

Welcome and Registration

- Please have identification ready
- See board member to verify your address
- Zero tolerance for verbal or physical abuse, if that behavior happens, meeting will be adjourned and resumed at a later date.



Annual General Meeting
September 13, 2026

AGENDA

Welcome and Registration

President's Message

2025-26 Year End Financial Review

Motion to accept 2025-26 Financial Statements

Motion to approve Auditors

2026 Update of Bylaws and year update

Election of Directors

Q&A and Adjournment

Board Message

- Ardan Burton

Background

- Compiled by Yaremchuk & Annicchiarico LLP Chartered Accountants
- Represents May 1st 2025 to April 30th 2026

GRAYDON HILL HOMEOWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
APRIL 30, 2026

1. PURPOSE OF ASSOCIATION:

Graydon Hill Homeowners Association is a registered Homeowners Association in the Province of Alberta. The Association serves the residents of the Graydon Hill Community. The objective of the Association is to maintain the enhanced amenities of the neighborhood.

INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Members of **Graydon Hill Homeowners Association**:

We have reviewed the accompanying financial statements of **Graydon Hill Homeowners Association** that comprise the statement of financial position as at April 30, 2026, and the statement of operations and changes in net assets for the year then ended, and a summary of significant accounting policies and other explanatory information.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of **Graydon Hill Homeowners Association** as at April 30, 2026 and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

GRAYDON HILL HOMEOWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
AS AT APRIL 30, 2026

	<u>2026</u>	<u>2025</u>
<u>ASSETS</u>		
CURRENT ASSETS:		
Cash	\$125,164	\$ 93,455
Accounts receivable	<u>44,268</u>	<u>51,241</u>
TOTAL	<u>\$169,432</u>	<u>\$144,696</u>

GRAYDON HILL HOMEOWNERS ASSOCIATION
STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED APRIL 30, 2026

	<u>2026</u>	<u>2025</u>
REVENUE - membership fees	\$ <u>62,503</u>	\$ <u>62,474</u>
EXPENSES:		
Alberta land titles	170	200
Bad debts	1,492	27
Bank charges.....	-	14
Bookkeeping.....	-	1,000
CRA interest and penalties.....	-	795
GST reassessment.....	-	4,668
Insurance.....	2,351	-
Office (recovered).....	1,032	(24)
Postage	594	869
Printing	1,000	655
Professional fees - year end	1,900	1,900
- GST objection	-	700
Promotion	324	-
Repairs and maintenance - summer maintenance	25,777	28,050
Software licenses and support.....	1,926	2,083
Web hosting.....	<u>185</u>	<u>165</u>
Total expenses	<u>36,751</u>	<u>41,102</u>

EXCESS OF REVENUE BEFORE THE UNDERNOTED	25,752	21,372
INTEREST AND OTHER INCOME	<u>90</u>	<u>925</u>
EXCESS OF REVENUE FOR THE YEAR	25,842	22,297
NET ASSETS AT THE BEGINNING OF THE YEAR	<u>139,777</u>	<u>117,480</u>
NET ASSETS AT END OF THE YEAR	<u>\$165,619</u>	<u>\$139,777</u>

Motion

Move to Accept the Graydon Hill Homeowners Association
Financial Statements for the Period Ended April 30, 2026
and the Independent Practitioner's Review to the Members

Motion

Move to appoint Yaremchuk & Annicchiarico LLP Chartered Accountants as independent practitioners for the May 1, 2026 to April 30, 2027 financial period of the Graydon Hill Homeowners Association

Motion

Move to accept amended bylaw part 6.3 from:

Directors may be re-elected, but no Director shall sit on the Board for longer than five(5) successive terms of office

To:

Directors may be re-elected, with no maximum number of successive terms of office.

2026-2027 Goals

- Skating Rink, Has been approved and deposit paid
- Invest our savings (GIC, savings accounts, etc.)
- Continue to collect on past-due accounts(2 years or more behind)
- Preserve Capital for future Neighbourhood Priorities (two new entrances)

Election of Directors

Not present but expressed interest:
Sheralee Marcil
Raheel Virani

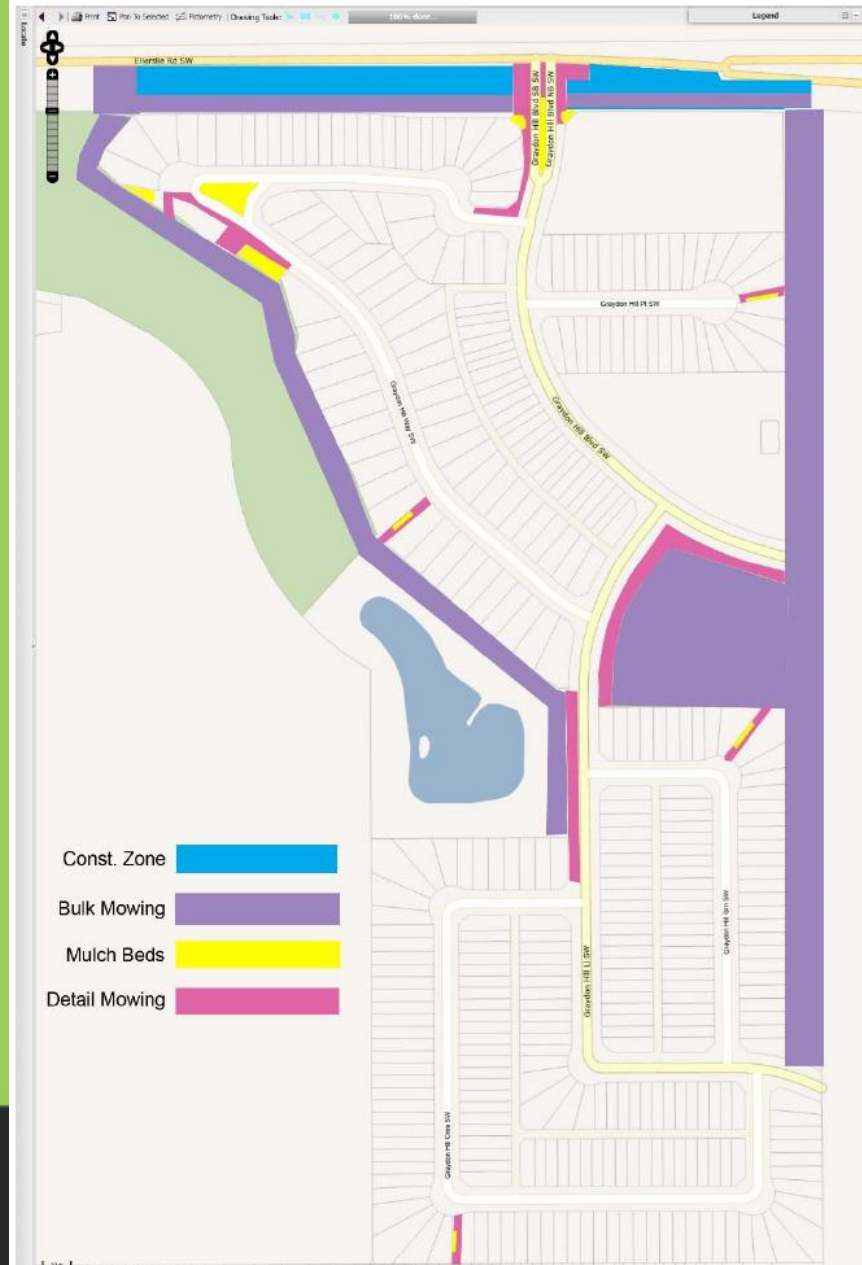


► Q&A

Landscape Areas

The Graydon Hill Homeowners Association has a mandate to enhance the beauty of the common areas in our neighbourhood to the benefit of our residents. The map below outlines the areas that are under consideration for services.

Map of Graddon hill landscaped areas



Thank you

- ▶ Website: graydonhillhoa.com
- ▶ Contact emails:
- ▶ contact@graydonhillhoa.com
- ▶ accounting@graydonhillhoa.com