



AGING WELL & LIVING BETTER

ANNUAL REPORT 2024 – 2025



A MESSAGE FROM OUR PRESIDENT & CEO

Since 1987, Wyndham Gardens has offered independent seniors more than just a place to live — we've built a vibrant, welcoming community in a prime location, just steps from the heart of Main Street Unionville.

At the core of our mission is a commitment to fostering strong community connections and enhancing quality of life. We're proud of Wyndham Gardens legacy as a leader in premier life-lease retirement living.

Over the past year, we've continued to focus on sustainability, accessibility, and innovation. A key milestone was the completion of a comprehensive capital reserve study, which helped us assess the long-term health of our infrastructure. This proactive work ensures we're well-equipped to maintain the quality and longevity of our building for years to come. These efforts are part of our broader strategy to support a continuum of care and services that enrich the aging experience.

Thank you to our residents, families, staff, and supporters — your trust and engagement are the foundation of our continued success. Together, we'll keep building a resilient, inclusive, and future-ready community at Wyndham Gardens Apartments of Unionville.

—Abby Katz Starr



A MESSAGE FROM OUR BOARD CHAIR

I am honoured to serve as Chair of Wyndham Gardens, a Life Lease residence devoted to our distinguished seniors.

Throughout 2024 and continuing into 2025, our focus has remained on several key projects that are essential to the well-being of our residents and their living environment. One of the most significant has been the Roof Renovation Project, which has seen incredible collaboration and commitment.

On behalf of the Wyndham Board, I extend heartfelt thanks to both the WGAU Board and the Wyndham Gardens Residents Association for their diligence, teamwork, and unwavering dedication to this important work.

To our wonderful residents, I thank you for your patience, input, and support throughout the year. Your voices matter, and your ongoing engagement helps guide every step we take.

Together with my fellow Board members, I remain fully committed to prioritizing the health, safety, and quality of life of all our residents.

—Debra Ambrose

FINANCIAL STATEMENTS

Financial summaries (unaudited) as at March 31, 2025 and for the year then ended are as follows:

	2025	2024
FINANCIAL POSITION		
Total assets	\$ 6,737,402	\$ 6,905,095
Total liabilities	214,389	221,115
Unrestricted net assets	5,733,981	5,121,499
Internally restricted net assets	789,032	1,562,481
	\$ 6,737,402	\$ 6,905,095

RESULTS OF OPERATIONS

Revenue

Maintenance fees	\$ 1,522,611	\$ 1,467,853
Re-leasing commission	396,300	376,672
Interest and other income	99,925	101,511
Capital levy	38,199	38,198
Amortization of deferred contribution	20,800	20,800
	2,077,835	2,005,034

Expenses

Building and property	813,382	778,375
Administrative services cost	264,924	257,208
Salaries and benefits	209,807	237,937
Re-leasing costs	205,141	200,123
Administration	154,000	151,461
Amortization of capital assets	591,548	572,781
	2,238,802	2,197,885

Deficiency of revenue over expenses for the year	\$ (160,967)	\$ (192,851)
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CASH FLOWS

Cash provided by operating activities	\$ 421,693	\$ 301,356
Cash used by investing activities	(612,616)	(433,725)
Net decrease in cash	\$ (190,923)	\$ (132,369)

BOARD MEMBERS

Debra Ambrose - Chair • Tracey Deline- Vice Chair • Samantha van Velzen - Treasurer
Astley Dennis • Paul Cousins • David Rackus

MESSAGE FROM WYNDHAM GARDENS RESIDENTS ASSOCIATION

I personally want to thank the members of our Executive Committee for their hard work, involvement and dedication throughout the year. They totally understand the importance of working together as a team with each member contributing their expertise and knowledge.

On behalf of the WGRA committee, I would also like to thank the staff and Senior Leadership for supporting us. We are grateful for the many dedicated volunteers who help organize social events, tend to our beautiful gardens and provide us with stimulating programs so we may enjoy our life and age in place within Wyndham Gardens. Thank you. Donna MacDonald

—Donna McDonald, on behalf of the WGRA

WGRA Executive Committee Members:

Astley Dennis, Yvonne Findlay, Donna MacDonald, Ester Moressi, Wes Rowe, Doreen Webb

