

THE CORPORATION OF THE TOWN OF WASAGA BEACH

COUNTY OF SIMCOE

CONSOLIDATED FINANCIAL REPORT

DECEMBER 31, 2025

THE CORPORATION OF THE TOWN OF WASAGA BEACH
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AS AT DECEMBER 31, 2025

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THE CORPORATION OF THE TOWN OF WASAGA BEACH

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL REPORT

The accompanying consolidated financial statements of the The Corporation of the Town of Wasaga Beach ("the Municipality") are the responsibility of the Municipality's management and have been prepared in accordance with Canadian public sector accounting standards, established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada, as described in Note 1 to the consolidated financial statements.

The preparation of consolidated financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Municipality's management maintains a system of internal control designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management. Council meets with management and the external auditor to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by Baker Tilly SGB LLP, the independent external auditor appointed by the Municipality. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Municipality's consolidated financial statements.

Andrew McNeill

Chief Administrative Officer
June 25, 2026

Jocelyn Lee

Treasurer
June 25, 2026

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of the The Corporation of the Town of Wasaga Beach:

Opinion

We have audited the consolidated financial statements of the The Corporation of the Town of Wasaga Beach ("the Municipality"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, change in net financial assets, cash flow and remeasurement gains and losses for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Municipality as at December 31, 2025, and its consolidated results of operations and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

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 Consolidated Financial Statements* section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the consolidated 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 consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, 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 consolidated financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

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

Auditor's responsibilities for the audit of the consolidated financial statements

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

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

- Identify and assess the risks of material misstatement of the consolidated 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 Municipality'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 Municipality'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 consolidated 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 Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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.



Baker Tilly SGB LLP
Chartered Professional Accountants
Licensed Public Accountants
Collingwood, Ontario
June 25, 2026

THE CORPORATION OF THE TOWN OF WASAGA BEACH
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31

	2025	2024
	\$	\$
Financial assets		
Cash and cash equivalents (Note 10)	16,135,039	13,720,652
Guaranteed investments (Note 10)	646,506	8,123,313
Portfolio investments (Note 9)	39,169,207	36,243,146
Taxes receivable	8,476,284	6,760,025
Water and sewer billings receivable	2,232,359	2,164,387
Accounts receivable	3,831,984	3,589,549
Local improvements receivable (Note 11)	126,784	522,932
Notes receivable (Note 6 & 24)	7,686,814	4,093,269
Investments in government business enterprises (Note 24)	21,091,072	20,379,742
Assets held for resale (Note 12)	4,393,383	141,253
	103,789,432	95,738,268
Liabilities		
Temporary loans (Note 15)	17,000,000	17,000,000
Accounts payable and accruals	17,810,987	16,725,390
Developer deposits	3,346,335	2,573,494
Deferred revenue - obligatory reserve funds and other (Note 14)	8,707,534	15,675,218
Long-term liabilities (Note 16)	12,874,613	11,275,916
Asset retirement obligations (Note 13)	401,365	335,077
Employee future benefits (Note 18)	1,904,100	1,776,000
	62,044,934	65,361,095
Net financial assets	41,744,498	30,377,173
Non-financial assets		
Tangible capital assets - net (Schedule 2 and Note 3)	384,589,211	354,286,858
Prepaid expenses (Note 4)	2,679,567	2,805,814
	387,268,778	357,092,672
Accumulated surplus	429,013,276	387,469,845
Comprised of:		
Accumulated surplus (Note 19)	425,726,135	384,701,728
Accumulated remeasurement gains	3,287,141	2,768,117
	429,013,276	387,469,845

Approved _____ Mayor

June 25, 2026 _____ Date

THE CORPORATION OF THE TOWN OF WASAGA BEACH
CONSOLIDATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31

	Budget 2025 \$ (Note 2)	Actual 2025 \$	Actual 2024 \$
Revenues			
Net municipal taxation (Note 20)	38,621,810	38,774,971	36,238,671
Payments in lieu of taxation	-	715,252	691,214
User charges	13,134,670	15,410,760	14,461,843
Government grants (Note 22)	2,287,550	1,600,506	1,383,600
Payments from other municipalities	32,850	204,725	179,601
Contributions from deferred revenue - obligatory reserve funds and other (Note 14)	252,000	22,855	74,435
Investment (Note 9 and 10)	1,013,690	1,850,672	1,489,626
Penalties and interest on taxes	600,000	1,050,063	861,852
Other (Note 21)	3,017,850	3,702,618	3,858,239
	58,960,420	63,332,422	59,239,081
Expenses			
General government	12,571,900	7,765,845	5,193,229
Protection to persons and property	14,341,220	14,757,411	14,359,616
Transportation	4,912,390	13,256,028	12,047,285
Environmental	7,848,930	10,375,551	10,607,247
Recreation and cultural	8,092,700	14,081,920	13,544,948
Planning and development	3,015,920	3,065,516	3,162,126
Health, social and family	589,880	602,177	682,889
	51,372,940	63,904,448	59,597,340
Net revenues (expenses)	7,587,480	(572,026)	(358,259)
Grants and transfers related to capital			
User charges	8,050	80,069	42,836
Government grants (Note 22)	3,661,110	8,389,049	2,712,947
Payments from other municipalities	-	55,764	130,472
Contributions from deferred revenue - obligatory reserve funds and other (Note 14)	10,719,640	6,003,124	10,383,563
Investment (Note 9 and 10)	413,700	1,133,877	1,029,670
Other (Note 21)	6,744,570	28,117	386,809
Gain (loss) on disposal of tangible capital assets	-	3,409,697	(2,077,274)
Contributed tangible capital assets (Note 3)	-	21,020,834	5,053,072
Income from government business enterprise (Note 24)	600,000	1,475,902	2,103,828
	22,147,070	41,596,433	19,765,923
Annual surplus (Note 23)	29,734,550	41,024,407	19,407,664
Accumulated surplus at beginning of year	384,701,728	384,701,728	365,294,064
Accumulated surplus at end of year (Note 19)	414,436,278	425,726,135	384,701,728

See accompanying notes to the financial statements

THE CORPORATION OF THE TOWN OF WASAGA BEACH
CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31

	Budget 2025 \$ (Note 2)	Actual 2025 \$	Actual 2024 \$
Annual surplus	29,734,550	41,024,407	19,407,664
Acquisition of tangible capital assets	(33,763,510)	(27,491,225)	(24,547,778)
Amortization of tangible capital assets	-	11,214,780	10,376,206
Accretion expense	-	6,288	6,135
(Gain) loss on disposal of tangible capital assets	-	(3,409,697)	2,077,274
Proceeds on disposal of tangible capital assets	-	6,212,493	47,751
Asset retirement obligations	-	(66,288)	(6,135)
Contributed tangible capital assets	-	(21,020,834)	(5,053,072)
Change in prepaid expenses	-	126,247	(2,380,463)
Change in assets held for resale	-	4,252,130	141,253
	(4,028,960)	10,848,301	68,835
Change in accumulated remeasurement gains	-	519,024	1,445,630
Change in net financial assets	(4,028,960)	11,367,325	1,514,465
Net financial assets at beginning of year	30,377,173	30,377,173	28,862,708
Net financial assets at end of year	26,348,213	41,744,498	30,377,173

See accompanying notes to the financial statements

THE CORPORATION OF THE TOWN OF WASAGA BEACH
CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE YEAR ENDED DECEMBER 31

	2025 \$	2024 \$
Cash flows from (for):		
Operating activities		
Annual surplus	41,024,407	19,407,664
Non-cash items:		
Change in investment in GBE (Note 24)	(711,330)	(1,338,256)
Amortization of tangible capital assets	11,214,780	10,376,206
Employee future benefits	128,100	125,000
Contributed tangible capital assets	(21,020,834)	(5,053,072)
(Gain) loss on disposal of tangible capital assets	(3,409,697)	2,077,274
Unrealized gain on investments	519,024	1,445,630
Accretion of asset retirement obligations	6,288	6,135
	<u>27,750,738</u>	<u>27,046,581</u>
Changes in:		
Taxes receivable	(1,716,259)	(801,176)
Water and sewer billings receivable	(67,972)	(279,817)
Accounts receivable	(266,732)	1,740,060
Accounts payable and accruals	1,630,674	(3,197,443)
Developer deposits	772,841	(2,233,287)
Notes receivable	(3,593,545)	(500,000)
Prepaid expenses	126,247	(2,380,463)
	<u>24,635,992</u>	<u>19,394,455</u>
Net change in cash from operations		
Capital activities		
Acquisition of tangible capital assets	(27,491,225)	(24,547,778)
Proceeds on disposal of tangible capital assets	6,212,493	47,751
Accounts receivable related to tangible capital assets	24,297	148,442
Accounts payable related to tangible capital assets	(545,077)	1,238,178
Local improvements receivable	396,148	127,773
	<u>(21,403,364)</u>	<u>(22,985,634)</u>
Net change in cash from capital		
Investing activities		
Portfolio investments	(2,926,061)	(1,412,237)
Guaranteed investments	7,476,807	16,413,595
	<u>4,550,746</u>	<u>15,001,358</u>
Net change in cash from investing		
Financing activities		
Long-term liabilities repaid	(1,441,303)	(1,466,167)
Long-term liabilities assumed	3,040,000	-
Deferred revenue - obligatory reserve funds and other	(6,967,684)	(9,250,238)
	<u>(5,368,987)</u>	<u>(10,716,405)</u>
Net change in cash from financing		
Net change in cash position	2,414,387	693,774
Cash and cash equivalents at beginning of year	<u>13,720,652</u>	<u>13,026,878</u>
Cash and cash equivalents at end of year (Note 10)	<u>16,135,039</u>	<u>13,720,652</u>

See accompanying notes to the financial statements

THE CORPORATION OF THE TOWN OF WASAGA BEACH
CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES
FOR THE YEAR ENDED DECEMBER 31

	2025	2024
	\$	\$
Accumulated remeasurement gains at beginning of year	2,768,117	1,322,487
Unrealized gains attributed to:		
Portfolio investments	<u>519,024</u>	<u>1,445,630</u>
Accumulated remeasurement gains at end of year	<u>3,287,141</u>	<u>2,768,117</u>

See accompanying notes to the financial statements

THE CORPORATION OF THE TOWN OF WASAGA BEACH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

Nature of operations

The Corporation of the Town of Wasaga Beach ("the Municipality") is a lower-tier municipality located in the County of Simcoe, Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes, such as the Municipal Act, Municipal Affairs Act and related legislation.

1. Summary of significant accounting policies

The consolidated financial statements have been prepared by management of the Municipality in accordance with Canadian generally accepted accounting principles for organizations operating in the local government sector as recommended by the Public Sector Accounting Board (PSAB) of The Chartered Professional Accountants of Canada.

The focus of PSAB consolidated financial statements is on the financial position of the Municipality and the changes thereto. The consolidated statement of financial position includes all of the assets and liabilities of the Municipality. Financial assets are those assets which could provide resources to discharge existing liabilities or finance future operations. Accumulated surplus represents the financial position and is the difference between assets and liabilities. This provides information about the Municipality's overall future revenue requirements and its ability to finance activities and meet its obligations. Significant aspects of the accounting policies adopted by the Municipality are as follows:

(a) Basis of consolidation

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of all committees of Council and the following organizations which are accountable to, and owned or controlled by, the Municipality:

Corporation of the Town of Wasaga Beach Public Library Board

All interfund assets and liabilities and sources of financing and expenditures have been eliminated.

In addition, the consolidated financial statements include the consolidated operations of Geosands Inc. and Wasaga Beach Sports & Entertainment Inc. as disclosed in Note 24. These government business enterprises (GBEs) are accounted for using the modified equity method. Under this method, the enterprises' accounting principles are not adjusted to conform with those of the Municipality and inter-organizational transactions are not eliminated.

(b) Basis of accounting

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable. Expenses are recognized as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

(c) Cash and cash equivalents

Cash and cash equivalents include all cash balances and short-term, highly liquid financial instruments with a maturity of three months or less from the date of acquisition.

Cash equivalents and guaranteed investments are recorded at cost which approximates fair market value.

(d) Assets held for resale

Assets held for resale are stated at the lower of cost and net realizable value.

THE CORPORATION OF THE TOWN OF WASAGA BEACH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Summary of significant accounting policies (continued)

(e) Financial instruments

The financial instruments of the municipality consist of cash and cash equivalents, accounts receivable, investments, notes receivable, accounts payable, developer deposits, and long-term liabilities. All financial instruments are recognized at cost, amortized cost, or fair value.

Cash and cash equivalents are recognized at cost. Accounts receivable, accounts payable and long-term liabilities (excluding derivative financial instruments) are recognized at amortized cost.

Notes receivable are recorded at amortized cost. Subsequent amounts received against loans that have been allowed for are recorded as revenue in the year received. Interest is accrued on notes receivable to the extent it is deemed collectable.

Investments include guaranteed investment certificates (GICs), principal protected notes (PPNs), bonds and equities. GICs are recorded at cost, which approximates amortized cost. PPNs have been designated to be recorded at fair value as these are hybrid financial instruments with an embedded derivative that has not been separated from the host contract. Derivatives are recorded at fair value and in determining fair value, the credit risk of both counterparties is considered. Bonds and equities are recorded at fair value as they are quoted in an active market.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense. Transaction costs are a component of cost for financial instruments measured at cost or amortized cost.

Unrealized gains and losses from the change in fair value of these financial instruments are reflected in the statement of remeasurement gains and losses until disposition. When the asset is sold, the unrealized gains and losses previously recognized in the statement of remeasurement gains and losses are reversed and recognized in the statement of operations.

The Standards require an organization to classify fair value measurements using a fair value hierarchy, which includes three levels of information that may be used to measure fair value:

- Level 1 - Unadjusted quoted market prices in active markets for identical assets or liabilities;
- Level 2 - Observable or corroborated inputs, other than level 1, such as quoted prices for similar assets or liabilities in inactive markets or market data for substantially the full term of the assets or liabilities; and
- Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations and any unrealized gain is adjusted through the statement of remeasurement gains and losses.

THE CORPORATION OF THE TOWN OF WASAGA BEACH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Summary of significant accounting policies (continued)

(f) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the annual surplus, provides the consolidated change in net financial assets for the year.

Tangible capital assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Land improvements	- 10 years to infinite life
Buildings	- 10 to 100 years
Machinery and equipment	- 2 to 25 years
Vehicles	- 5 to 20 years
Linear assets	- 3 to 100 years

One half of the annual amortization is charged in the year of acquisition and in the year of disposal. Construction in progress is not amortized until the asset is available for productive use.

Linear assets represent roads, bridges, sidewalks and water and wastewater infrastructure.

(g) Deferred revenue

Revenue restricted by legislation, regulation, or agreement and not available for general municipal purposes is reported as deferred revenue on the consolidated statement of financial position. The revenue is reported on the consolidated statement of operations in the year in which it is used for the specified purpose.

(h) County and school boards

The Municipality collects taxation revenue on behalf of the school boards and the County of Simcoe. The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the school boards and the County of Simcoe are not reflected in these consolidated financial statements.

(i) Segment disclosures

Municipal services have been segmented by grouping activities that have similar service objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Net municipal taxation revenue has been allocated to segments based on budget.

THE CORPORATION OF THE TOWN OF WASAGA BEACH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Summary of significant accounting policies (continued)

(j) Taxation and related revenues

Municipal tax billings are prepared by the Municipality based on assessment rolls issued by the Municipal Property Assessment Corporation. Tax rates are established annually by Council, incorporating amounts to be raised for local services. A normal part of the assessment process is the issue of supplementary assessment rolls, which provide updated information with respect to changes in property assessment. Once a supplementary assessment roll is received, the Municipality determines the taxes applicable and renders supplementary tax billings. Taxation revenues are recorded at the time tax billings are issued.

Assessments and the related municipal taxes are subject to appeal. Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For municipal taxes, the taxable event is the period for which the tax is levied. Taxes receivable are recognized net of allowance for anticipated uncollectible amounts.

The Municipality is entitled to collect interest and penalties on overdue taxes. These revenues are recorded in the period the interest and penalties are levied.

(k) Government grants

Government grants are recognized in the consolidated financial statements as revenues in the period in which the events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met and reasonable estimates of the amounts can be made. Conditional government grants are recognized to the extent the conditions imposed on them have been fulfilled. Unconditional government grants are recognized when monies are receivable. Government grants for acquisition of tangible capital assets are recognized in the period in which eligible expenditures are made. Grants are recognized as deferred revenue when grant stipulations give rise to a liability. Grant revenue is recognized in the consolidated statement of operations as the stipulation liabilities are settled.

(l) Revenue recognition

Fees for water and waste water usage are recorded as user charges in the period service is provided. Connection fee revenues are recognized when the connection has been established.

Subdivider contributions and fees for services (included in user charges and other revenues) are recognized over the period of service or when required expenditures occur if applicable.

Investment income (other than on obligatory reserve funds) is reported as revenue in the period earned. Investment income earned on obligatory reserve funds is added to the fund balance and forms part of the respective deferred revenue balances. Revenue from the obligatory reserve funds is recognized in the year in which eligible expenditures are made.

Other user charges, payments from other municipalities and other revenues are recognized as invoiced if collection is reasonably assured.

THE CORPORATION OF THE TOWN OF WASAGA BEACH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

1. Summary of significant accounting policies (continued)

(m) Pension plan

The Municipality offers a pension plan for its full-time employees through the Ontario Municipal Employee Retirement System ("OMERS"). OMERS is a multi-employer, contributory, public sector pension fund established for employees of municipalities, local boards and school boards in Ontario. Participating employers and employees are required to make plan contributions based on participating employees' contributory earnings. The Municipality accounts for its participation in OMERS as a defined contribution plan and recognizes the expense related to this plan as contributions are made, even though OMERS is itself a defined benefit plan.

(n) Other post-employment benefits

Employee future benefits other than pension provided by the Municipality include medical, dental and vision benefits. These plans provide benefits to employees when they are no longer providing active service. Employee future benefit expense is recognized in the period in which the employees render services on an accrual basis.

The accrued benefit obligations and the current service costs are calculated using the projected benefit method, prorated on service, and based on assumptions that reflect management's best estimates. The current service cost for a period is equal to the actuarial present value of benefits attributed to employees' services rendered in the period. Past service costs arising from plan amendments are amortized on a straight-line basis over the average remaining service period of employees active at the date of amendment. The excess of the net actuarial gains or losses over 10% of the accrued benefit obligation is amortized to expense over the average remaining service period of active employees to full eligibility.

(o) Use of estimates

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the year. Significant estimates have been made of historical cost and useful lives of tangible capital assets and employee future benefits. In addition, the Municipality's implementation of PS3280 Asset Retirement Obligations has resulted in the requirement for management to make estimates regarding the useful lives of affected tangible capital assets and the expected retirement costs, as well as the timing and duration of these retirement costs. Actual results could differ from those estimates.

(p) Asset retirement obligations

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability is discounted using a present value calculation, and adjusted yearly for accretion expense. The recognition of a liability resulted in an accompanying increase to the respective tangible capital assets. The increase to the tangible capital assets is being amortized in accordance with the amortization accounting policies outlined in (f).

THE CORPORATION OF THE TOWN OF WASAGA BEACH
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS AT DECEMBER 31, 2025

2. Budget amounts

The operating budget is reflected on the consolidated statement of operations, consolidated statement of change in net financial assets and Schedule 1. The budget amounts are those approved by Council for 2025 with adjustments to include amortization expense, which is not budgeted for annually. The budgets established for investment in tangible capital assets are on a project oriented basis, the costs of which may be carried out over one or more years and, therefore, may not be comparable with the current year's actual expenditure amounts.

3. Tangible capital assets

Schedule 2 provides information on the tangible capital assets of the Municipality by major asset class, as well as for accumulated amortization of the assets controlled. The reader should be aware of the following information relating to tangible capital assets:

(a) Construction in progress

Construction in progress with a value of \$20,657,652 (2024 - \$25,037,788) has not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. These assets consist of land improvements, and linear assets. The value of contributed assets received during the year is \$21,020,834 (2024 - \$5,053,072).

(c) Tangible capital assets disclosed at nominal values

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value. Land is the only category where nominal values have been assigned.

(d) Amortization

Amortization expense for the year totaled \$11,214,780 (2024 - \$10,376,206).

4. Prepaid expenses

Prepaid expenses include \$2,054,835 paid to the Simcoe County District School Board for the Town's capital contribution related to the Joint Use and Cost Sharing Agreement. The capital contribution was paid by the Town in 2025 for the right-of-use of certain facilities in the school for a ten year period ending in 2034.

5. Contingencies

(a) In the ordinary course of business, various claims and lawsuits are brought against the Municipality. No provision has been made for pending expropriations of land beyond the payments already made to affected property owners. Any payment made by the Municipality pursuant to claims, lawsuits or expropriations will be charged in the year of settlement.

(b) Annually, the Municipality is unable to estimate its Ontario Provincial Police adjustment. As a result, any adjustment is recorded in the year in which it is received or paid.

6. Note receivable

The Town holds a note receivable from Stonebridge Building Group Inc. with a principal balance of \$3,593,545 (2024 - \$NIL). The note is non-interest bearing unless payment is demanded in accordance with the terms of the Purchase Agreement, at which time interest accrues at 5% per annum, compounded annually, on any amounts outstanding thereafter. The balance is due the earlier of five years from issuance or through unit-by-unit repayments in accordance with the related Phase 1 Lands as defined in the Purchase Agreement.

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7. Development and letters of credit

As part of various developments, the Municipality has received letters of credit to cover the costs of completing these projects. Letters of credit held by the Municipality at December 31, 2025 were \$21,026,143 (2024 - \$32,229,780).

8. Commitments

- (a) The Municipality has an agreement with Floyd Sinton Limited for the operation of Wasaga Beach Transit for five years ending August 2027. The contract is for both conventional transit and specialized transit services. Total future payments on the remaining contract is \$1,820,754.
- (b) The Municipality has a servicing agreement with the Ontario Clean Water Agency to operate and maintain the Wasaga Beach Water Treatment Plant and Water Control Pollution Plant for a term of ten (10) years ending on December 31, 2025. The Municipality subsequently renewed the agreement for a period of 10 years. The Municipality paid the Ontario Clean Water Agency \$1,407,379 in 2025 and will increase by annual insurance and Consumer Price Index adjustments in subsequent years.
- (c) The Municipality entered into a Joint Use and Cost Sharing Agreement with Simcoe County District School Board. The School Board constructed Wasaga Beach Public School on lands owned by the Board. The Parties share, on a cost recovery basis, of operating and maintaining the Joint Use Facility costs. The proportionate share ratios of operating costs are defined in the agreement. The first year of sharing costs was 2025 and a review of the cost run rates will occur in 2026.

9. Portfolio investments

Portfolio investments include fixed income federal, provincial and corporate bonds, rated by S&P at a risk level of AA or higher in accordance with the Municipality's investment policy. Also included in portfolio investments are investments held in The ONE Investment Program. It is designed specifically for the municipal and broader Ontario public sector. The investments held within the Program are valued at their purchase cost, plus any reinvested income earned.

Investments include:

	2025		2024	
	Book Value	Market Value	Book Value	Market Value
Bond Portfolio Investments	17,787,343	17,975,359	17,423,642	17,393,638
<i>ONE Fund Investments</i>				
Bond Portfolio	4,374,193	4,080,531	4,211,635	3,962,394
Universal Corporate Bond Portfolio	5,670,964	5,228,739	5,517,506	5,080,459
Equities Portfolio	8,049,566	11,884,578	6,767,647	9,806,655
	35,882,066	39,169,207	33,920,430	36,243,146

Investment income earned on the bond portfolio investments during the year was \$398,851 (2024 - \$390,796). Investment income earned in the ONE Fund portfolio during the year was \$1,982,216 (2024 - \$2,391,757). Of the above amounts, \$714,493 (2024 - \$1,229,485) was recorded as investment income in the obligatory reserve funds.

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10. Cash, cash equivalents and guaranteed investments

Cash, cash equivalents and guaranteed investments total as follows:

	2025 \$	2024 \$
Cash and cash equivalents	16,135,039	13,720,652
Guaranteed investments	646,506	8,123,313
	16,781,545	21,843,965
The total is comprised of unrestricted and restricted amounts as follows:		
	\$	\$
Unrestricted	8,074,011	6,168,747
Restricted - obligatory reserve funds	8,707,534	15,675,218
	16,781,545	21,843,965

Cash and cash equivalents includes cash held in financial institutions.

Guaranteed investments consist of 1 non-redeemable GICs with a maturity date of July 2026, with an interest rate of 3.75%. The 2024 balance consisted of 2 non-redeemable GICs with maturity dates between January 2025 and August 2025, earning interest rates of 1.90% to 5.75% per annum.

Principal Protected Notes (PPNs) are also included in guaranteed investments. The December 31, 2024 balance consisted of 2 PPNs with maturity dates of August 2027 and 2029, bearing interest at 4.00% per annum. They were originally recorded at cost at time of purchase of \$5,500,000 and subsequently remeasured to their fair market value of \$5,945,400 as of December 31, 2024. The principal balance and interest was recovered upon the early redemption of the PPNs which occurred in 2025.

Restricted cash and guaranteed investments relate to obligatory reserve funds as described in Note 14.

The available line of credit has a limit of \$2,000,000. Interest is paid on outstanding balances at a rate of prime less 0.75%. As of year end the balance was \$NIL (2024 - \$NIL).

11. Local improvements receivable

Benefiting land owners of local improvements had the option to pay for their share of the cost in full or finance over increments of 5, 10, 15 or 20 years. Interest rates on the receivable balance range from 1.50% to 6.50% per annum.

12. Assets held for resale

There are six properties owned by the Municipality that are currently listed on the open market for sale. The net book value of these assets have been transferred out of the Tangible Capital Assets and into Assets Held for Resale. The properties are: 40 Mosley Street; 41, 47 and 59 Beach Drive; 425 River Road W; and 1 acre of 544 River Road E. The total cost associated with the properties is \$4,393,383.

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13. Asset retirement obligations

The Municipality's asset retirement obligations consists of the following:

The Municipality owns and operates several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. The presence of asbestos is not a current health hazard, and there is no requirement to remove asbestos in these buildings as long as the asbestos is contained and does not pose a public health risk. According to the Canadian Centre of Occupational Health and Safety (CCOHS), there are no significant health risks if the materials containing asbestos in your home or place of work are:

- Tightly bound in the original product, and it is in good condition
- Sealed behind walls and floorboards
- Isolated in an attic
- Left undisturbed

The Municipality assesses spaces for the presence of asbestos prior to any construction or renovation taking place. If any asbestos present would be disturbed due to these activities, it is appropriately abated in a manner that is compliant with relevant legislation and regulations. Remediation activities also occur upon the disposal of a building.

The Municipality's asset retirement obligations represent management's best estimate of the present value of the costs that are expected to be incurred for the remediation of asbestos present in some of the Municipality's buildings. Following the adoption of PS3280 – Asset retirement obligations, the Municipality recognized an obligation relating to the removal and post-removal care of the asbestos in these buildings as estimated at January 1, 2023. The buildings had an estimated useful life of 15 to 55 years when they were acquired. Post-closure care is estimated to extend for up to a year post the closure of the building, while demolition and construction continues. At December 31, 2025, estimated undiscounted asset retirement obligations were \$382,957 (2024 - \$322,957). The Municipality used a discount rate of 2.50% which represented the Municipality's average cost to borrow from OILC over a similar period of time.

During the year, \$60,000 was added to asset retirement obligations for 304 Main Street, which is the estimated cost to monitor the lands for remediation costs over 5 years.

Changes to the asset retirement obligation in the year are as follows:

	2025	2024
Asset retirement obligation (ARO)	\$	\$
Asset retirement obligation balance at beginning of the year	335,077	328,942
Asset retirement obligation additions	60,000	-
Accretion expense	6,288	6,135
Asset retirement obligation balance at end of the year	401,365	335,077

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14. Deferred revenue - obligatory reserve funds and other

A requirement of the public sector accounting principles of the Chartered Professional Accountants of Canada is that obligatory reserve funds be reported as deferred revenue. This requirement is in place as provincial legislation restricts how these funds may be used and under certain circumstances these funds may be refunded.

The net change during the year in the restricted deferred revenue balances is made up as follows:

	2025 \$	2024 \$
Deferred revenue at beginning of year	15,675,218	24,925,456
New deposits:		
Federal government	814,234	791,879
Provincial government	1,322,201	1,550,237
Private sources	2,113,188	1,502,881
Investment income	714,493	1,292,792
Capital and other transfers	<u>(11,931,800)</u>	<u>(14,388,027)</u>
Deferred revenue at end of year	<u>8,707,534</u>	15,675,218
Obligatory reserve funds:		
Parkland fund	1,426,319	930,619
Development charges act	521,062	4,749,308
Building Code Act	1,117,603	1,735,305
Canada Community Building Fund and Provincial gas tax allocation	2,055,242	3,649,841
Other government grants	<u>3,587,308</u>	<u>4,610,145</u>
	<u>8,707,534</u>	15,675,218

15. Temporary loans

The Municipality has a financing agreement in place with Ontario Infrastructure and Lands Corporation ('OILC') whereby OILC made long-term financing available up to a maximum of \$33,500,000 for the acquisition of tangible capital assets related to the Twinpad Arena and Library infrastructure projects.

Each advance is due and payable in full on the earlier of the facility termination date (defined as the earlier of September 29, 2026 and the date on which the obligations of OILC have been terminated) or the debenture purchase date for the project(s) for which the advance was made. The advances will be repaid by a) using immediately available funds; b) converting the advance into long-term financing by issuing to OILC one or more debentures in a principal amount at least equal to the advance to be repaid; or c) any combination of (a) and (b).

Interest is calculated at a floating rate per annum based on OILC's cost of funds plus their prevailing spread assigned to the borrower section for the program delivery costs and risks. Interest costs during construction have been included in the cost of tangible capital assets.

As at December 31, 2025 the Municipality received \$17,000,000 in advances from OILC related to this agreement for the Twinpad Arena and Library. Subsequent to year end the advances were converted to a 25 year debenture bearing interest at 4.79%, maturing April 2051.

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16. Long-term liabilities

Long-term liabilities consist of the following:

	2025 \$	2024 \$
(a) OILC debenture for Main Street Bridge, 2.48% interest, semi-annual blended payments of \$320,838 principal and interest, due March 2027.	939,128	1,546,199
(b) OILC debenture for the purchase of a fire pumper truck, 2.06% interest, semi-annual blended payments of \$54,851 principal and interest. Debenture was fully repaid in 2025.	-	54,292
(c) Toronto Dominion bank loan for the purchase of beachfront properties, 4.130% interest, monthly blended payments of \$35,422 principal and interest, due August 2030.	4,620,485	4,874,425
(d) OILC debenture for the purchase of beachfront properties, 3.28% interest, monthly payments of \$23,000 plus interest, due July 2040.	4,025,000	4,301,000
(e) OILC debenture for the retrofit of streetlights with LED light bulbs, 2.21% interest, semi-annual payments of \$125,000 plus interest, due July 2026.	250,000	500,000
(f) Loan payable to The Corporation of the County of Simcoe for the purchase of 304 Main Street, interest only at IO 5 year rate for a period of 3 years. Subsequently minimum annual principal payments of \$750,000. Due March 2030.	3,040,000	-
	12,874,613	11,275,916

Principal, interest and total debt payments for the next 5 years are as follows:

	Principal \$	Interest \$	Total \$
2026	1,386,952	437,216	1,824,168
2027	841,689	398,432	1,240,121
2028	1,284,774	357,370	1,642,144
2029	1,296,144	312,115	1,608,259
2030	5,420,054	201,101	5,621,155
Thereafter	2,645,000	419,597	3,064,597
	12,874,613	2,125,831	15,000,444

The above long-term liabilities issued in the name of the Municipality have been approved through by-laws. The annual principal and interest payments required to service these liabilities are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs.

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17. Pension agreements

The OMERS plan has several unrelated participating municipalities and costs are not specifically attributed to each participant. Amounts paid to OMERS for 2025 were \$1,922,731 (2024 - \$1,719,516) for current service.

OMERS is a multi-employer plan, therefore any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. The most recent actuarial valuation of the Plan was conducted at December 31, 2025. The results of this valuation disclosed total actuarial liabilities of \$151.3 (2024 - \$142.4) billion in respect of benefits accrued for service with actuarial assets at that date of \$150.0 (2024 - \$139.5) billion, indicating a going concern actuarial deficit of \$1.3 (2024 - \$2.9) billion.

18. Employee future benefits

The Municipality pays certain post-retirement benefits on behalf of its retired employees, including extended health and dental coverage. The Municipality recognizes these post-retirement costs in the period in which the employees rendered the services. The accrued benefit obligation at December 31, 2025 of \$1,997,200 and the net periodic benefit cost were determined by an actuarial valuation dated April 24, 2024. Actuarial valuations will be prepared every third year or when there are significant changes to the workforce.

Information about the Municipality's obligation for employee future benefits is as follows:

	2025	2024
	\$	\$
Accrued plan liability at beginning of year	1,776,000	1,651,000
Current service cost	141,300	135,500
Interest cost	85,100	81,200
Amortization of actuarial loss	36,700	36,700
Benefits paid for the year	(135,000)	(128,400)
	1,904,100	1,776,000
Accrued plan liability at end of year	1,904,100	1,776,000
Unrecognized actuarial loss	93,100	129,800
	1,997,200	1,905,800
Accrued benefit obligation at end of year	1,997,200	1,905,800

The main actuarial assumptions employed for the valuation were as follows:

(a) General inflation

Future general inflation levels, as measured by changes in the Consumer Price Index (CPI), were assumed at 2.5% in 2025 (2024 - 2.5%) and thereafter.

(b) Interest (discount) rate

The obligation as at December 31, 2025 of the present value of future liabilities and the expense, was determined using an annual discount rate of 4.3% (2024 - 4.3%). This corresponds to the assumed CPI rate plus an assumed real rate of return of 2.5% (2024 - 2.5%).

(c) Health care costs

Health care costs were assumed to increase 6.9% in 2025 (2024 - 7.0%).

(d) Dental costs

Dental costs were assumed to increase 4.3% in 2025 (2024 - 4.3%) and thereafter.

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19. Accumulated surplus

The accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2025 \$	2024 \$
Surplus:		
Investment in tangible capital assets	354,714,592	326,010,942
Assets held for resale	4,393,383	141,253
Unfunded liability for asset retirement obligation	(401,365)	(335,077)
Total surplus	<u>358,706,610</u>	<u>325,817,118</u>
Reserves set aside for specific purposes by Council		
Government business enterprise	3,593,269	3,593,269
Water and wastewater	20,620,879	17,526,155
Operating/Working funds	7,714,979	10,199,162
Tax rate stabilization	1,463,228	1,512,315
Casino revenue	3,136,166	2,196,768
Acquisition of tangible capital assets	9,108,425	3,235,692
Total reserves	<u>45,636,946</u>	<u>38,263,361</u>
Reserve funds set aside for specific purposes by Council		
Acquisition of tangible capital assets	<u>291,507</u>	<u>241,507</u>
Investment in government business enterprises (Note 24)	<u>21,091,072</u>	<u>20,379,742</u>
Total accumulated surplus	<u>425,726,135</u>	<u>384,701,728</u>

20. Net municipal taxation

Net municipal taxation consists of:

	2025 \$	2024 \$
Taxation revenue	65,045,789	62,160,949
Amount levied and remitted to school boards	(10,050,676)	(10,041,805)
Amount levied and remitted to the County of Simcoe	(16,220,142)	(15,880,473)
Net municipal taxation	<u>38,774,971</u>	<u>36,238,671</u>

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21. Other revenues

Other revenues on the consolidated statement of operations consists of the following:

	2025	2024
	\$	\$
Licenses and permits	1,431,747	530,558
Rents and concessions	496,487	1,112,192
Fines	346,414	183,610
Donations	136,467	688,802
Casino revenues	1,319,620	1,353,217
Parkland contributions	-	376,669
	3,730,735	4,245,048

22. Government grants

Government grants on the consolidated statement of operations and schedules 3 and 4 consist of the following:

	2025	2024
	\$	\$
Federal	2,622,737	1,651,845
Provincial	7,366,818	2,444,702
	9,989,555	4,096,547

23. Annual surplus transferred to reserves

A reconciliation between adjusted annual surplus as transferred to reserves and recorded annual surplus as per the consolidated statements is reflected below. The need for this is generated by the actual recorded results complying with PSAB reporting requirements.

	2025	2024
	\$	\$
Annual surplus	41,024,407	19,407,664
Change in government business enterprise	(711,330)	(1,338,256)
Accretion of asset retirement obligations	6,288	6,135
Amortization of tangible capital assets	11,214,780	10,376,206
Loss (gain) on disposal of tangible capital assets	(3,409,697)	2,077,274
Proceeds on disposal of tangible capital assets	6,212,493	47,752
Tangible capital asset additions	(48,512,053)	(29,600,850)
Issuance of temporary loans	3,040,000	-
Principal payments on long-term liabilities	(1,441,303)	(1,466,167)
Annual surplus (deficit) transferred to (from) reserves	7,423,585	(490,242)

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24. Government business enterprises (GBE)

The following balances represent the consolidation of Geosands Inc., Wasaga Distribution Inc., Wasaga Genco Inc. and Wasaga Resource Services Inc. for the year ended December 31. The following operations are included in the consolidated statement of operations, accounted for on a modified equity basis:

	Notes	2025 \$	2024 \$
Total assets		52,222,529	50,594,149
Total liabilities	(a)	(30,990,569)	(30,151,557)
Net assets		21,231,960	20,442,592
Common shares		2,745,596	2,745,596
Miscellaneous paid-in capital		5,175,468	5,175,468
Retained income		13,310,896	12,521,528
Investment in government business enterprise		21,231,960	20,442,592
Total revenues	(b)	29,966,706	30,657,241
Total expenditures		(28,577,338)	(28,656,135)
Comprehensive income for the year		1,389,368	2,001,106
Dividends		(600,000)	(600,000)
Change in investment in government business enterprise equity		789,368	1,401,106
Income from government business enterprise:			
Change in investment in GBE equity	(c)	789,368	1,401,106
Dividends	(d)	600,000	600,000
Interest on note receivable	(e)	164,572	165,572
		1,553,940	2,166,678

(a) Note receivable from Wasaga Distribution Inc.

Geosands' liabilities include a note receivable from Wasaga Distribution Inc., repayable to the Municipality, in the amount of \$3,593,269 (2024 - \$3,593,269), which has no fixed terms of principal repayment. Interest is determined on the principal amount outstanding on the 30th day following December 31st of each year in which principal is owing. The note bears interest at the rate approved by the Ontario Energy Board (OEB) in connection with the the current decision and order issued by the OEB approving the electricity distribution rates that Wasaga Distribution Inc. is permitted to recover. Interest may be receivable in cash or in additional common shares issued by the government business enterprise. The interest rate during the year was 4.58% (2024 - 4.58%).

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24. Government business enterprises (continued)

(b) Rent revenue

Included in total revenue of the GBE is rental income from the Municipality. In 2011, a lease agreement was entered into with Wasaga Distribution Inc., effective January 1, 2012 for the construction of a fire hall on a portion of the land owned by Wasaga Distribution Inc. The Municipality was charged rent of \$35,242 (2024 - \$35,264). Rent will increase by the same percentage as the Consumer Price Index for the first ten years. The GBE sought an appraisal for the lease and the Town agreed to the adjustment, which was reflected in the 2022 rent payment. The term of the lease is forty years, including options for two extensions of twenty years.

(c) Change in investment in government business enterprise equity

Change in investment in government business enterprise equity represents the annual increase or decrease in the retained earnings of Geosands Inc., Wasaga Distribution Inc. and Wasaga Resources Services Inc., after eliminating any intercompany transactions between the three companies. The amount of change in retained income is calculated as the companies' annual net income, less any dividends paid to the Municipality. The amount retained by those companies is determined by their Board of Directors, in their anticipation of investments in property, plant and equipment and their cash requirements to effectively operate the companies. The Municipality only receives cash from the investment in the government business enterprise when dividends are declared as described in (d) below.

(d) Dividends

During the year the Municipality received \$600,000 (2024 - \$600,000) cash in the form of dividends from Geosands Inc. The amount of dividends paid each year is determined by the Board of Directors of Wasaga Resources Services Inc., Wasaga Distribution Inc. and Geosands Inc. based on their annual earnings, their anticipated amount of investment required in property, plant and equipment and their available cash flow.

(e) Interest on note receivable

During the year the Municipality received \$164,572 (2024 - \$165,572) cash in the form of interest from the note receivable from Wasaga Distribution Inc., as described in (a) above.

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24. Government business enterprises (continued)

The following balances represent the consolidation of Wasaga Beach Sports and Entertainment Inc. (WBSE) for the year ended December 31. The following operations are included in the consolidated statement of operations, accounted for on a modified equity basis:

	Notes	2025 \$	2024 \$
Total assets		383,775	559,002
Total liabilities	(f)	(524,563)	(621,752)
Net assets		(140,788)	(62,750)
Common shares		100	-
Retained income (deficit)		(140,888)	(62,850)
Investment in government business enterprise		(140,788)	(62,850)
Total revenues	(g)	457,530	46,555
Total expenditures		(535,568)	(109,405)
Comprehensive loss for the year		(78,038)	(62,850)
Change in investment in government business enterprise equity	(h)	(78,038)	(62,850)

(f) Note receivable from WBSE

WBSE's liabilities include a note repayable to the Municipality in the amount of \$500,000 (2024 - \$500,000). The borrower shall pay to the lender before December 31 of each fiscal year, \$5,000 for each major event held in the subject year. The note is non-interest bearing.

(g) Related party transaction

During the 2025 fiscal year, the Town provided a grant in the form of staff time contributed to the operations of WBSE. The fair market value of the grant is \$18,117.

(h) Change in investment in government business enterprise equity

Change in investment in government business enterprise equity represents the annual increase or decrease in the retained income (deficit) of WBSE. The amount of change in retained income (deficit) is calculated as the company's annual net income or loss, less any dividends paid to the Municipality. The amount retained by WBSE is determined by its Board of Directors, in their anticipation of investments in property, plant and equipment and their cash requirements to effectively operate the company.

25. Trust funds

Trust funds administered by the Municipality amounting to \$308,527 (2024 - \$290,368) have not been included in the consolidated statement of financial position nor have their operations been included in the consolidated statement of operations. The trust funds are comprised of the following:

	2025 \$	2024 \$
Cemetery pre-need	25,791	26,712
Cemetery perpetual care and maintenance	282,736	263,656

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26. Financial risk management

The Municipality has exposure to the following risks from its use of financial instruments: credit risk, market risk (including interest rate, foreign currency, other price risks) and liquidity risk. Council ensures that the Municipality has identified its major risks and ensures that management monitors and controls them.

(a) Credit risk:

Credit risk is the risk of financial loss to the Municipality if a ratepayer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Municipality consisting of trade receivables. The Municipality assesses these financial assets on a continuous basis for any amounts that are not collectible or realizable.

(b) Market risk:

Market risk is the risk that changes in market prices, including interest rates, will affect the Municipality's income. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing the return on risk. The Municipality manages market risk by adoption of an investment policy and adherence to this policy.

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in the market interest rates.

(c) Liquidity risk:

Liquidity risk is the risk that the Municipality will not be able to meet its financial obligations as they become due. The Municipality manages liquidity risk by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Municipality's reputation.

27. Subsequent events

Subsequent to year end the Town has entered into an Agreement of Purchase and Sale of Beachfront lands to Sunray Beach Drive Inc. The terms of the agreement reflect a total price of \$7,680,000 reflected over three phases. Phase 1 are the hotel lands with a purchase price of \$2,003,172 plus HST. Phase 2 and 3 lands are presented as one amount for \$5,676,828 plus HST. There is a Vendor Take Back Mortgage on Phase 2 and 3 lands for 24 months with interest at 5.75%. There is an option to extend the mortgage for a one year term at an interest rate of 8.75%. The sale is scheduled for July 6, 2026 with a down payment of \$250,000 on the Phase 2 and 3 lands. A deposit of \$200,000 for the Phase 1 lands has already been provided. For the Phase 2 and 3 lands, there is a paydown of \$250,000 6 months after closing, and another paydown amount of \$500,000 at the end of 12 months. Sunray Group is contributing \$1,500,000 towards the development of festival square.

28. Comparative figures

Certain comparative figures have been reclassified to comply with the current year's presentation.

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AS AT DECEMBER 31, 2025

29. Segmented information

The Municipality is a diversified municipal government institution that provides a wide range of services to its citizens such as police (OPP contract), fire, recreation and library services as well as road, water and sewer infrastructure. Distinguishable functional segments have been separately disclosed in the segmented information. Revenues that are directly related to the costs of the function have been attributed to each segment. Net municipal taxation revenue is allocated to each segment based on the prorated total budgeted expenses for each department.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1. For additional information see the consolidated schedules of segmented revenues and expenses.

The nature of the segments and the activities they encompass are as follows:

- (a) General government
General government is the governance of the Municipality. It is comprised of Council, corporate health and safety, human resources and general administration.
- (b) Protection to persons and property
Protection to persons and property consists of OPP contract services, fire fighting and fire prevention services and other protective services consisting of community safety activities, animal control, bylaw enforcement and building inspection.
- (c) Transportation
Transportation services is comprised of revenues and expenses related to the various forms of transportation available to the Municipality. Transportation services include activities relating to maintaining roads, transit services, parking and streetlights.
- (d) Environmental
Environmental services consist of the provision of the Municipality's drinking water and waste water system.
- (e) Recreation and cultural
Recreation and cultural services consists of parks, sports centre activities, recreation programs and library services.
- (f) Planning and development
Planning and development is comprised of services including Municipal planning and Committee of Adjustment. Planning and development guides, regulates and facilitates development within the Municipality.
- (g) Health, social and family
Health services is comprised of revenues and expenses related to the cemetery, which offers an upright monument, flat marker, cremation garden section, mausoleum and columbarium.
Social and family services consist of two programs, the Age-Friendly Community Advisory Committee and Senior Active Living Centre.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

SCHEDULE 1

SCHEDULE OF LIBRARY OPERATIONS FOR THE YEAR ENDED DECEMBER 31

	Budget 2025	Actual 2025	Actual 2024
	\$	\$	\$
Revenue			
Government grants	37,680	50,460	56,728
Contributions from municipality	1,771,180	1,638,302	1,999,650
Rents, fines, program and miscellaneous fees	21,930	26,830	16,022
Donations	6,500	4,645	5,072
	<u>1,837,290</u>	<u>1,720,237</u>	<u>2,077,472</u>
Expenses			
Salaries, wages and benefits	1,441,220	1,389,505	1,647,329
Contracted services	-	17,114	47,160
Materials and supplies	225,530	189,063	197,242
Memberships and training	12,480	7,216	9,640
Rents, financial expenses and external transfers	158,060	117,339	176,101
	<u>1,837,290</u>	<u>1,720,237</u>	<u>2,077,472</u>
Annual surplus	-	-	-
Accumulated surplus at beginning of year	<u>385,591</u>	<u>385,591</u>	<u>385,591</u>
Accumulated surplus at end of year	<u>385,591</u>	<u>385,591</u>	<u>385,591</u>

The supplemental information provided above has been extracted from the records of the Municipality and is included in the consolidated statement of operations.

THE CORPORATION OF THE TOWN OF WASAGA BEACH
SCHEDULE 2
CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS
FOR THE YEAR ENDED DECEMBER 31

	Land	Land Improvements	Buildings	Machinery and Equipment	Vehicles	Linear Assets	Construction in Progress	2025 Total	2024 Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cost									
Balance, beginning of year	44,587,906	16,366,192	101,395,296	17,975,855	18,923,442	268,701,968	25,037,788	492,988,447	468,561,193
Additions	5,415,777	355,228	759,440	1,445,632	1,997,813	43,083,987	12,550,719	65,608,596	30,326,695
Disposals	(7,075,569)	(419,274)	(126,526)	(468,614)	(190,227)	(1,026,247)	(16,930,855)	(26,237,312)	(3,796,676)
Write downs	-	-	-	-	-	-	-	-	(2,102,765)
Asset retirement obligations	-	-	382,957	-	-	-	-	382,957	322,957
Balance, end of year	42,928,114	16,302,146	102,411,167	18,952,873	20,731,028	310,759,708	20,657,652	532,742,688	493,311,404
Accumulated amortization									
Balance, beginning of year	-	5,721,357	27,665,518	6,959,405	10,154,979	88,547,715	-	139,048,974	131,555,659
Amortization	-	385,393	2,845,456	1,219,867	1,450,550	5,313,514	-	11,214,780	10,376,206
Disposals	-	(419,274)	(79,273)	(436,437)	(190,227)	(985,066)	-	(2,110,277)	(2,907,319)
Balance, end of year	-	5,687,476	30,431,701	7,742,835	11,415,302	92,876,163	-	148,153,477	139,024,546
Net book value, end of year	42,928,114	10,614,670	71,979,466	11,210,038	9,315,726	217,883,545	20,657,652	384,589,211	354,286,858

THE CORPORATION OF THE TOWN OF WASAGA BEACH
SCHEDULE 3
CONSOLIDATED SCHEDULE OF SEGMENTED REVENUES AND EXPENSES
ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2025

	General Government \$	Protection to Persons and Property \$	Transportation \$	Environmental \$	Recreation and Cultural \$	Planning and Development \$	Health, Social and Family \$	Total \$
Revenues								
Net municipal taxation	5,703,861	12,444,130	8,751,700	542,710	8,927,030	2,198,810	206,730	38,774,971
Payments in lieu of taxation	715,252	-	-	-	-	-	-	715,252
User charges	78,075	133,555	1,593,763	11,403,588	1,443,042	645,059	113,678	15,410,760
Government grants (Note 22)	943,100	-	275,077	-	316,668	3,741	61,920	1,600,506
Payments from other municipalities	-	166,413	34,564	-	5,048	(1,300)	-	204,725
Contributions from deferred revenue - obligatory reserve funds and other	22,855	-	-	-	-	-	-	22,855
Investment	1,850,672	-	-	-	-	-	-	1,850,672
Penalties and interest on taxes	1,050,063	-	-	-	-	-	-	1,050,063
Other	1,532,756	1,338,955	425,139	78,182	223,635	81,681	22,270	3,702,618
	11,896,634	14,083,053	11,080,243	12,024,480	10,915,423	2,927,991	404,598	63,332,422
Expenses								
Salaries, wages and employee benefits	2,293,294	7,075,446	5,522,519	2,170,252	7,512,688	1,883,039	335,985	26,793,223
Interest on long-term liabilities	74,455	189	37,320	-	-	308,367	-	420,331
Materials and supplies	1,958,338	623,449	2,135,046	2,288,571	2,159,676	281,215	70,412	9,516,707
Rents, financial expenses and external transfers	186,611	437,775	276,192	188,526	971,262	12,478	78,320	2,151,164
Contracted services	3,087,450	6,023,747	1,309,774	2,068,007	716,635	506,087	90,255	13,801,955
Amortization of tangible capital assets	165,151	596,805	3,973,855	3,660,195	2,717,457	74,330	26,987	11,214,780
Accretion of asset retirement obligations	546	-	1,322	-	4,202	-	218	6,288
	7,765,845	14,757,411	13,256,028	10,375,551	14,081,920	3,065,516	602,177	63,904,448
Net revenues (expenses)	4,130,789	(674,358)	(2,175,785)	1,648,929	(3,166,497)	(137,525)	(197,579)	(572,026)
Other								
Grants and transfers related to capital								
User charges	300	-	6,390	73,379	-	-	-	80,069
Government grants (Note 22)	-	16,823	7,990,320	-	381,906	-	-	8,389,049
Payments from other municipalities	-	-	20,288	35,476	-	-	-	55,764
Contributions from deferred revenue - obligatory reserve funds and other	-	-	5,832,175	170,949	-	-	-	6,003,124
Investment	-	-	-	1,133,877	-	-	-	1,133,877
Other	-	13,017	-	-	15,100	-	-	28,117
Gain (loss) on disposal of tangible capital assets	2,229,451	1,500	(18,756)	(66,407)	1,926	1,261,983	-	3,409,697
Contributed tangible capital assets	-	-	5,326,738	15,694,096	-	-	-	21,020,834
Income from government business enterprise	1,475,902	-	-	-	-	-	-	1,475,902
	3,705,653	31,340	19,157,155	17,041,370	398,932	1,261,983	-	41,596,433
Annual surplus (deficit)	7,836,442	(643,018)	16,981,370	18,690,299	(2,767,565)	1,124,458	(197,579)	41,024,407

See accompanying notes to the financial statements

THE CORPORATION OF THE TOWN OF WASAGA BEACH
SCHEDULE 4
CONSOLIDATED SCHEDULE OF SEGMENTED REVENUES AND EXPENSES
ACTUAL FOR THE YEAR ENDED DECEMBER 31, 2024

	General Government \$	Protection to Persons and Property \$	Transportation \$	Environmental \$	Recreation and Cultural \$	Planning and Development \$	Health, Social and Family \$	Total \$
Revenues								
Net municipal taxation	4,538,091	11,652,740	8,588,790	628,170	7,994,380	2,627,510	208,990	36,238,671
Payments in lieu of taxation	691,214	-	-	-	-	-	-	691,214
User charges	302,587	1,041,024	1,584,477	8,738,011	1,849,678	823,627	122,439	14,461,843
Government grants	1,005,712	-	252,348	-	63,728	-	61,812	1,383,600
Payments from other municipalities	-	172,301	-	-	800	6,500	-	179,601
Contributions from deferred revenue - obligatory reserve funds and other	-	-	-	74,435	-	-	-	74,435
Investment	1,489,626	-	-	-	-	-	-	1,489,626
Penalties and interest on taxes	861,852	-	-	-	-	-	-	861,852
Other	1,430,880	496,051	182,128	68,784	897,444	761,189	21,763	3,858,239
	10,319,962	13,362,116	10,607,743	9,509,400	10,806,030	4,218,826	415,004	59,239,081
Expenses								
Salaries, wages and employee benefits	1,921,644	7,001,942	4,787,038	2,051,766	6,845,731	1,779,560	418,547	24,806,228
Interest on long-term liabilities	-	2,058	57,778	-	-	304,075	-	363,911
Materials and supplies	1,153,121	634,322	2,207,579	2,964,472	2,460,100	308,592	66,328	9,794,514
Rents, financial expenses and external transfers	184,281	377,897	268,850	149,175	995,651	346,450	77,581	2,399,885
Contracted services	1,754,819	5,773,615	1,346,540	2,004,122	618,944	258,548	93,873	11,850,461
Amortization of tangible capital assets	178,831	569,782	3,378,210	3,437,712	2,620,422	164,901	26,348	10,376,206
Accretion of asset retirement obligations	533	-	1,290	-	4,100	-	212	6,135
	5,193,229	14,359,616	12,047,285	10,607,247	13,544,948	3,162,126	682,889	59,597,340
Net revenues (expenses)	5,126,733	(997,500)	(1,439,542)	(1,097,847)	(2,738,918)	1,056,700	(267,885)	(358,259)
Other								
Grants and transfers related to capital								
User charges	-	3,085	-	39,751	-	-	-	42,836
Government grants (Note 22)	29,445	-	2,650,238	-	33,264	-	-	2,712,947
Payments from other municipalities	-	-	-	130,472	-	-	-	130,472
Contributions from deferred revenue - obligatory reserve funds and other	-	-	9,971,842	31,721	380,000	-	-	10,383,563
Investment	-	-	-	1,029,670	-	-	-	1,029,670
Other	-	-	-	-	386,809	-	-	386,809
(Loss) gain on disposal of tangible capital assets	(2,388)	(2,917)	37,427	(13,811)	7,200	(2,102,164)	(621)	(2,077,274)
Contributed tangible capital assets	-	-	2,359,536	2,646,630	46,906	-	-	5,053,072
Income from government business enterprise	2,103,828	-	-	-	-	-	-	2,103,828
	2,130,885	168	15,019,043	3,864,433	854,179	(2,102,164)	(621)	19,765,923
Annual surplus (deficit)	7,257,618	(997,332)	13,579,501	2,766,586	(1,884,739)	(1,045,464)	(268,506)	19,407,664

See accompanying notes to the financial statements

SIGNATURE CERTIFICATE

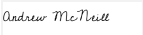


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Name Brian Smith Email mayor@wasagabeach.com Components 1	Status signed Multi-factor Digital Fingerprint Checksum 4f53cda18c2baa0c0354bb5f9a3ecbe5ed12ab4d8e11ba873c2f11161202b945 IP Address 205.211.113.91 Device Microsoft Edge via Windows Uploaded Signature  Signature Reference ID BE961598	Viewed At 07/02/2026 01:37:21 PM EDT Identity Authenticated At 07/02/2026 01:38:17 PM EDT Signed At 07/02/2026 01:38:17 PM EDT
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