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# **LAGOON CITY COMMUNITY BUILDING CORP.**

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## **FINANCIAL STATEMENTS**

(Unaudited - See Compilation Engagement Report)

**August 31, 2025**

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# LAGOON CITY COMMUNITY BUILDING CORP.

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## CONTENTS

|                                      | <u>Page</u> |
|--------------------------------------|-------------|
| <b>COMPILATION ENGAGEMENT REPORT</b> | 1           |
| <b>FINANCIAL STATEMENTS</b>          |             |
| Balance Sheet                        | 2           |
| Statements of Loss and Deficit       | 3           |
| Notes to the Financial Statements    | 4           |

## COMPILATION ENGAGEMENT REPORT

To Management of Lagoon City Community Building Corp.:

On the basis of information provided by management, we have compiled the balance sheet of Lagoon City Community Building Corp. as at August 31, 2025, the statements of loss and deficit for the fiscal year then ended, and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information ("financial information").

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Orillia, Ontario  
November 5, 2025



Sawatsky Professional Corporation,  
Authorized to practise public accounting by  
Chartered Professional Accountants of Ontario

# LAGOON CITY COMMUNITY BUILDING CORP.

## BALANCE SHEET

(Unaudited - See Compilation Engagement Report)

AS AT August 31, 2025

|                                                                            | 2025              | 2024              |
|----------------------------------------------------------------------------|-------------------|-------------------|
| <b>ASSETS</b>                                                              |                   |                   |
| <b>CURRENT</b>                                                             |                   |                   |
| Cash                                                                       | \$ 15,264         | \$ 14,916         |
| Short-term investments                                                     | 31,278            | 47,828            |
| Accounts receivable                                                        | 1,254             | 4,008             |
| Prepays                                                                    | 11,954            | 13,729            |
|                                                                            | 59,750            | 80,481            |
| <b>PROPERTY AND EQUIPMENT</b> (net of acc dep \$151,530; 2024 - \$147,560) | 111,079           | 115,049           |
|                                                                            | <u>\$ 170,829</u> | <u>\$ 195,530</u> |
| <b>LIABILITIES</b>                                                         |                   |                   |
| <b>CURRENT</b>                                                             |                   |                   |
| Accounts payable and accruals                                              | \$ 2,005          | \$ 3,451          |
| Deferred revenue                                                           | 4,988             | 4,866             |
|                                                                            | 6,993             | 8,317             |
| <b>DUE TO LAGOON CITY COMMUNITY ASSOCIATION</b>                            | 550,483           | 540,554           |
| <b>TOTAL LIABILITIES</b>                                                   | <u>557,476</u>    | <u>548,871</u>    |
| <b>SHAREHOLDER'S EQUITY</b>                                                |                   |                   |
| Share capital                                                              |                   |                   |
| Issued:                                                                    |                   |                   |
| 1 common share                                                             | 1                 | 1                 |
| Deficit                                                                    | (386,648)         | (353,342)         |
|                                                                            | <u>(386,647)</u>  | <u>(353,341)</u>  |
|                                                                            | <u>\$ 170,829</u> | <u>\$ 195,530</u> |

Approved on behalf of Management:

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Director

# LAGOON CITY COMMUNITY BUILDING CORP.

## STATEMENTS OF LOSS AND DEFICIT (Unaudited - See Compilation Engagement Report)

FOR THE YEAR ENDED August 31, 2025

|                                     | 2025                | 2024                |
|-------------------------------------|---------------------|---------------------|
| <b>SALES</b>                        |                     |                     |
| Management fees                     | \$ 68,376           | \$ 73,128           |
| Newsletter advertising and other    | 8,966               | 5,005               |
|                                     | <b>77,342</b>       | <b>78,133</b>       |
| <b>OPERATING EXPENSES</b>           |                     |                     |
| Repairs and maintenance             | 41,221              | 59,525              |
| Property taxes                      | 32,612              | 34,864              |
| Insurance                           | 11,749              | 11,985              |
| Utilities                           | 11,243              | 10,078              |
| Professional fees                   | 5,932               | 2,500               |
| Depreciation                        | 3,970               | 4,264               |
| Office and general                  | 3,306               | 5,069               |
| Telephone                           | 2,050               | 2,126               |
|                                     | <b>112,083</b>      | <b>130,411</b>      |
| <b>NET LOSS BEFORE OTHER INCOME</b> | <b>(34,741)</b>     | <b>(52,278)</b>     |
| <b>OTHER INCOME</b>                 |                     |                     |
| Interest                            | 1,435               | 1,030               |
| <b>NET LOSS</b>                     | <b>\$ (33,306)</b>  | <b>\$ (51,248)</b>  |
| <b>DEFICIT, beginning of year</b>   | <b>\$ (353,342)</b> | <b>\$ (302,094)</b> |
| <b>NET LOSS</b>                     | <b>(33,306)</b>     | <b>(51,248)</b>     |
| <b>DEFICIT, end of year</b>         | <b>\$ (386,648)</b> | <b>\$ (353,342)</b> |

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# LAGOON CITY COMMUNITY BUILDING CORP.

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## NOTES TO THE FINANCIAL STATEMENTS (Unaudited - See Compilation Engagement Report)

August 31, 2025

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### 1. BASIS OF ACCOUNTING

The basis of accounting applied in the preparation of the financial information is on the historical cost basis, reflecting cash transactions with the addition of the following:

- Property and equipment are depreciated using the declining balance method
- Deferred revenue represents amounts collected in advance of rendering services
- Accounts receivable
- Accounts payable and accruals
- Short-term investments recorded at cost
- Prepaid expense is initially recorded as a current asset, but its value is expensed over the period the goods or services are received