

Pathways Clubhouse Society of Richmond
Financial Statements
For the year ended March 31, 2023

Pathways Clubhouse Society of Richmond

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For the year ended March 31, 2023

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DALE MATHESON CARR-HILTON LABONTE LLP
CHARTERED PROFESSIONAL ACCOUNTANTS

Independent Auditor's Report

To the Members of Pathways Clubhouse Society of Richmond:

Opinion

We have audited the financial statements of Pathways Clubhouse Society of Richmond (the "Society"), which comprise the statement of financial position as at March 31, 2023, and the statement of operations, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis of Qualified Opinion paragraph, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at March 31, 2023, 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 of Qualified Opinion

In common with many not-for-profit organizations, the Society derives a part of its revenue from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Society, and we were not able to determine whether any adjustments might be necessary to revenues, excess of revenues over expenses, assets and net assets.

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 Society 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.

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In preparing the financial statements, management is responsible for assessing the Society'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 Society or to cease operations, or has no realistic alternative but to do so.

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

Report on Other Legal and Regulatory Requirements

As required by the Society Act of British Columbia, we report that, in our opinion, these principles have been applied on a basis consistent with that of the previous year.

DMCL.

DALE MATHESON CARR-HILTON LABONTE LLP
CHARTERED PROFESSIONAL ACCOUNTANTS
Vancouver, BC

July 26, 2023

Pathways Clubhouse Society of Richmond

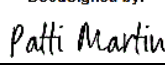
Statement of Financial Position

As at March 31, 2023

	Operating Fund	Capital Asset Fund	2023	2022
	\$	\$	\$	\$
CURRENT ASSETS				
Cash	264,587	160	264,747	565,749
Short-term investments	625,430	99,423	724,853	401,173
Other receivables	23,345	6,612	29,957	25,429
Restricted cash	135,514	-	135,514	146,463
Prepaid expenses and deposits	114,114	-	114,114	106,526
	1,162,990	106,195	1,269,185	1,245,340
Capital Assets (Note 3)	-	3,889,559	3,889,559	3,486,602
TOTAL ASSETS	1,162,990	3,995,754	5,158,744	4,731,942
CURRENT LIABILITIES				
Accounts payable and accrued liabilities	52,953	7,501	60,454	54,503
Deferred contributions (Note 5)	340,602	50,074	390,676	522,716
Security deposits	11,206	-	11,206	11,206
Preliminary development funding loan (Note 4)	-	1,696,582	1,696,582	1,170,066
Current portion of long-term debt (Note 6)	-	135,204	135,204	136,756
	404,761	1,889,361	2,294,122	1,895,247
Deferred Contributions (Note 5)	-	383,251	383,251	345,597
Long-Term Debt (Note 6)	-	1,490,232	1,490,232	1,625,315
Replacement Reserve (Note 7)	135,514	-	135,514	146,463
TOTAL LIABILITIES	540,275	3,762,844	4,303,119	4,012,622
FUND BALANCES				
Unrestricted	441,408	-	441,408	359,762
Surplus invested in capital assets	-	232,910	232,910	178,251
Internally restricted (Note 8)	181,307	-	181,307	181,307
TOTAL FUND BALANCES	622,715	232,910	855,625	719,320
TOTAL LIABILITIES AND FUND BALANCES	1,162,990	3,995,754	5,158,744	4,731,942
Commitment (Note 11)				

Approved by Board of Directors:



DocuSigned by:

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The accompanying notes are an integral part of these financial statements

Pathways Clubhouse Society of Richmond
Statement of Operations
For the year ended March 31, 2023

	Operating Fund \$	Capital Asset Fund \$	2023 \$	2022 \$
Revenue:				
Provincial grants	1,931,469	-	1,931,469	1,864,817
BC Housing rental subsidies	168,108	-	168,108	160,524
Tenant rent contributions	107,310	-	107,310	107,788
Donations and fundraising	163,486	-	163,486	71,149
Community grants	48,600	-	48,600	42,000
BC Housing administration fees	37,683	-	37,683	37,683
Municipal grants	35,027	-	35,027	35,027
Lunch unit revenue	33,149	-	33,149	20,008
Other revenue	17,607	-	17,607	15,497
Interest income	12,385	2,641	15,026	4,772
Amortization of deferred contributions related to capital assets (Note 5)	-	39,832	39,832	32,887
	<u>2,554,824</u>	<u>42,473</u>	<u>2,597,297</u>	<u>2,392,152</u>
Expenses (Schedule 1)				
Labour (Note 9)	1,384,169	-	1,384,169	1,361,106
Services	260,139	-	260,139	220,170
Occupancy costs	422,597	-	422,597	379,040
Administrative	249,071	-	249,071	177,660
Replacement reserve expenses (Schedule 2)	32,378	-	32,378	27,267
Amortization	-	127,023	127,023	133,947
	<u>2,348,354</u>	<u>127,023</u>	<u>2,475,377</u>	<u>2,299,190</u>
Excess (deficiency) of revenue over expenses before other items	<u>206,470</u>	<u>(84,550)</u>	<u>121,920</u>	<u>92,962</u>
Other item				
Rent subsidy adjustment	3,436	-	3,436	-
Excess (deficiency) of revenue over expenses	<u>209,906</u>	<u>(84,550)</u>	<u>125,356</u>	<u>92,962</u>

The accompanying notes are an integral part of these financial statements

Pathways Clubhouse Society of Richmond
Statement of Changes in Fund Balances

For the year ended March 31, 2023

	Operating Fund \$	Capital Asset Fund \$	2023 \$	2022 \$
Fund balances, beginning of year	543,131	176,189	719,320	624,315
Excess (deficiency) of revenue over expenses	209,906	(84,550)	125,356	92,962
	753,037	91,639	844,676	717,277
Net change of replacement reserve	10,949	-	10,949	2,043
Mortgage principal repayments	(136,635)	136,635	-	-
Purchase of capital assets	(529,980)	529,980	-	-
Preliminary development funding loan proceeds	526,516	(526,516)	-	-
Interfund transfers	(1,172)	1,172	-	-
Fund balances, end of year	622,715	232,910	855,625	719,320

The accompanying notes are an integral part of these financial statements

Pathways Clubhouse Society of Richmond

Statement of Cash Flows

For the year ended March 31, 2023

	2023	2022
	\$	\$
Cash provided by (used for) the following activities		
Operating		
Excess of revenue over expenses	125,356	92,962
Amortization	127,023	133,947
	252,379	226,909
Changes in non-cash working capital accounts:		
Accounts receivable	(4,528)	4,171
Restricted cash	10,949	2,043
Prepaid expenses and deposits	(7,588)	(10,289)
Accounts payable and accrued liabilities	5,951	(54,365)
Deferred contributions	(94,386)	104,682
Security deposits	-	(409)
	162,777	272,742
Financing		
Proceeds from preliminary development funding loan	526,516	277,329
Repayment of long-term debt	(136,635)	(135,030)
	389,881	142,299
Investing		
Purchase of short-term investments	(1,303,983)	(728,501)
Redemption of short-term investments	980,303	606,853
Purchase of capital assets	(529,980)	(332,434)
	(853,660)	(454,082)
(Decrease) increase in cash	(301,002)	(39,041)
Cash, beginning of year	565,749	604,790
Cash, end of year	264,747	565,749

The accompanying notes are an integral part of these financial statements

Pathways Clubhouse Society of Richmond

Notes to the Financial Statements

For the year ended March 31, 2023

1. Incorporation and nature of the organization

Pathways Clubhouse Society of Richmond (the "Society") was incorporated under the authority of the Society Act of British Columbia and is a registered charity and thus is exempt from income taxes under the Income Tax Act ("the Act").

The purpose of the Society is to improve the mental health of people who are living with mental illness in the City of Richmond. It administers a Clubhouse Model program which is accredited by Clubhouse International. The clubhouse program provides an opportunity for members to rebuild their lives through a supportive environment that focuses on each person's strengths and talents rather than their illness. Members are able to advance their education, gain employment, have a place to live, connect with their families, make new friends and create multiple successes. The Society also provides mental health public education to the local communities to increase the awareness and understanding of issues and concerns about mental illness and health.

2. Significant accounting policies

These financial statements have been prepared in accordance with the significant accounting policies set out below to comply with the operating agreement (the "Agreement") with BC Housing Management Commission ("BC Housing"). The Agreement stipulates the use of Canadian accounting standards for not-for-profit organizations as set out in Part III of the CPA Handbook - Accounting as issued by the Accounting Standards Board of Canada.

Fund accounting

The Society reports using fund accounting, and maintains the following funds: Operating Fund and Capital Asset Fund.

The Operating Fund reports the Society's revenues and expenses related to program delivery, housing, and administrative activities.

The Capital Asset Fund reports the Society's assets, liabilities, revenues and expenses related to the Society's capital assets.

Replacement reserve

In accordance with a funding agreement between the Society and BC Housing, a replacement reserve fund has been established. The replacement reserve is funded from the Society's operating budget through an annual charge and transfer to the reserve. The amount to be transferred is the amount set out in the agreement or another amount approved by BC Housing. The use of the funds is restricted for the replacement or repair of the Society's capital assets.

Revenue recognition

The Society uses the deferral method of accounting for contributions. Restricted contributions are recognized as revenue of the appropriate fund in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue in the Operating Fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Federal, provincial and municipal grants are recognized as revenue of the Operating Fund when they are received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Tenant rent contributions and BC Housing rental subsidies are recognized as revenues of the Operating Fund in accordance with the rental agreements.

Donations and fundraising revenues are recognized when received. Interest income is recognized on the accrual basis.

All other income is recognized as revenue when it is received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Pathways Clubhouse Society of Richmond

Notes to the Financial Statements

For the year ended March 31, 2023

2. Significant accounting policies (Continued from previous page)

Contributed services

Volunteers contribute an indeterminate amount of hours per year to assist the Society in carrying out its service delivery activities. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

Cash and cash equivalents

Cash and cash equivalents include balances with banks and short-term investments with maturities of three months or less from the date of the balance sheet. Cash subject to restrictions that prevent its use for current purposes is included in restricted cash.

Capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution if fair value can be reasonably determined.

Amortization is provided at rates intended to amortize the cost of assets over their estimated useful lives.

	Method	Rate/Term
Automotive	straight-line	5 years
Furniture and fixtures	declining balance	20%
Computer equipment	straight-line	4 years
Building – Granville	straight-line	50 years
Buildings – Alexandra Court and Swinton Court	straight-line	40 years

Measurement uncertainty (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 reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period.

Accounts receivable are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Amortization is based on the estimated useful lives of capital assets.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary they are reported in excess (deficiency) of revenues and expenses in the periods in which they become known.

Financial instruments

The Society recognizes its financial instruments when the Society becomes a party to the contractual provisions of the financial instrument. All financial instruments are initially recorded at their fair value, including financial assets and liabilities originated and issued in a related party transaction with management.

At initial recognition, the Society may irrevocably elect to subsequently measure any financial instrument at fair value. The Society has not made such an election during the year.

All financial assets and liabilities of the Society are subsequently measured at amortized cost, with the transaction costs and financing fees added to the carrying amount of the Society's financial instruments.

Pathways Clubhouse Society of Richmond

Notes to the Financial Statements

For the year ended March 31, 2023

2. Significant accounting policies (Continued from previous page)

Financial asset impairment

The Society assesses impairment of all of its financial assets measured at cost or amortized cost. When there is an indication of impairment, the Society determines whether it has resulted in a significant adverse change in the expected timing or amount of future cash flows during the year. If so, the Society reduces the carrying amount of any impaired financial assets to the highest of: the present value of cash flows expected to be generated by holding the assets; the amount that could be realized by selling the assets; and the amount expected to be realized by exercising any rights to collateral held against those assets. Any impairment, which is not considered temporary, is included in current year excess (deficiency) of revenues over expenses.

The Society reverses impairment losses on financial assets when there is a decrease in impairment and the decrease can be objectively related to an event occurring after the impairment loss was recognized. The amount of the reversal is recognized in the excess (deficiency) of revenue over expenses in the year the reversal occurs.

3. Capital assets

	Cost	Accumulated Amortization	2023 Net Book Value	2022 Net Book Value
	\$	\$	\$	\$
Building and furniture - Alexandra Court	2,233,166	1,687,306	545,860	614,092
Building and furniture - Swinton Court	71,139	59,789	11,350	13,844
Building - Granville Avenue	1,696,887	186,658	1,510,229	1,544,167
Furniture and fixtures	256,026	229,105	26,921	33,650
Computer equipment	161,015	112,398	48,617	60,783
Development costs (Note 4)	1,746,582	-	1,746,582	1,220,066
	<u>6,164,815</u>	<u>2,275,256</u>	<u>3,889,559</u>	<u>3,486,602</u>

4. No. 2 Road Project Development Cost

In April 2017, the Society was selected by the Government of British Columbia to develop 80 new affordable homes for low-to-moderate-income renters and adults with mental health challenges located at 5491 No.2 Road in the City of Richmond (the "Housing Project"). The land is owned by the City of Richmond and will be leased by the Society at a nominal rate for a term of 60 years.

In late 2020, the project team resubmitted the project under BC Housing's Building BC: Community Housing Fund Request for Proposals and was selected to proceed under that funding program. The program will provide the Society with a forgivable loan in the amount of \$8,025,000 along with the necessary interim and take-out financing required, supported by a 60-year Operating Agreement.

Additionally, BC Housing has provided Preliminary Development Funding ("PDF") in the form of a non-interest bearing loan to the Society of \$1,957,677 plus GST to bring the project to construction readiness. The total loan amount will be repaid to BC Housing in full from the proceeds of the initial advance of the approved first charge construction mortgage ("Loan Commitment"). If the development does not proceed to Loan Commitment, the expended portion of the PDF loan will be forgiven and the unexpended portion needs to be returned to BC Housing immediately. As at March 31, 2023, the loan balance drawn by the Society was \$1,696,582 (March 31, 2022: \$1,170,066) and there was no unexpended portion.

The development costs related to the Housing Project will be reallocated to capital assets and amortized when the construction is completed.

Pathways Clubhouse Society of Richmond

Notes to the Financial Statements

For the year ended March 31, 2023

5. Deferred contributions

Deferred contributions consist of unspent contributions externally restricted for the delivery of specified programs and unamortized amount of contributions used for the purchase of capital assets. Recognition of these amounts as revenue is deferred to periods when the specified expenses are made.

	Operating Fund \$	Capital Asset Fund \$	2023 \$	2022 \$
Amount received during the year	395,157	473,156	868,313	763,631
Less: Amount recognized as revenue during the year	610,604	2,641	613,245	738,273
	(665,159)	(42,472)	(707,631)	(633,591)
	340,602	433,325	773,927	868,313
Less: Current portion	340,602	50,074	390,676	522,716
	-	383,251	383,251	345,597

6. Long-term debt

	2023 \$	2022 \$
Mortgage repayable with Vancouver City Savings Credit Union in monthly instalments of \$9,214, including interest at 6.47% per annum maturing on November 11, 2024, secured by 3 rd and 4 th Floor - 8111 Granville Avenue, Richmond, BC, with a net book value of \$1,510,229.	1,232,269	1,267,894
Mortgage repayable with BC Housing in monthly instalments of \$9,002, including interest at 1.57% per annum maturing on December 1, 2026, secured by 24 one bedroom social housing units located at 8911 Westminster Highway, Richmond, BC, with a net book value of \$545,860.	393,167	494,177
	1,625,436	1,762,071
Less: Current portion	135,204	136,756
	1,490,232	1,625,315

The estimated principal repayments for the next five years, assuming long-term debt subject to refinancing is renewed at similar interest rates and terms are as follows:

	\$
2024	135,204
2025	139,196
2026	143,128
2027	120,204
Thereafter	1,087,704
	1,625,436

Pathways Clubhouse Society of Richmond

Notes to the Financial Statements

For the year ended March 31, 2023

7. Replacement reserve

Under the terms of the agreement with BC Housing, the Replacement Reserve account was credited with an annual amount of \$19,008 during the year (2022: \$19,008). These funds, along with the accumulated interest, must be held in a separate bank account and/or invested in accounts or instruments insured by the Canada Deposit Insurance Corporation, in other investment instruments as agreed upon or as may otherwise be approved by BC Housing from time to time. The reserve funds may only be used as approved by BC Housing. Withdrawals for BC Housing authorized expenses are charged to interest first and then principal. In accordance with this agreement, the Society has fully funded the replacement reserves and all interest accruing to the funds has been recorded for the fiscal year ended March 31, 2023 and 2022.

The balance held in the replacement reserve is as follows:

	2023	2022
	\$	\$
Balance, beginning of year	146,463	148,506
Add: Replacement provision as per BC Housing Agreement	19,008	19,008
Add: Interest received on replacement reserve	2,421	6,216
	<u>167,892</u>	<u>173,730</u>
Deduct: Expenses on repairs and replacements	32,378	27,267
	<u>135,514</u>	<u>146,463</u>

8. Internally restricted fund

The Society's Board of Directors has internally restricted certain of its fund balances. These internally restricted fund balances are not available for other purposes without the approval of the Board of Directors.

9. Employee compensation

During the year ended March 31, 2023, the Society paid total remuneration of \$105,624 (2022: \$105,582) to one of its employees.

10. Financial instruments

The Society, as part of its operations, carries a number of financial instruments. It is management's opinion that the Society is not exposed to significant interest, currency, credit, liquidity or other price risks arising from these financial instruments except as otherwise disclosed.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the market interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities, known as other price risk.

For the year ended March 31, 2023, the Society recognized interest income from its short-term investments in the amount of \$15,026 (2022: \$4,772). It is estimated interest income will change by \$7,249 per annum for every 1% change in the prevailing interest rates.

As described in Note 6, the Society renewed its mortgage loan with the Vancouver City Savings Credit Union at a fixed interest rate of 6.47% per annum with 24 months renewal term, due on November 11, 2024. This mortgage interest rate is subject to change at the time of renewal due to factors such as the prevailing Canadian prime interest rate, general economic condition and lending environment. A higher interest rate may negatively affect the cash flows of the Society. It is estimated interest payment will increase by \$12,583 per annum for every 1% change in the prevailing interest rates.

The interest rates on the mortgages with BC Housing were at preferential rates due to the charitable nature of the Society and the services that it provides. These interest rates do not represent rates that the Society would be able to obtain from commercial financial institutions.

Liquidity risk

Liquidity risk is the risk that the Society will encounter difficulty in meeting obligations associated with financial liabilities. The Society is exposed to this risk mainly in respect of its accounts payable and accrued liabilities, and long-term debt.

Pathways Clubhouse Society of Richmond

Notes to the Financial Statements

For the year ended March 31, 2023

11. Commitment

The Society has entered into operating lease agreements for its office equipment which expire on various dates through 2027. Minimum annual payments are anticipated to be as follows:

	\$
2024	4,444
2025	4,444
2026	4,444
2027	4,175
	<u>17,507</u>

12. Economic dependence

The Society receives a major portion of its revenues (provincial grants) pursuant to a funding arrangement with Vancouver Coastal Health Authority and BC Housing. The Society's ability to continue its programs is dependent on its ability to maintain this funding arrangement or find other sources of private and/or government funding. As at the date of these financial statements, the Society believes that it is in compliance with the agreements, and funding will continue.

13. Comparative figures

Certain comparative figures have been reclassified to conform with current year presentation.

Schedule 1 - Schedule of Expenses

For the year ended March 31, 2023

	2023			2022		
	Programs	BC Housing Funding	Total	Programs	BC Housing Funding	Total
	\$	\$	\$	\$	\$	\$
Labour:						
Administration BCH	-	27,047	27,047	-	26,721	26,721
Salaries and benefits	1,357,122	-	1,357,122	1,334,385	-	1,334,385
	1,357,122	27,047	1,384,169	1,334,385	26,721	1,361,106
Services:						
Automobile	20,752	-	20,752	20,719	-	20,719
Housing units	106,140	-	106,140	103,345	-	103,345
Lunch unit	76,749	-	76,749	44,920	-	44,920
Member honorariums	21,153	-	21,153	21,082	-	21,082
Resource materials	1,538	-	1,538	2,179	-	2,179
Social activities	13,115	-	13,115	9,845	-	9,845
Special projects	20,692	-	20,692	18,080	-	18,080
	260,139	-	260,139	220,170	-	220,170
Occupancy cost:						
Insurance	5,567	24,251	29,818	4,911	21,191	26,102
Property taxes	-	1,794	1,794	-	1,674	1,674
Rent and occupancy costs	238,550	-	238,550	214,137	-	214,137
Repair and maintenance	28,789	50,762	79,551	25,385	42,375	67,760
Utilities	13,909	58,975	72,884	13,461	55,906	69,367
	286,815	135,782	422,597	257,894	121,146	379,040
Administrative:						
Advertising and promotion	3,411	-	3,411	3,197	-	3,197
Bank charges	6,479	184	6,663	3,671	52	3,723
Conferences	16,811	-	16,811	2,050	-	2,050
Due and subscriptions	7,360	857	8,217	7,538	843	8,381
Fundraising	38,942	-	38,942	330	-	330
Information and technology	40,482	-	40,482	43,782	-	43,782
Mortgage interest	58,345	7,016	65,361	47,252	7,337	54,589
Office and general	43,078	1,784	44,862	43,569	1,646	45,215
Professional fees	14,177	3,528	17,705	12,976	2,126	15,102
Professional development	6,617	-	6,617	1,291	-	1,291
	235,702	13,369	249,071	165,656	12,004	177,660
	2,139,778	176,198	2,315,976	1,978,105	159,871	2,137,976

Schedule 2 - Schedule of Statement of Changes in Replacement Reserve Fund

For the year ended March 31, 2023

	Alexandra Court	Swinton Crescent	2023 Total	2022 Total
	\$	\$	\$	\$
Balance, beginning of year	146,051	412	146,463	148,506
Add:				
Replacement reserve provision transferred from operating fund	17,280	1,728	19,008	19,008
Interest received on replacement reserve	2,399	22	2,421	6,216
Less:				
Funds used for asset replacement and repairs	(32,378)	-	(32,378)	(27,267)
Balance, end of year	<u>133,352</u>	<u>2,162</u>	<u>135,514</u>	<u>146,463</u>

Schedule 3 - Schedule of Shelter Operations (Housing Fund)

For the year ended March 31, 2023

	Alexandra Court \$	Swinton Crescent \$	2023 Total \$	2022 Total \$
Revenue				
Tenant rent contributions	100,698	6,612	107,310	107,788
BC Housing rental subsidies	163,464	4,644	168,108	160,524
Other	670	-	670	596
	264,832	11,256	276,088	268,908
Expenses				
Administration				
Office overhead	18,874	1,516	20,390	19,933
Due and subscriptions	857	-	857	843
Professional fees	2,979	549	3,528	2,126
Telephone	1,784	-	1,784	1,646
General maintenance	47,080	3,682	50,762	42,376
Insurance	24,086	165	24,251	21,191
Mortgage interest	7,016	-	7,016	7,337
Property taxes/licenses	-	1,794	1,794	1,674
Utilities				
Heating and electricity	29,388	-	29,388	28,141
Waste removal	4,829	184	5,013	4,712
Water and sewer	23,305	1,269	24,574	23,053
	160,198	9,159	169,357	153,032
Excess of revenue over expenses	104,634	2,097	106,731	115,876
Interfund transfers				
Mortgage principal repayments	(101,010)	-	(101,010)	(100,166)
Replacement reserve provision	(17,280)	(1,728)	(19,008)	(19,008)
Replacement reserve usage	32,378	-	32,378	27,267
	(85,912)	(1,728)	(87,640)	(91,907)
Excess of revenue over expenses before other adjustments	18,722	369	19,091	23,969
Other item				
Rent subsidy adjustment	4,351	(915)	3,436	-
Revenue surplus (deficit) for the year	23,073	(546)	22,527	23,969