

Financial statements of

# London Community Foundation

December 31, 2025

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## Independent Auditor's Report

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To the Board of Directors of London Community Foundation:

### Opinion

We have audited the financial statements of London Community Foundation (the "Foundation"), which comprise the statement of financial position as at December 31, 2025, the statements of operations and changes in fund balances, cash flows and related schedules 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 London Community Foundation as at December 31, 2025 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.

### 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 Foundation in accordance with the 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 Canadian accounting standards for not-for-profit organizations, 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 Foundation'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 Foundation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Foundation'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.

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 Foundation'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 Foundation'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 Foundation 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.

London, Ontario  
May 1, 2026

*MNP LLP*

Chartered Professional Accountants  
Licensed Public Accountants

**London Community Foundation**  
**Statement of operations and changes in fund balances**  
Year ended December 31, 2025

	Total		General Fund		Restricted Fund		Endowment Fund	
	2025	2024	2025	2024	2025	2024	2025	2024
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Revenue</b>								
Donations	9,982,972	16,625,308	54,396	61,690	3,921,426	13,795,348	6,007,150	2,768,270
Investment income, net	16,490,252	18,345,720	6,263,458	8,302,619	10,226,794	10,043,101	-	-
	<b>26,473,224</b>	34,971,028	<b>6,317,854</b>	8,364,309	<b>14,148,220</b>	23,838,449	<b>6,007,150</b>	2,768,270
<b>Expenses</b>								
Administrative and other expenses, net (Schedule A)	2,140,956	1,861,774	826,236	679,163	1,314,720	1,182,611	-	-
<b>Grants and distributions</b>								
Arts, culture and heritage	821,267	911,362	13,662	71,025	807,605	840,337	-	-
Education	606,083	632,230	62,894	39,479	543,189	592,751	-	-
Environment	599,488	755,457	201,606	295,815	397,882	459,642	-	-
Health	2,547,878	1,021,923	241,710	47,394	2,306,168	974,529	-	-
Recreation	113,158	192,839	27,850	2,150	85,308	190,689	-	-
Community services	11,582,559	7,837,430	1,028,587	1,219,338	10,553,972	6,618,092	-	-
	<b>16,270,433</b>	11,351,241	<b>1,576,309</b>	1,675,201	<b>14,694,124</b>	9,676,040	-	-
Excess of revenue over expenses, grants and distributions	8,061,835	21,758,013	3,915,309	6,009,945	(1,860,624)	12,979,798	6,007,150	2,768,270
Interfund transfers	-	-	(3,444)	100,148	(322,145)	(487,480)	325,589	387,332
Fund balances, beginning of year	147,151,048	125,393,035	14,451,442	8,341,349	38,187,433	25,695,115	94,512,173	91,356,571
<b>Fund balances, end of year</b>	<b>155,212,883</b>	147,151,048	<b>18,363,307</b>	14,451,442	<b>36,004,664</b>	38,187,433	<b>100,844,912</b>	94,512,173

The accompanying notes are an integral part of the financial statements.

**London Community Foundation**

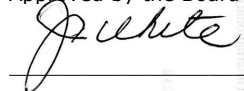
**Statement of financial position**

Year ended December 31, 2025

	Notes	2025	2024
		\$	\$
<b>Assets</b>			
Cash and cash equivalents	3	<b>5,948,585</b>	7,326,314
Amounts receivable		<b>90,673</b>	122,603
Loans receivable	4	<b>15,978,511</b>	21,188,802
Investments	5, 11	<b>146,782,334</b>	130,816,440
Prepaid expenses		<b>41,813</b>	35,862
Capital assets	6	<b>82,463</b>	93,309
Cash surrender value - life insurance		<b>397,427</b>	406,539
		<b>169,321,806</b>	159,989,869
<b>Liabilities</b>			
Accounts payable and accrued liabilities		<b>287,493</b>	155,484
Loans payable	8	<b>550,000</b>	1,325,000
Grants payable		<b>239,089</b>	45,003
Government remittances payable		<b>8,985</b>	4,985
Deferred capital contributions	10	<b>—</b>	13,589
Funds held on behalf of other parties	11	<b>13,023,356</b>	11,294,760
		<b>14,108,923</b>	12,838,821
Commitments	9, 14		
<b>Fund balances</b>			
General Fund		<b>18,363,307</b>	14,451,442
Restricted Fund	12	<b>36,004,664</b>	38,187,433
Endowment Fund	12	<b>100,844,912</b>	94,512,173
		<b>155,212,883</b>	147,151,048
		<b>169,321,806</b>	159,989,869

The accompanying notes are an integral part of the financial statements.

Approved by the Board



Director



Director

**London Community Foundation**

**Statement of cash flows**

Year ended December 31, 2025

	2025	2024
	\$	\$
<b>Operating activities</b>		
Excess of revenue over expenses, grants and distributions		
General Fund	3,915,309	6,009,945
Restricted Fund	(1,860,624)	12,979,798
Add items not requiring a current cash outlay		
Unrealized and realized gains on investments	(6,784,554)	(12,991,905)
Amortization of capital assets	42,681	53,336
Changes in non-cash working capital		
Amounts receivable	31,930	45,074
Loans receivable	5,210,291	(1,157,041)
Prepaid expenses	(5,951)	(23,444)
Accounts payable and accrued liabilities	136,009	(13,835)
Grants payable	194,086	918
Deferred capital contributions	(13,589)	(19,629)
Deferred revenue	—	(14,400)
Endowment contributions	6,007,150	2,768,270
	<b>6,872,738</b>	<b>7,637,087</b>
<b>Financing activities</b>		
Advances of loans payable	300,000	1,250,000
Repayments of loans payable	(1,075,000)	—
	<b>(775,000)</b>	<b>1,250,000</b>
<b>Investing activities</b>		
Purchase of capital assets	(31,834)	(10,709)
Decrease (increase) in cash surrender value - life insurance	9,112	(11,200)
Funds held on behalf of other parties	1,728,596	1,503,332
Proceeds on sale of investments	8,815,585	3,581,757
Purchase of investments	(17,996,926)	(15,083,912)
	<b>(7,475,467)</b>	<b>(10,020,732)</b>
Net change in cash and cash equivalents	<b>(1,377,729)</b>	<b>(1,133,645)</b>
Cash and cash equivalents, beginning of year	<b>7,326,314</b>	<b>8,459,959</b>
<b>Cash and cash equivalents, end of year</b>	<b>5,948,585</b>	<b>7,326,314</b>

The accompanying notes are an integral part of the financial statements.

## **1. Nature of the Foundation**

London Community Foundation (the "Foundation") and its donors strengthen our community by making grants, building and managing a permanent endowment, and serving our community as a resource and partner.

The Foundation is a registered charity and is classified as a public foundation under Section 149.1(1) of the Income Tax Act (Canada) (the "Act"). As such, it is exempt from income taxes and able to issue donation receipts for income tax purposes. In order to maintain its status as a public foundation registered under the Act, the Foundation must meet certain requirements within the Act. In the opinion of management, these requirements have been met.

## **2. Summary of significant accounting policies**

The financial statements of the Foundation have been prepared in accordance with Canadian accounting standards for not-for-profit organizations and include certain estimates based on management's judgments. These estimates affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

In the opinion of management, the financial statements have been properly prepared within reasonable limits of materiality and within the framework of the significant accounting policies summarized below:

### *Fund accounting*

In order to ensure observance of limitations and restrictions placed on the use of resources available to the Foundation, the accounts of the Foundation are maintained in accordance with the principles of "fund accounting". Under these principles, resources are classified for accounting and reporting purposes into funds that are in accordance with specified activities or objectives. The Foundation uses three fund groups: General Fund, Restricted Fund and Endowment Fund.

- (i) The General Fund accounts for the Foundation's administrative and operational revenues and expenses. Net expenditures of the General Fund are financed primarily by donor contributions directed to general operations, from investment income earned on the endowment contributions on which the donor has placed no restriction on the use of that income and from an interfund administrative charge. The distribution of income for granting purposes is determined by the Board of Directors each year according to the most pressing needs of the community.
- (ii) The Restricted Fund reports amounts, including investment income on restricted endowed funds, that are available to be used for purposes specified by donors and contributions that do not form part of the Endowment Fund. Donors may specify the charitable organization(s) to receive the grants or may identify the particular area of interest to be supported.
- (iii) The Endowment Fund reports amounts that are required to be maintained by the Foundation on a permanent basis. The Board of Directors, at its discretion, may include investment income equal to the amount determined to preserve the purchasing power of the endowed capital.

### *Cash and cash equivalents*

Cash and cash equivalents include balances with banks and short-term investments with maturities of three months or less.

## **2. Summary of significant accounting policies (continued)**

### *Capital assets*

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution. The related contribution is deferred and amortized to income of the General Fund on the same basis as the related capital assets are amortized. Assets not yet in use are not amortized until they are put into use.

Amortization is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Leasehold improvements	lease term (up to 10 years)
Office furniture and equipment	5 years
Computer hardware	5 years
Computer software (one-time set up fee)	5 years
Intangible (website)	5 years

### *Financial instruments*

Financial assets and financial liabilities are initially recognized at fair value when the Foundation becomes a party to the contractual provisions of the financial instrument. Subsequently, all financial instruments are measured at amortized cost except for investments in pooled funds and short-term securities, which are measured at fair value.

Interest earned on short term securities, unrealized gains and losses on pooled funds, and realized gains and losses on sale of pooled funds are included in investment income in the statement of operations and changes in fund balances.

Transaction costs related to financial instruments measured subsequent to initial recognition at fair value are expensed as incurred. Transaction costs related to other financial instruments are added to the carrying value of the asset or netted against the carrying value of the liability and are then recognized over the expected life of the instrument using the effective interest method. Any premium or discount related to an instrument measured at amortized cost is amortized over the expected life of the item using the effective interest method and recognized in net earnings as interest income or expense.

With respect to financial assets measured at cost or amortized cost, the Foundation recognizes in net earnings an impairment loss, if any, when there are indicators of impairment and it determines that a significant adverse change has occurred during the period in the expected timing or amount of future cash flows. When the extent of impairment of a previously written-down 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 net earnings in the period the reversal occurs.

### *Revenue recognition*

The Foundation follows the restricted fund method of accounting for contributions.

All donations and bequests are recorded as revenue only as received, or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured, except where amounts are received for a specific community leadership project. In these cases, contributions are deferred and record as revenue when the related expenses are incurred.

Life insurance policies that have named the Foundation as owner/beneficiary are recorded at the cash surrender value of the policy. The increase in cash surrender value from year to year is recorded as a donation to the Endowment Fund.

Investment income includes interest, dividends, and realized and unrealized gains (losses).

## **2. Summary of significant accounting policies (continued)**

### *Contributed services*

Volunteers contribute many hours per year to assist the Foundation in carrying out its fundraising and granting activities. Because of the difficulty in determining fair value, contributed services are not recognized in the financial statements.

### *Contributions*

Throughout the year, the Foundation receives in-kind contributions relating to life insurance policies for which the Foundation is the beneficiary. When donors pay insurance premiums on the policies, they are recognized as contributions to life insurance premiums and other donations. These contributions are then offset against other non-operational expenditures in the financial statements.

### *Investment management fees*

The Foundation presents investment management fees netted against investment income on the Statement of operations and changes in fund balances. Investment manager fees amounted to \$617,906 (\$528,579 in 2024).

### *Use of estimates*

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the amounts reported in the financial statements and the accompanying notes. By their nature, these estimates are subject to measurement uncertainty. These estimates are reviewed periodically, and adjustments are made to income in the year in which they become known. The account specifically affected by estimates in these financial statements is the useful life of capital assets and the collectability of loans receivable. Actual results may vary from these estimates.

### *Accounting for Cloud Computing Arrangements*

The Foundation has applied the simplification approach to account for expenditures in a cloud computing arrangement. Under the simplification approach, the Foundation recognizes expenditures related to the elements in the cloud computing arrangement as an expense as incurred. In the current year, expenses in the amount of \$80,203 (\$68,660 in 2024) have been recognized as other office expenses.

## **3. Cash and cash equivalents**

The Foundation has access to a demand operating facility, secured by a GSA, with TD for security. The amount available is \$250,000, with interest of prime rate + 0%. As of December 31, 2025 the balance was \$Nil (\$Nil in 2024).

At December 31, 2025 the Foundation has two fixed income investments of \$250,000 (two fixed income investments of \$250,000 in 2024) each earning interest at 2.88% and 2.63% (4.65% and 4.06% in 2024) maturing at January 2026 and March 2026, which are less than 3 months subsequent to year-end. As a result, the two fixed income investments are included in cash and cash equivalents.

**4. Loans receivable**

The loans receivable relates to the London Community Foundation, Social Impact Fund program, a social investment program that turns unrestricted donations into capital loans for community and non-profit groups. With access to funding that they typically couldn't get from a bank, groups can further their mission more efficiently and effectively. Currently the Social Impact Fund's two main priorities are the development of safe and affordable housing in London, Middlesex County, neighbouring First Nations and other communities in southwestern Ontario, and the investment and promotion of local social enterprises. The Social Impact Fund is a social investment that contributes to building a resilient community.

As of December 31, 2025, the Foundation had outstanding \$15,978,511 (\$21,188,802 in 2024) of financing through loans to support the creation of affordable housing and social enterprise initiatives, the focus and priority within the London and Middlesex area.

	<b>2025</b>	2024
	<b>\$</b>	\$
Loan receivable bearing interest at 4.5%, interest only payments with balance due in 2026. A position of general security registered against the title of the property.	<b>112,500</b>	112,500
Loan receivable, bearing interest at the Libro prime lending rate plus 2% (effective rate 6.45% at October 30 2025) interest only payments, secured by a mortgage registered against the title to the property. Principal due November 2028.	<b>32,361</b>	36,302
Various loans bearing interest at 5%, interest only payments, secured by mortgage registered against the title of the properties. Maturity ranging between August, 2026 to November, 2026.	<b>4,490,000</b>	2,490,000
One loan bearing interest at 4.25%, interest only payments, secured by mortgage registered against the title of the property. Maturing September, 2026.	<b>325,150</b>	3,300,000
Community bond, bearing annual interest only payments at 3%. Principal due at maturity of February 2026.	<b>25,000</b>	25,000
Community Bond bearing bi-annual interest only payments at 2.6%. Principal due at maturity of November 2027.	<b>500,000</b>	500,000
Various term loans (2025 - 9, 2024 - 12), bearing interest between 2.75% and 5%, interest only payments, secured by mortgages registered against the title of the property for which the loan relates. Repayments of the balance owing on maturity ranging between February 2026 to March 2033.	<b>10,493,500</b>	14,725,000
	<b>15,978,511</b>	21,188,802

**4. Loans receivable (continued)**

The principal due at maturity of the loans receivable in each of the next five years are estimated as follows:

2026	13,593,150
2027	500,000
2028	32,361
2029	483,000
2030	1,100,000
Thereafter	270,000
<b>Total</b>	<b>15,978,511</b>

**5. Investments**

The combined market values of the investments are summarized below:

	2025 \$	2024 \$
Pooled fund		
Short-term investments	<b>250,951</b>	272,577
Fixed Income	<b>36,958,384</b>	31,691,001
Canadian equities	<b>30,230,685</b>	25,972,385
Foreign equities	<b>66,288,295</b>	60,562,482
Real estate	<b>13,054,019</b>	12,317,995
	<b>146,782,334</b>	130,816,440

The Foundation's objective for investments under its management is to generate a total return that achieves the granting objectives of the Foundation as set each year by its Board, recovers the cost of administering the funds, protects the purchasing power of the capital, and establishes a reserve for future market declines.

Investments are made in accordance with the Foundation's investment policy as approved by the board. The goal of the policy is to ensure that funds are maintained and grown while achieving maximum returns consistent with prudent investment. The investment policy includes guidelines regarding the minimum and maximum amount of domestic and foreign equity holdings, fixed income and Canadian real estate.

The majority of the Foundation's investments are held in pools that are managed by external managers. Investment income (loss) earned on investments held by the Foundation in these pools is allocated to the pools based on monthly market values.

**6. Capital assets**

	Cost \$	Accumulated amortization \$	2025 Net book value \$	2024 Net book value \$
Leasehold improvements	<b>15,577</b>	<b>191</b>	<b>15,386</b>	37,038
Office furniture and equipment	<b>17,628</b>	<b>9,289</b>	<b>8,339</b>	7,964
Computer hardware	<b>82,185</b>	<b>47,301</b>	<b>34,884</b>	48,307
Website	<b>23,854</b>	—	<b>23,854</b>	—
	<b>139,244</b>	<b>56,781</b>	<b>82,463</b>	93,309

**6. Capital assets (continued)**

Amortization expense for 2025 was \$42,681 (\$53,336 in 2024). The website was not ready for use at the end of the year and therefore no amortization has been taken.

**7. Interfund transfers**

Interfund transfers include an amount determined by the Board of Directors to reflect the real change in value of the permanent capital of the Foundation. The Foundation's Board of Directors maintains a capital preservation policy, the aim of which is to provide as much financial support to the community as possible without jeopardizing the long-term purchasing power of the endowed funds. Every year, the Foundation determines an appropriate amount to capitalize at the end of each fiscal year with consideration given to the change in the Consumer Price Index, the amount capitalized in previous years and current and expected investment returns. For the year ended December 31, 2025, the Board of Directors capitalized \$Nil funds (\$Nil in 2024).

	<b>General Fund</b>	<b>Restricted Fund</b>	<b>2025 Endowment Fund</b>
	\$	\$	\$
Net capital gains (losses) allocation (a)	—	<b>(12,419)</b>	<b>12,419</b>
Donor-directed transfers (b)	<b>51,190</b>	<b>(252,716)</b>	<b>201,526</b>
Donor-directed internal grants (c)	<b>(54,634)</b>	<b>(57,010)</b>	<b>111,644</b>
	<b>(3,444)</b>	<b>(322,145)</b>	<b>325,589</b>
			2024
	General Fund	Restricted Fund	Endowment Fund
	\$	\$	\$
Net capital gains (losses) allocation (a)	—	(25,079)	25,079
Donor-directed transfers (b)	124,864	(445,133)	320,268
Donor-directed internal grants (c)	(24,716)	(17,268)	41,985
	100,148	(487,480)	387,332

*(a) Net capital gains (losses) allocation*

During 2025, the Foundation allocated \$12,419 of unrealized capital gains (\$25,079 of unrealized capital gains in 2024) to certain Endowment Funds from the Restricted Fund as stipulated by its contracts with the respective charities. These contracts direct the Foundation to allocate unrealized gains (losses) to the Endowment Fund. However, the allocation of such losses is limited to the amount of previously allocated gains.

*(b) Donor-directed transfers*

In 2025, 32 donor directed transfers (42 in 2024) were initiated. The donors requested that balances in their Restricted and Endowment Funds be transferred to other Restricted, Endowment or General Funds.

*(c) Donor-directed internal grants*

In 2025, 24 (25 in 2024) donor-directed internal grants were requested, shifting a portion of the expendable funds from the donor's Restricted or General Fund to be transferred to the Endowment Fund, the General Fund and/or a different Restricted Fund.

**8. Loans Payable**

As of December 31, 2025 the Foundation has outstanding loans payable to third-party funders totaling \$550,000 (\$1,325,000 in 2024) to support affordable housing projects. These loans are provided under the following terms:

- o Loan 1: \$250,000, at 4.75% interest per annum, due in February 2026.
- o Loan 2: \$300,000, at 5% interest per annum, due in August 2026.

The full principal balance is due on the respective maturity date of each loan. No scheduled principal repayments are required prior to maturity. The loans are secured by a promissory note, and the interest is payable on a bi-annual basis. The Foundation expects to repay these loans in full upon their respective maturity dates. The loan terms reflect the Foundation's commitment to affordable housing development and the long-term sustainability of the project.

**9. Multi-year commitments**

Through the Community Vitality grant program, certain of the grants approved and recorded in the current year are components of multi-year grant plans. While these multi-year grants cover several years, the Foundation's Board annually approves each year's grants for payment from that year's investment earnings.

As of December 31, 2025, the Foundation had grant commitments that will be funded from earnings in future years totaling \$1,362,239 (\$1,063,610 in 2024).

**10. Deferred contributions**

Deferred contributions are externally restricted for operating purposes and are recognized as contributions as the related expenses are incurred. These represent contributions received from donors in supporting the renovations of the Foundation's office. These contributions will be recognized over the lease term. During the year ended 2025, \$13,589 (\$19,629 in 2024) was recognized.

**11. Funds held on behalf of other parties**

Funds held for other parties represent investments held on behalf of the Oxford Community Foundation and the London Jewish Community Foundation, and are included as investment assets of the Foundation, with an offsetting liability amount, as these funds may be withdrawn at any time.

Consequently, as of the balance sheet date, the Foundation's investments were comprised of:

	<b>2025</b>	2024
	\$	\$
Oxford Community Foundation	<b>4,441,752</b>	3,810,429
London Jewish Community Foundation	<b>8,581,604</b>	7,484,331
	<b>13,023,356</b>	11,294,760
London Community Foundation	<b>133,758,978</b>	119,521,680
	<b>146,782,334</b>	130,816,440

**12. Restrictions of net assets**

a) *Restricted Fund consists of the following:*

	2025	2024
	\$	\$
Donor-restricted for granting purposes	<b>36,004,664</b>	38,187,433

b) *Endowment Fund consists of the following:*

	2025	2024
	\$	\$
Endowments, the income from which is donor-restricted for specified granting purposes	<b>63,806,502</b>	58,170,201
Endowments, the income from which is unrestricted	<b>37,038,410</b>	36,341,972
	<b>100,844,912</b>	94,512,173

**13. Pledges**

The Foundation has been named as a beneficiary of certain trusts. The residual value of these trusts will be recorded in the financial statements when the proceeds are received by the Foundation. These amounts are not reflected in the accompanying financial statements.

**14. Commitments**

The Foundation is committed to aggregate minimum annual lease payments for premises as follows:

	\$
2026	52,647
2027	52,647
2028	35,098

**15. Financial instruments and risks**

The Foundation has policies and procedures to establish a target asset mix to help protect against the follow risks:

***Interest rate risk***

The Foundation is exposed to interest rate risk as the value of the assets is affected by market changes in interest rates. Interest rate changes directly impact the value of the investments. The Foundation has established a target mix of investment types designed to achieve the optimal return within reasonable risk tolerance.

***Market risk***

The value of equity securities changes with stock market conditions, which are affected by general economic and market conditions. The value of securities will vary with developments within the specific companies or governments which issues the securities. The Foundation manages this risk through controls to monitor and limit concentration levels.

**15. Financial instruments and risks (continued)**

***Credit risk***

The financial instruments that potentially subject the Foundation to a significant concentration of credit risk consist primarily of cash, investments and loans receivable. The Foundation mitigates its exposure to credit loss by placing its cash and investments with major financial institutions. The Foundation performs regular assessments of its borrowers and provides allowances for potentially uncollectible loans receivable.

***Foreign Exchange risk***

Foreign exchange risk is the risk to the Foundation’s earnings that arises from the fluctuations of foreign exchange rates and the degree of volatility of these rates. The Foundation at its discretion may use derivative instruments to manage and reduce its exposure to foreign currency risk.

There have been no changes in the Foundation’s risk exposures from the prior year.

**16. Expenses as a percentage of average total assets**

	<b>2025</b>	2024
	\$	\$
Total assets, beginning of the year	<b>159,989,869</b>	135,525,470
Total assets, end of year	<b>169,321,806</b>	159,989,869
Average total assets	<b>164,655,838</b>	147,757,670
Total operating expenses	<b>2,140,956</b>	1,861,774
Expenses as a percentage of average total assets	<b>1.30%</b>	1.26%

The Foundation’s operating expenses involves asset development and activities related to grant making, leadership and philanthropic services. These activities are not necessarily related to the donations received in any one year and the asset development methodology used by the Foundation creates normal gift delays which may result in costs preceding the receipt of the gifts by several years. The ratio of total operating expenses to average total assets has been used to evaluate operating costs.

**17. Health and Homelessness Fund for Change**

In January 2023 the Foundation entered into a limited-term Donor Advised agreement with a family, the Fund known as the “Fund for Change.” The Fund will support the Health & Homelessness Whole of Community System Response in London Ontario, a community led comprehensive plan in conjunction with the City of London to address the homelessness crisis. As at December 31, 2025, the fund has granted over \$20 million with an additional \$6 million committed.

**London Community Foundation****Schedule of administrative and other expenses - Schedule A**

Year ended December 31, 2025

	<b>2025</b>	2024
	\$	\$
Salaries and benefits	<b>1,788,099</b>	1,524,766
Other office expenses	<b>299,204</b>	285,834
Marketing expense	<b>32,789</b>	29,933
Premiums on donated life insurance policies	<b>66,375</b>	46,907
Occupancy costs	<b>75,884</b>	80,177
Granting program expense	<b>20,228</b>	6,359
	<b>2,282,579</b>	1,973,976
Contributions to cover specific expenses		
Premiums on donated life insurance policies	<b>(66,352)</b>	(46,907)
Recovery of expenses from funds held for others	<b>(75,271)</b>	(65,295)
	<b>2,140,956</b>	1,861,774
Administrative fee charged to Restricted Fund	<b>(1,314,720)</b>	(1,182,611)
General Fund administrative and other expenses	<b>826,236</b>	679,163