

KIWASSA HOUSING SOCIETY

A Not-For-Profit Organization

FINANCIAL STATEMENTS

March 31, 2023

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INDEPENDENT AUDITORS' REPORT

To the members of Kiwassa Housing Society:

Qualified Opinion

We have audited the accompanying financial statements of Kiwassa Housing Society ("the Society"), which comprises the statement of financial position as at March 31, 2023, and the statement of operations, statement of changes in net assets and statement of cash flows for the year ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, 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 (ASNPO).

Basis for qualified opinion

As discussed in Note 2, the Society amortizes its property at a rate equal to the annual principal reduction of the related mortgages under agreements with the British Columbia Housing Management Commission. This constitutes a departure from accounting standards for not-for-profit organizations. Based on a straight line method over the terms of the underlying land leases, amortization should be decreased and excess of revenue over expenses for the current year should be increased by \$173,183 (2022 - \$166,051), and property and capital fund balances should be increased by \$1,018,439 (2022 - \$845,256).

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 qualified 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 ASNPO, 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 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 management 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 entity'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 auditors' 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 preceding year.

Galloway Battelle & Company

Chartered Professional Accountants
Vancouver, BC
August 29, 2023

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KIWASSA HOUSING SOCIETY

STATEMENT OF OPERATIONS

For the year ended March 31, 2023

	Housing Fund	Replacement Reserve	Capital Fund	2023	2022
Revenue					
Tenant rent contributions	\$ 606,260	-	-	606,260	574,432
BC Housing subsidies	234,425	-	-	234,425	244,199
Loan forgiveness (note 8)	108,370	-	-	108,370	91,262
Grants	-	-	-	-	44,840
Laundry	5,880	-	-	5,880	5,214
Interest	4,803	9,830	-	14,633	3,083
Kiwassa Out of School Program	1,000	-	-	1,000	-
	<u>960,738</u>	<u>9,830</u>	<u>-</u>	<u>970,568</u>	<u>963,030</u>
Expenses					
Administration					
Administration	48,231	-	-	48,231	48,111
Debt service					
Amortization	415,493	-	-	415,493	391,253
Mortgage interest	80,057	-	-	80,057	87,203
Maintenance					
Building	75,147	45,611	-	120,758	153,542
Grounds	7,544	-	-	7,544	9,505
Salaries, wages and benefits	72,389	-	-	72,389	72,993
Service contracts	21,684	-	-	21,684	16,867
Utilities					
Gas, electricity and telephone	47,609	-	-	47,609	39,471
Sanitation	12,719	-	-	12,719	12,890
Water and sewer	40,169	-	-	40,169	55,968
Other					
Audit and legal fees	8,543	-	-	8,543	8,562
Bad debts	4,284	-	-	4,284	-
Bank charges	377	-	-	377	433
BCNPHA dues	862	-	-	862	847
Board and tenant development	2,874	-	-	2,874	39,200
Equipment rental	-	-	-	-	617
Insurance	51,225	-	-	51,225	47,222
Property taxes	42,788	-	-	42,788	50,880
BC Housing expense recoveries	1,919	-	-	1,919	-
	<u>933,914</u>	<u>45,611</u>	<u>-</u>	<u>979,525</u>	<u>1,035,564</u>
Excess expenses over revenue	\$ 26,824	(35,781)	-	(8,957)	(72,534)

See accompanying notes and schedules

KIWASSA HOUSING SOCIETY

STATEMENT OF CHANGES IN NET ASSETS

For the year ended March 31, 2023

	Housing Fund (page 12)	Replacement Reserve (page 13)	Capital Fund	2023	2022
Balance, beginning of year	\$ (94,791)	369,239	160,960	435,408	507,942
Excess of revenue over expenses	26,824	(35,781)	-	(8,957)	(72,534)
Transfer to replacement reserve	(68,816)	68,816	-	-	-
Balance, end of year	\$ (136,783)	402,274	160,960	426,451	435,408

See accompanying notes and schedules

KIWASSA HOUSING SOCIETY

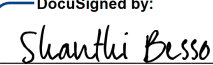
STATEMENT OF FINANCIAL POSITION

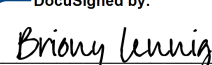
As at March 31, 2023

	Housing Fund	Replacement Reserve	Capital Fund	2023	2022
ASSETS					
Current					
Cash	\$ 21,743	-	-	21,743	-
Accounts receivable (Note 3)	20,777	-	-	20,777	19,054
Prepaid expenses	<u>39,757</u>	<u>-</u>	<u>-</u>	<u>39,757</u>	<u>34,889</u>
	82,277	-	-	82,277	53,943
Restricted cash (Note 4)	30,100	402,274	36,500	468,874	437,165
Capital assets (Note 5)	-	-	4,182,879	4,182,879	4,478,613
	\$ 112,377	402,274	4,219,379	4,734,030	4,969,721
LIABILITIES					
Current					
Bank indebtedness	\$ -	-	-	-	8,852
Accounts payable and accruals					
Operating expenses (Note 6)	212,643	-	-	212,643	128,595
Mortgage interest	6,417	-	-	6,417	7,024
Deferred revenue (Note 7)	-	-	-	-	4,263
Security deposits	30,100	-	-	30,100	31,426
Current portion of long-term debt	<u>-</u>	<u>-</u>	<u>422,806</u>	<u>422,806</u>	<u>398,395</u>
	249,160	-	422,806	671,966	578,555
Long-term debt (Note 8)	-	-	3,635,613	3,635,613	3,955,758
	249,160	-	4,058,419	4,307,579	4,534,313
NET ASSETS					
Restricted					
Replacement reserves (Note 9)	-	402,274	-	402,274	369,239
Invested in capital assets	-	-	160,960	160,960	160,960
Housing fund	(136,783)	-	-	(136,783)	(94,791)
	(136,783)	402,274	160,960	426,451	435,408
	\$ 112,377	402,274	4,219,379	4,734,030	4,969,721

See accompanying notes and schedules

Approved:

DocuSigned by:

 President A6ADB09BF4234F6...

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 Treasurer 62C1A67653804A6...

KIWASSA HOUSING SOCIETY

STATEMENT OF CASH FLOWS

For the year ended March 31, 2023

	Housing Fund	Replacement Reserve	Capital Fund	2023	2022
CASH PROVIDED BY:					
Operating activities					
BC Housing assistance received	\$ 230,162	-	-	230,162	241,972
Housing charges received	605,393	-	-	605,393	587,807
Other receipts	13,973	9,830	-	23,804	58,116
Payments for mortgage interest	(80,664)	-	-	(80,664)	(87,796)
Payments for operating expense	(362,331)	-	-	(362,331)	(501,774)
Inter-fund transfers	(68,816)	68,816	-	-	-
Replacement reserve expenses	-	(45,611)	-	(45,611)	(74,635)
	337,717	33,035	-	370,753	223,690
Financing activities					
Repayment of mortgage principal	(307,123)	-	-	(307,123)	(299,991)
Proceeds from forgivable loan	-	-	119,758	119,758	-
	(307,123)	-	119,758	(187,365)	(299,991)
Investing activities					
Capital asset additions	-	-	(119,758)	(119,758)	-
Security deposits	(1,326)	-	-	(1,326)	(1,305)
	(1,326)	-	(119,758)	(121,084)	(1,305)
Change in cash	29,268	33,035	-	62,304	(77,606)
Cash, beginning of year	22,575	369,240	36,500	428,313	505,919
Cash, end of year	\$ 51,843	402,275	36,500	490,617	428,313
<i>See accompanying notes and schedules</i>					
Represented by:					
Cash (Deficit)	\$ 21,743	\$ -	\$ -	21,743	(8,852)
Restricted cash	30,100	402,274	36,500	468,874	437,165
	\$ 51,843	402,274	36,500	490,617	428,313

KIWASSA HOUSING SOCIETY

NOTES TO FINANCIAL STATEMENTS

March 31, 2023

Note 1 Purpose of the organization

The Society was incorporated under the Society Act of British Columbia on February 6, 1990, and is a registered charity under the Income Tax Act. The Society's purpose is to develop and operate British Columbia Housing Management Commission (BC Housing) social housing projects in Vancouver, BC.

Note 2 Significant accounting policies

The financial statements of the Society have been prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO) except for specific policies as outlined by BC Housing, which require that properties are amortized at a rate equal to the annual principal reduction of the related mortgages. In this respect these financial statements are not, and are not intended to be, in accordance with ASNPO.

Fund accounting

In order to ensure observance of the limitations and restrictions placed on the use of resources available to the Society, the accounts of the Society are maintained in accordance with the principles of the fund accounting following the restricted fund method of accounting. Accordingly, resources are classified for accounting and reporting purposes into funds. These funds are held in accordance with the objectives specified by the donors or in accordance with directives issued by the Board of Directors (the "Board").

Transfers between the funds are made when it is considered appropriate and authorized by the Board. To meet these objectives of financial reporting and stewardship over assets, certain interfund transfers are necessary to ensure the appropriate allocation of assets and liabilities to their respective funds. These interfund transfers are recorded in the statement of changes in net assets.

The Housing Fund accounts for the Society's program delivery and administrative activities.

The Replacement Reserve Fund reports the assets, liabilities, revenues and expenses related to capital asset replacements. Inter-fund transfers are made for periodic allocation to the Replacement Reserve Fund.

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

Revenue recognition

Restricted contributions related to general operations are recognized as revenue of the Housing Fund in the year in which related expenses are incurred. All other restricted contributions are recognized as revenue of the appropriate fund.

Unrestricted contributions are recognized as revenue of the Housing Fund in the year received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Donations and gifts are recognized upon receipt.

Investment Income

Investment income includes interest income on term deposits.

KIWASSA HOUSING SOCIETY

NOTES TO FINANCIAL STATEMENTS

March 31, 2023

Note 2 Significant accounting policies (cont.)

Amortization

Amortization of property is recorded corresponding to the principal portion of regular mortgage payments.

Capitalization of equipment and capital improvements

Equipment purchases and capital improvements that are funded by special contributions from BC Housing or other funders are expensed in the year expenditures are purchased and approved; the related revenue is recognized in the year received.

Net income - restricted net assets

Income and expenses attributable to restricted net assets are excluded from the statement of operations; such amounts are instead credited to the applicable net asset category.

Use of estimates

Financial statements prepared in accordance with Canadian generally accepted accounting principles require management to make estimates and assumptions which can affect the reported balances for assets and liabilities. The Society relies on assumptions regarding prospects, general business and economic conditions that prevail in determining the net realizable values for its assets and liabilities. Assumptions for asset valuations are limited by the availability of reliable comparable data and uncertainty of predictions concerning the future. Estimated net realizable values may change by a material amount if the underlying assumptions change.

Financial instruments

The Society's financial instruments consist of cash and cash equivalent, accounts receivable, investments, accounts payable, and accrued liabilities. The Society initially measures all its financial assets and financial liabilities at cost or amortized cost, except for investments which are measured at fair value. Changes in fair value are recognized in the statement of operations.

Note 3 Accounts receivable

	<u>2023</u>	<u>2022</u>
Due from tenants	\$ 7,361	6,494
Grant and other receivable	6,413	8,704
Goods and services tax recoverable	<u>7,003</u>	<u>3,856</u>
	<u>\$ 20,777</u>	<u>19,054</u>

KIWASSA HOUSING SOCIETY

NOTES TO FINANCIAL STATEMENTS

March 31, 2023

Note 4 Restricted cash

Restricted cash is held in separate accounts under the terms of an agreement with BC Housing or other funders. The balances are not available for current operations and are comprised of the following:

	<u>2023</u>	<u>2022</u>
Replacement reserves	\$ 402,274	369,239
Security deposits	30,100	31,426
Operating account - capital project	<u>36,500</u>	<u>36,500</u>
	<u>\$ 468,874</u>	<u>437,165</u>

Note 5 Capital assets

	<u>Cost</u>	<u>Accumulated amortization</u>	<u>Net book value 2023</u>	<u>2022</u>
May MacLean Place				
Leased land	\$ 554,400	-	554,400	554,400
Building and fixtures	2,143,539	2,142,002	1,537	128,970
Building envelope	898,052	359,221	538,831	628,637
Playground	<u>134,326</u>	<u>22,935</u>	<u>111,391</u>	<u>10,196</u>
	<u>3,730,317</u>	<u>2,524,158</u>	<u>1,206,159</u>	<u>1,322,203</u>

	<u>Cost</u>	<u>Accumulated amortization</u>	<u>Net book value 2023</u>	<u>2022</u>
Norah Davis Gardens				
Leased land	\$ 1,248,494	-	1,248,494	1,248,494
Building and fixtures	<u>4,089,976</u>	<u>2,361,750</u>	<u>1,728,226</u>	<u>1,907,916</u>
	<u>5,338,470</u>	<u>2,361,750</u>	<u>2,976,720</u>	<u>3,156,410</u>
Total	<u>9,068,787</u>	<u>4,885,908</u>	<u>4,182,879</u>	<u>4,478,613</u>

Note 6 Accounts payable and accruals - operating expenses

	<u>2023</u>	<u>2022</u>
Accounts payable - trade	\$ 22,623	15,895
Accrued liabilities	9,897	7,500
Due to BC Housing	-	175
Due to Kiwassa Neighbourhood Services Association	<u>180,123</u>	<u>105,025</u>
	<u>\$ 212,643</u>	<u>128,595</u>

KIWASSA HOUSING SOCIETY

NOTES TO FINANCIAL STATEMENTS

March 31, 2023

Note 7 Deferred revenue

	<u>2023</u>	<u>2022</u>
Housing subsidy payments received in advance	\$ <u>-</u>	<u>4,263</u>

Note 8 Long-term debt

	<u>2023</u>	<u>2022</u>
CMHC		
Mortgage repayable in monthly instalments of \$11,968 including interest at 2.60% per annum, secured by a first charge over the May MacLean Place land and building. Matures May 1, 2027.	\$ 555,939	683,372
BC Housing		
Forgivable loan advanced for building envelope repairs. The total amount advanced was \$912,618. An additional \$119,760 was advanced in fiscal year 2023 for constructing a playground. The loan is forgivable at the rate of 1/10 per year of the total loan, on the anniversary date of the registration of the underlying mortgage. Loan is repayable in the event of default or in default of any terms outlined in the agreement.	650,222	638,833
MCAP		
Mortgage repayable in monthly instalments of \$20,348 including interest at 2.196% per annum, secured by a first charge over the Norah Davis Gardens land and building. Matures August 1, 2029.	<u>2,852,258</u>	<u>3,031,948</u>
	<u>4,058,419</u>	<u>4,354,153</u>
Principal payments due within one year	<u>422,806</u>	<u>398,395</u>
	<u>\$ 3,635,613</u>	<u><u>3,955,758</u></u>

Estimated principal repayments due in each of the next five years are as follows:

2023	\$ 422,806
2024	430,284
2025	437,940
2026	445,781
2027	320,736
Thereafter	2,000,872

KIWASSA HOUSING SOCIETY

NOTES TO FINANCIAL STATEMENTS

March 31, 2023

Note 9 Replacement reserves

Under the terms of the agreement with BC Housing, the Society is required to credit budgeted allocations to replacement reserves annually. These funds, along with 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 investments guaranteed by a Canadian government or in other investment instruments as agreed upon with BC Housing. The reserve funds may only be used for capital repairs and replacements, in accordance with the operating agreement.

Note 10 Repayable assistance

The cumulative non-Rent-Geared-to-Income (non-RGI) assistance is contingently repayable to BCHMC in the event that the total non-RGI tenant rent contribution in any year exceeds the economic rent of the suites occupied by non-RGI tenants. The Society is required to commence repayment of the cumulative non-RGI assistance on the first day of the fiscal year following the fiscal year in which the preceding event occurs.

The balance then bears interest at bank prime and the required monthly payments are set annually, based upon the amount by which non-RGI tenant rent contribution exceeds economic rent for these suites in the prior year.

Repayable Assistance:	<u>2023</u>	<u>2022</u>
Balance, beginning of year	\$ 206,548	259,763
Repayment	(58,432)	(58,432)
Interest	<u>5,648</u>	<u>5,217</u>
Balance, end of year	\$ <u>153,764</u>	<u>206,548</u>

Note 11 Related party transactions

The following amounts included in expenses, incurred in the ordinary course of operations, were paid to Kiwassa Neighbourhood Services Association, a related society. These amounts have been valued at the exchange amount which is the amount of consideration established and agreed to by the related parties. Both parties are related by virtue of common board of directors.

	<u>2023</u>	<u>2022</u>
Administration expenses	\$ 54,367	54,237

Note 12 Subsidy adjustments

BC Housing conducts an annual review of the financial statements and may adjust for any subsidy discrepancies between the Society and BC Housing. Prior year adjustments that have not been accrued are recognized in the fiscal year they are determined.

KIWASSA HOUSING SOCIETY

NOTES TO FINANCIAL STATEMENTS

March 31, 2023

Note 13 Line of credit

The Society has arranged an operating line of credit to a maximum of \$30,000 through Vancouver City Savings Credit Union.

Note 14 Financial risks

The Society uses risk management to monitor and manage its risk arising from financial instruments. These risks include credit risk, interest rate risk and liquidity risk. The Society does not use any derivative financial instruments to mitigate these risks.

Credit risk

Credit risks arise from two sources: cash and cash equivalents, and accounts receivable. Cash and cash equivalents are deposited with reputable, major financial institutions to limit the credit risk exposure. The credit risk from counter parties not paying accounts receivable is not considered to be significant.

Interest rate risk

The Society is exposed to interest rate risk with respect to the following financial instruments: cash and cash equivalents, investments in interest bearing securities, and mortgage payable. Changes in interest rates can affect the fair value of investments and the cash flows related to interest income and expense.

Liquidity risk

Liquidity risk exposure is dependent on the receipt of funds from provincial government grants, tenant rents and other sources to enable the Society to pay its liabilities as they become due.

Note 15 Economic Dependence

The Society receives advances to cover cash shortfalls from Kiwassa Neighbourhood Services Association (KNSA), an entity controlled through a common Board of Directors. The balance payable to KNSA at March 31, 2023 was \$180,123 (2022 - \$105,025).

KIWASSA HOUSING SOCIETY**STATEMENT OF OPERATIONS - BY LOCATION**

For the year ended March 31, 2023

	May MacLean	Norah Davis	Total
Revenue			
Tenant rent contributions	\$ 167,822	438,438	606,260
BC Housing subsidies	145,081	89,344	234,425
BC Housing forgivable loans	108,370	-	108,370
Laundry	-	5,880	5,880
Interest	2,310	2,493	4,803
Kiwassa Out of School Program	-	1,000	1,000
	<u>423,583</u>	<u>537,155</u>	<u>960,738</u>
Expenses			
Administration			
Administration	24,075	24,156	48,231
Debt service			
Amortization	235,803	179,690	415,493
Mortgage interest	15,899	64,158	80,057
Maintenance			
Building	40,687	34,460	75,147
Grounds	4,759	2,785	7,544
Salaries, wages and benefits	37,835	34,554	72,389
Service contracts	7,668	14,016	21,684
Utilities			
Gas, electricity and telephone	5,374	42,235	47,609
Sanitation	4,601	8,118	12,719
Water and sewer	18,105	22,064	40,169
Other			
Audit and legal fees	4,250	4,293	8,543
Bad debts	-	4,284	4,284
Bank charges	328	49	377
BCNPHA dues	429	433	862
Board and tenant improvement	1,321	1,553	2,874
Insurance	19,739	31,486	51,225
Property taxes	10,427	32,361	42,788
Modernization and improvements	-	1,919	1,919
	<u>431,300</u>	<u>502,614</u>	<u>933,914</u>
Excess of revenue over expenses	\$ (7,717)	34,541	26,824
Transfers to replacement reserves	(40,304)	(28,512)	(68,816)
Net current surplus (deficit)	\$ (48,021)	6,029	(41,992)

See accompanying notes

KIWASSA HOUSING SOCIETY
STATEMENT OF CHANGES IN HOUSING FUND - BY LOCATION
For the year ended March 31, 2023

	May MacLean	Norah Davis	Total
Balance, beginning of year	\$ 20,708	(115,499)	(94,791)
Excess of revenue over expenses	(7,717)	34,541	26,824
Replacement reserve provision	(40,304)	(28,512)	(68,816)
Balance, end of year	\$ (27,313)	(109,470)	(136,783)

See accompanying notes

KIWASSA HOUSING SOCIETY

STATEMENT OF CHANGES IN REPLACEMENT RESERVE - BY LOCATION

For the year ended March 31, 2023

	May MacLean	Norah Davis	Total
Balance, beginning of year	\$ 144,797	224,442	369,239
Transfer from operating fund	40,304	28,512	68,816
Interest income	<u>4,622</u>	<u>5,208</u>	<u>9,830</u>
	189,723	258,162	447,885
Less: expenditures	<u>(13,689)</u>	<u>(31,922)</u>	<u>(45,611)</u>
Balance, end of year	\$ 176,034	226,240	402,274

See accompanying notes