charged to the Operating Fund. Management specifically identifies costs to be expensed to the Fund which includes amortization of property and equipment, brokerage fees, and capital replacement costs that will extend the useful life of the property.

The Casino Fund revenues and expenses are primarily derived from hosting casinos and are subject to the regulations and restrictions of the Alberta Gaming and Liquor Commission.

Revenue recognition

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Endowment contributions are recognized as direct increases in net assets.

Restricted investment income is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.

Restricted investment income is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.

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

Financial instruments policy

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

Financial assets and liabilities measured at amortized cost include accounts receivable, prepaid expenses, accounts payable and accrued liabilities.

Financial assets measured at fair value include cash and investments in index pooled funds.The fair values of investments in index pooled funds are determined by reference to the latest closing transactional net asset value of each respective index pooled fund.

Transaction costs associated with the acquisition and disposal of fixed income investments are capitalized and are included in the acquisition costs or reduce proceeds on disposal. Investment management fees associated with index pooled funds are expensed as incurred.

Impairment

At the end of each year, the Society assesses whether there are any indications that a financial asset measured at amortized cost may be impaired. Objective evidence of impairment includes observable data that comes to the attention of the Society, including but not limited to the following events: significant financial difficulty of the issuer; a breach of contract, such as a default or delinquency in interest or principal payments; and bankruptcy or other financial reorganization proceedings.

When there is an indication of impairment, the Society determines whether a significant adverse change has occurred during the year in the expected timing or amount of future cash flows from the financial asset.

When the Society identifies a significant adverse change in the expected timing or amount of future cash flows from a financial asset, it reduces the carrying amount of the financial asset to the greater of the following:

i) the present value of the cash flows expected to be generated by holding the financial asset discounted using a current market rate of interest appropriate to the financial asset; and
ii) the amount that could be realized by selling the financial asset at the statement of financial position date.

Any impairment of the financial asset is recognized in income in the year in which the impairment occurs.

When the extent of impairment of a previously written-down financial asset decreases and the decrease can be related to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed to the extent of the improvement, but not in excess of the impairment loss. The amount of the reversal is recognized in income in the year in which the reversal occurs.

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

When financial instruments that include both a debt and an equity component are issued, the proceeds are allocated firstly to the component for which the fair value is more readily determinable, and the residual is allocated to the other component.

Property and equipment

Property and equipment is stated at cost or deemed cost less accumulated amortization and is amortized over its estimated useful life on a declining balance basis at the following rates and methods:

Buildings	60 years	straight-line method
Motor vehicles	30%	declining balance method
Furniture and fixtures	20%	declining balance method

The organization regularly reviews its property and equipment to eliminate obsolete items.

Property and equipment acquired during the year but not placed into use are not amortized until they are placed into use.

5. RESTRICTED CASH

The Alberta Gaming and Liquor Commission (AGLC) provides limitations on the use of the funds generated through AGLC sanctioned events. In the Society's case, these events consist of casino events and pools. At year-end $184,513 (prior year - $102,379) is restricted for future use.

6. APPRAISAL OF BUILDINGS

During fiscal 2016, the building properties were appraised to determine their current market value for more informative purposes. The balances are as follows:

	Current Book Value	Appraised Market Value	Difference
Castledowns	$ 9,148,432	$ 21,000,000	$ (11,851,568)
Railtown	4,795,151	12,500,000	(7,704,849)
Riverside	9,113,948	17,500,000	(8,386,052)
Total	$ 23,057,531	$ 51,000,000	$ (27,942,469)

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7. ACCOUNTING ESTIMATES

As the precise determination of many assets, liabilities, revenues and expenses are dependent on future events, the preparation of financial statements for a period necessarily includes the use of estimates and approximations which have been made using careful judgment by management. Consequently, actual results could differ from those estimates. Significant estimates in these financial statements include the following:

1. Impairment in value of long-lived assets. Management reviews the carrying value of long-lived assets such as property and equipment for impairment in value whenever events or circumstances indicate the carrying value may not be recoverable. If the carrying value exceeds the amount recoverable, based on undiscounted estimated future cash flows, a write-down to fair value is charged to earnings in that period.

2. Useful life of property and equipment. The Society reviews the period over which an asset is expected to contribute directly or indirectly to its future cash flows and ensures the amortization period is the lesser of the asset's estimated physical, technological, commercial, or legal life.

8. MARKETABLE SECURITIES

	2023	2022
Mutual funds (market value - $1,742,115)	$ 1,727,368	$ 1,680,512
Other securities (market value - $27,610)	27,610	27,610
	$ 1,754,978	$ 1,708,122
Market value	$ 1,769,725	$ 1,658,498

It is of the opinion of Richardson GMP Limited that the other securities will be sold for the principle amount plus a premium. Due to the difficulty in estimating the premium we have record the fair market value equal to original cost.

9. ACCOUNTS RECEIVABLE

	2023	2022
Goods and services tax	$ 31,756	$ 22,005
Bus Accounts Receivable	11,738	2,050
	$ 43,494	$ 24,055

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RUTWIND BRAR
PROFESSIONAL ACCOUNTANTS

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10. PROPERTY AND EQUIPMENT

	Cost	Accumulated amortization	2023 Net book value	2022 Net book value
Land	$ 2,093,200	$ -	$ 2,093,200	$ 2,093,200
Buildings	32,181,450	11,217,119	20,964,331	21,500,689
Furniture and fixtures	1,009,934	907,635	102,299	109,835
	$ 35,284,584	$ 12,124,754	$ 23,159,830	$ 23,703,724

11. ACCOUNTS PAYABLE

	2023	2022
Payables and accrued liabilities	$ 42,704	$ 46,431
Payroll liabilities	10,271	6,065
	$ 52,975	$ 52,496

12. TENANT LOANS

	2023	2022
Tenant Deposits - Castledowns	$ 18,938,022	$ 18,251,122
Tenant Deposits - Railtown	4,808,440	5,964,345
Tenant Deposits - Riverside	11,903,523	11,043,585
Tenant Deposits: Tenant Releasing Fee	(984,975)	(903,703)
	$ 34,665,010	$ 34,355,349

Tenant loans represent amounts provided by tenants to secure a life lease on their residence. Amounts advanced by tenants are repayable in full without interest. The tenant loans are secured by mortgages held by UMC Financial Management Inc (the Trustee) in the following amounts: Castledowns - $30,000,000; Railtown - $13,000,000 and Riverside - $28,000,000

13. LONG TERM DEBT

	2023	2022
Addenda Capital loan bearing interest at 7.14% compounded monthly, repayable in monthly blended payments of $14,241. The loan matures on November 1, 2025 and is secured by Castledowns Phase II.	$ 985,320	$ 1,083,122

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RUTWIND BRAR
PROFESSIONAL ACCOUNTANTS

13. LONG TERM DEBT *(continued)*

	2023	2022
Addenda Capital loan bearing interest at 6.65% compounded monthly, repayable in monthly blended payments of $12,492. The loan matures on May 1, 2028 and is secured by Castledowns Phase I.	628,574	733,491
	1,613,894	1,816,613
Amounts payable within one year	(215,234)	(200,952)
	$ 1,398,660	$ 1,615,661

Principal repayment terms are approximately:

2024	$ 215,234
2025	230,534
2026	908,718
2027	135,941
2028	132,681
Thereafter	(9,214)
	$ 1,613,894

14. ECONOMIC DEPENDENCE

The organization's primary source of income is from the tenants' shares of common area costs. The Society's ability to continue viable operations is dependent on this funding.

15. FINANCIAL INSTRUMENTS

The organization 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 organization's risk exposure and concentration as of June 30, 2023.

Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The organization is exposed to credit risk from customers. In order to reduce its credit risk, the organization reviews a new customer's credit history before extending credit and conducts regular reviews of its existing customers' credit performance. The organization has a significant number of customers which minimizes concentration of credit risk.

Liquidity risk

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

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15. FINANCIAL INSTRUMENTS *(continued)*

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency rate risk, interest rate risk and other price risk. The Society is mainly exposed to interest rate risk.

Currency risk

Currency risk is the risk to the Society's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The organization is not exposed to currency risk.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the organization manages exposure through its normal operating and financing activities. The organization is exposed to interest rate risk primarily through its floating interest rate bank indebtedness and credit facilities.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The organization is not exposed to other price risk.

Changes in risk

There have been no significant changes in the Society's risk exposures from the 2022 fiscal year

16. SUBSEQUENT EVENTS

On May 5, 2023, the World Health Organization ended the global health emergency declaration for COVID-19. Alberta continues to transition to an endemic approach to the management of COVID-19 however, uncertainty and volatility still remain for businesses and global markets due to supply chain disruption and inflationary pressures. An estimate of the financial effect on the Lions Village of Greater Edmonton Society is undeterminable, but there may be a significant impact on the assets and liabilities or future operations and financial results of the Lions Village of Greater Edmonton Society.

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