



Lookout Housing and Health Society
Financial Statements
For the Year Ended 31 March 2024



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Independent Auditor's Report

To the Board of Directors of Lookout Housing and Health Society

Opinion

We have audited the accompanying financial statements of Lookout Housing and Health Society (the "Society"), which comprise the Statement of Financial Position as at March 31, 2024, and the Statements of Operations, Changes in Net Assets, and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at March 31, 2024, and its results of operations, changes in net assets, and 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 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.

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 Societies Act of British Columbia, we report that, in our opinion, the accounting principles in Canadian Accounting standards for not-for-profit organizations have been applied on a basis consistent with that one of the preceding year.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia


July 22, 2024



Statement of Financial Position

As at 31 March	Note	2024	2023
ASSETS			
Current Assets			
Cash and equivalents		\$ 24,026,615	\$ 24,172,717
Accounts receivable	(8.a)	7,100,197	3,395,139
Goods and services tax receivable	(8.b)	444,866	132,043
Prepaid amounts and deposits	(5)	356,313	554,489
Due from Lookout Foundation	(10)	1,726,821	56,271
		33,654,812	28,310,659
Investments	(4)	6,022,998	5,749,031
Capital Assets	(6)	102,987,099	82,374,315
		\$ 142,664,909	\$ 116,434,005
LIABILITIES			
Current Liabilities			
Accounts payable and accrued liabilities	(7)	\$ 16,127,493	\$ 12,926,965
Security deposits		358,219	335,500
Deferred contributions	(9)	17,482,436	18,012,661
Current portion of mortgages payable	(12)	1,449,706	1,390,110
		35,417,854	32,665,236
Replacement Reserves	(11)	2,084,728	1,923,593
Mortgages and Loan Payable	(12)	39,065,579	34,700,895
Forgivable Loans Payable	(13)	23,311,101	15,450,798
Deferred Capital Contributions	(14)	28,106,309	18,959,987
		\$ 127,985,571	\$ 103,700,509
NET ASSETS			
Invested in capital assets		11,054,404	11,459,327
Internally restricted	(16)	1,666,003	1,638,403
Unrestricted		1,958,931	(364,234)
		14,679,338	12,733,496
		\$ 142,664,909	\$ 116,434,005


 Director


 Director

Statement of Operations

For the year ended 31 March	Note	2024	2023
Revenue			
British Columbia Housing Management Commission		\$ 39,043,134	\$ 34,220,901
Vancouver Coastal Health Authority		9,863,870	7,945,549
Fraser Health Authority		9,336,185	5,909,057
Rental income		6,222,843	5,892,791
Provincial government		4,289,429	3,214,487
Not-for-profit grants/subcontracts		2,963,333	2,354,091
Vancouver Island Health Authority		1,879,377	1,755,148
Federal government		1,476,290	566,213
Municipal governments		1,404,488	1,601,230
Amortization of deferred capital contributions		1,330,956	1,175,870
Investment income		1,069,667	786,920
Client user fees		844,428	1,022,124
Other revenue		285,597	324,770
Recognition of forgivable loans payable		210,149	210,149
Donations	(17)	101,988	131,408
		\$ 80,321,734	\$ 67,110,708
Expenses			
Salaries and benefits		\$ 54,111,212	\$ 44,245,267
Program delivery		5,148,632	4,923,500
Service contracts	(10)	4,001,459	3,462,828
Renovations, repairs and maintenance		3,997,048	3,645,923
Food		2,735,393	2,982,377
Amortization of capital assets		2,696,648	2,483,421
Utilities		1,782,391	1,762,581
Office and general		1,524,018	1,427,643
Interest on mortgages payable		1,036,607	947,516
Professional fees		436,408	331,897
Transportation and travel		356,481	264,453
Insurance		339,989	321,420
Property taxes		209,606	138,907
		78,375,892	66,937,733
Excess of revenues over expenses		\$ 1,945,842	\$ 172,975

Statement of Changes in Net Assets

	Invested in capital Assets	Internally restricted	Unrestricted	Total
Balance as of 01 April 2022	\$ 10,794,124	\$ 1,582,822	\$ 183,575	\$ 12,560,521
Excess (deficiency) of revenues over expenses	(1,097,402)	-	1,270,377	172,975
Receipt of forgivable loan	(7,827,380)	-	7,827,380	-
Acquisition of capital assets	11,990,994	-	(11,990,994)	-
Net change in mortgage payable	1,544,800	-	(1,544,800)	-
Receipt of deferred capital contributions	(3,945,809)	-	3,945,809	-
Interfund transfers	-	55,581	(55,581)	-
Balance as of 31 March 2023	\$ 11,459,327	\$ 1,638,403	\$ (364,234)	\$ 12,733,496
Balance as of 01 April 2023	\$ 11,459,327	\$ 1,638,403	\$ (364,234)	\$ 12,733,496
Excess (deficiency) of revenues over expenses	(1,155,543)	-	3,101,385	1,945,842
Receipt of forgivable loan	(8,070,452)	-	8,070,452	-
Acquisition of capital assets	23,309,432	-	(23,309,432)	-
Net change in mortgage payable	(1,004,837)	-	1,004,837	-
Receipt of deferred capital contributions	(10,477,278)	-	10,477,278	-
Net change in loan payable	(3,419,443)	-	3,419,443	-
Interfund transfers	413,198	27,600	(440,798)	-
Balance as of 31 March 2024	\$ 11,054,404	\$ 1,666,003	\$ 1,958,931	\$ 14,679,338

Statement of Cash Flows

For the year ended 31 March	2024	2023
Operating Activities		
Excess of revenue over expense	\$ 1,945,842	\$ 172,975
Adjustments for non-cash items:		
Amortization of deferred capital contributions	(1,330,956)	(1,175,870)
Recognition of forgivable loan payable	(210,149)	(210,149)
Amortization of capital assets	2,696,648	2,483,421
	\$ 3,101,385	\$ 1,270,377
Changes in non-cash working capital items		
Accounts receivable	\$ (3,705,058)	\$ (584,070)
Goods and services tax recoverable	(312,823)	54,697
Prepaid expenses and deposits	198,177	108,453
Accounts payable and accrued liabilities	3,250,528	4,568,728
Deferred contributions	(530,225)	4,568,834
Security deposits	22,720	30,004
Due from (to) Lookout Foundation	(1,670,550)	(45,040)
	\$ 354,154	\$ 9,971,983
Financing Activities		
Proceeds from mortgage payable	\$ 5,748,082	\$ -
Repayment of mortgage payable	(1,373,803)	(1,544,800)
Receipt of forgivable loans	8,070,452	7,827,380
Replacement reserves funding	421,640	271,379
Expenditures of replacement reserves	(260,506)	(332,483)
Receipt of deferred capital contributions	10,477,278	3,945,809
	\$ 23,083,143	\$ 10,167,285
Investing activities		
Acquisitions of investments	\$ (273,967)	\$ (128,725)
Acquisition of capital assets	(23,309,432)	(11,990,994)
	\$ (23,583,399)	\$ (12,119,719)
Net increase (decrease) in cash	\$ (146,102)	\$ 8,019,549
Cash and cash equivalents, beginning of the year	24,172,717	16,153,168
Cash and cash equivalents, end of year	\$ 24,026,615	\$ 24,172,717

Notes to the Financial Statements for the year ended 31 March 2024

1. Nature of operations

Lookout Housing and Health Society was incorporated on 19 July 1974 under the laws of the Societies Act (BC) as a not-for-profit organization originally under the name of Lookout Emergency Aid Society and is a registered charity under the Income Tax Act. The Society provides housing and a range of support services to adults with low or no income who have few, if any, housing or support options. The Society operates 168 programs located with 82 sites and includes 1,985 housing and shelter units.

2. Summary of Significant Accounting Policies

These financial statements are prepared in accordance with Canadian Accounting Standards for Not for Profit Organizations and reflect the following significant accounting policies:

a) Revenue Recognition

The Society follows the deferral method of accounting for contributions.

Revenue is recognized from various sources as outlined below:

- i) Restricted contributions are recognized as revenue in the year in which the related expenses are incurred.
- ii) Restricted contributions for the purchase of capital assets that will not be amortized, such as land, are recognized as direct increase in net assets.
- iii) Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.
- iv) Capital contributions received for the acquisition of capital assets are deferred and amortized at the same rate as the amortization of the cost of the related capital asset.
- v) Investment income includes dividend and interest income recorded on the accrual basis, as well as realized investment gains and losses and unrealized gains and losses on financial instruments subsequently measured at fair value. Investment income is included in the statement of operations, or deferred depending on the nature of any external restrictions imposed on the investment income. Restricted investment income, including amounts related to replacement reserves, is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.
- vi) Forgivable loans are recorded as liabilities and are amortized to income evenly over the life of the related acquired asset. The portion of the loan related to land is recorded as a direct contribution to net assets.

b) Cash Equivalents

Cash equivalents include highly liquid financial instruments with a term to maturity of ninety days or less at the date of acquisition. Cash equivalents are recorded at the lower of cost plus accrued interest and fair market value.

Notes to the Financial Statements for the year ended 31 March 2024

c) Capital Assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at estimated fair value at the date of contribution.

Capital assets are recorded at cost less accumulated amortization. Amortization of capital assets is calculated using the straight line method over their estimated useful lives. The amortization periods applicable to the various classes of property and equipment are as follows:

Buildings	35-40 years
Leasehold improvements	30-40 years
Furniture and fixtures	5 years
Automotive	3 years
Computer hardware/software	3 years

The leased land is amortized over the lease term of 60 years, and is recorded at historical cost less accumulated amortization. Upon expiration of the lease contract, the property will revert to the lessor.

The prepaid building lease has a term of 60 years, and is recorded at historical cost less accumulated amortization.

Construction in progress is not amortized until completion of the project when the asset is ready for use.

d) Contributed Materials and Services

Contributed materials are recorded, when received, at estimated fair market value, only if they would otherwise be purchased.

The Society benefits greatly from contributed services in the form of volunteer time. Management estimates that 3,854 volunteers (2023 – 4,177 volunteers) contributed approximately 41,276 hours (2023 – 13,850 hours) to assist the Society in carrying out its services. Due to the difficulty in determining their fair value, contributed services are not recognized in the financial statements.

e) Employee Future Benefits

The Society and its employees make contributions to the Municipal Pension Plan and the employees accrue benefits under this plan based on years of service. The Society's contributions to the Municipal Pension Plan are expensed when incurred.

f) Use of Estimates

The preparation of financial statements in conformity with Canadian accounting standards for not for profit organizations requires the Society's management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in operations in the period in which they become known.

The areas requiring the greatest degree of estimation are collectability of accounts receivable and the impairment of long-lived assets, the useful lives of capital assets, determining the fair value of contributed

Notes to the Financial Statements for the year ended 31 March 2024

assets, allocation of forgivable loans between land and buildings and contingent assets or liabilities related to contract reviews by funders.

g) Financial Instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, equities traded in an active market are reported at fair value, with any unrealized gains or losses reported in operations. All other financial instruments are reported at cost or amortized cost less impairment, if applicable. Financial assets are tested for impairment when changes in circumstances indicate the asset could be impaired. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed for those items remeasured at fair value and added to the financial instrument's cost for those measured at amortized cost.

3. Financial Instruments Risk

The Society, through its financial assets and liabilities, is exposed to various risks. The following analysis provides a measurement of those risks on 31 March 2024. There have not been any changes in the risks from the prior year.

a) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Society is exposed to interest rate risk from the interest rate differentials between the market rate and the rates earned on investments and payable on mortgages.

In seeking to minimize the risk from interest rate fluctuations, the interest rates on the mortgages and most investments are fixed. Therefore, the Society is not exposed to significant interest rates risk with respect to future cash flow.

b) Credit Risk

Credit risk is the risk that the Society will incur a loss due to the failure by its debtors to meet their contractual obligations. The organization is exposed to credit risk arising from its accounts receivable, which is managed by contracting with high quality funding partners, many of whom are government bodies, with defined contracts and by initiating a prompt collection process.

c) Liquidity Risk

Liquidity risk is the risk that the Society will not be able to meet its obligations as they fall due. The Society maintains adequate levels of working capital to ensure all its obligations can be met when they fall due. Management and the Board prepare detailed budgets and cash flow forecasts to monitor the available cash to manage liquidity. Before embarking on significant capital projects, the Society secures the necessary government grants and/or external financing.

d) Foreign Exchange Risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instruments will fluctuate because of changes in foreign exchange rates. The Society's exposure to foreign exchange risk is not material.

Notes to the Financial Statements for the year ended 31 March 2024

4. Investments

As at year ended 31 March	2024	2023
Term deposits maturing between April 2024 to November 2025, at rates varying from 0.75% to 5.76%	\$ 5,167,584	\$ 5,122,543
GAFF Term deposit maturing February 2026, at a rate of 5.00%	336,240	331,776
RBC Premium Money Market Fund	487,080	262,618
Royal Bank of Canada shares	11,750	11,750
Other shares	20,344	20,344
	\$ 6,022,998	\$ 5,749,031

5. Prepaid amounts and deposits

As at year ended 31 March	2024	2023
Deposits	\$ 160,397	\$ 450,648
Prepayments	160,309	68,234
Cash held in trust by B.C. Housing Management Commission: Cedar Valley Residential	35,607	35,607
	\$ 356,313	\$ 554,489

Notes to the Financial Statements for the year ended 31 March 2024

6. Capital Assets

As at year ended 31 March 2024	Cost	Accumulated Amortization	2024 Net Book Value
Land	\$ 23,758,182	\$ -	\$ 23,758,182
Buildings	66,689,049	26,753,357	39,935,692
Leasehold improvements	1,605,760	264,202	1,341,558
Leased land	3,224,436	1,364,627	1,859,809
Prepaid building lease	3,875,000	369,165	3,505,835
Furniture and fixtures	1,776,614	1,650,993	125,621
Automotive	1,368,329	1,039,693	328,636
Computer hardware/software	1,274,994	1,257,104	17,890
Construction in progress	32,113,876	-	32,113,876
	\$ 135,686,240	\$ 32,693,057	\$ 102,987,099

As at year ended 31 March 2023	Cost	Accumulated Amortization	2023 Net Book Value
Land	\$ 21,256,760	\$ -	\$ 21,256,760
Buildings	65,028,355	24,911,069	40,117,286
Leasehold improvements	1,483,339	224,433	1,260,676
Leased land	3,224,436	1,310,885	1,913,551
Prepaid building lease	3,875,000	304,582	3,570,418
Furniture and fixtures	1,746,234	1,552,784	193,450
Automotive	899,832	757,295	142,537
Computer hardware/software	1,248,160	943,213	304,947
Construction in progress	13,614,690	-	13,614,690
	\$ 112,376,806	\$ 30,004,261	\$ 82,374,315

7. Accounts payable and accrued liabilities

As at year end 31 March	2024	2023
Accrued payroll and benefits	\$ 6,858,414	\$ 6,063,717
Construction payable	4,862,861	709,159
Trade accounts and other payables	3,725,559	3,829,580
Retroactive pay accrual	-	1,654,613
Government remittances payable	458,205	457,416
Promissory note payable: The principal is \$200,000.00 with interest at simple rate 2% per annum. The maturity date is January 21, 2025.	222,454	212,480
	\$ 16,127,493	\$ 12,926,965

Notes to the Financial Statements for the year ended 31 March 2024

8. a) Accounts receivable

As at year end 31 March	2024	2023
Federal government*	\$ 3,061,042	\$ -
BC Housing **	1,526,579	1,333,019
Not-for-profits	1,252,928	521,352
Health Authorities	822,448	954,610
Province of BC	310,338	241,638
Other	113,268	28,968
Municipal	13,594	305,927
Rents	-	9,625
	\$ 7,100,197	\$ 3,395,139

*2.7 million relates to March construction claim and the remaining relates to Reaching Home programs.

** BCH has not completed the annual review of fiscal year 2021, 2022, 2023 and 2024.

8. b) Goods and services tax receivable

As at year end 31 March	2024	2023
GST receivable for capital project	\$ 344,475	\$ 76,334
GST receivable for operating	100,391	55,709
	\$ 444,866	\$ 132,043

9. Deferred Contributions

	Operating Grants	Rents	Donations	Total
Balance as of 01 April 2022	\$ 13,041,341	\$ 352,486	\$ 50,000	\$ 13,443,827
Amounts received during the year	22,666,440	290,579	-	22,957,019
Amounts recognized into revenue	(18,035,699)	(352,486)	-	(18,388,185)
Balance as of 31 March 2023	\$ 17,672,082	\$ 290,579	\$ 50,000	\$ 18,012,661
Balance as of 01 April 2023	\$ 17,672,082	\$ 290,579	\$ 50,000	\$ 18,012,661
Amounts received during the year	51,859,195	413,277	-	52,272,472
Amounts recognized into revenue	(52,512,118)	(290,579)	-	(52,802,697)
Balance as of 31 March 2024	\$ 17,019,160	\$ 413,277	\$ 50,000	\$ 17,482,436

Notes to the Financial Statements for the year ended 31 March 2024

10. Due to/from Lookout Foundation

The Lookout Foundation (the "Foundation") was incorporated in 2011 under the laws of the Societies Act (BC) as a not-for-profit organization and is a registered charity under the Income Tax Act. Its purpose includes soliciting and receiving donations and administering and distributing those funds to support the objectives and activities of the Society. The Foundation is not a controlled entity of the Society as the organizations have independent boards of directors with no common board members. The amount receivable from or due to the Foundation is non-interest bearing, unsecured and repayable on demand.

During the year, the Society paid the Foundation services contract fees of \$3,795,828 (2023 - \$3,229,730) for administrative and facilities management, human resources and financial services, public relations and fundraising, as the senior operating team for Lookout Society are employees of Lookout Foundation.

The Society paid expense recoveries of \$141,770 (2023 - \$115,566) of which \$109,726 (2023 - \$70,266,) was for salaries. The transactions are recorded at the exchange amount, being the consideration established and agreed to by the related parties.

The Society transferred donations received for capital and operating contributions of \$657,446 (2023 - \$507,399) to the Foundation, in which \$65,324 (2023 - \$118,286) was for unrestricted use and \$592,121 (2023 - \$389,113) is restricted to future programs.

The Society received contributions from the Foundation of \$1,855,474, which were restricted for operational support (2023-\$686,817).

The Society received \$18,251 of restricted contributions (2023 - \$nil) for vehicles and equipment and \$1,246,076 of restricted contributions for buildings (2023 - \$nil).

11. Replacement Reserves

As at year ended Mar 31	2023	Annual Allocation	Expenditures	2024
First Place (BCH)	\$ 754,474	\$ 92,880	\$ (120,563)	726,791
Yukon Housing Centre (BCH)	106,869	31,968	(19,011)	119,826
Jim Green (BCH)	45,708	127,600	(66,979)	106,659
Cliff Block (BCH)	51,581	-	(5,484)	46,097
Jeffrey Ross (BCH)	57,844	14,241	(22,212)	49,873
Rhoda Kaellis (BCH)	127,356	17,279	(24,768)	119,867
Belcourt Residence (City of Vancouver)	779,761	137,672	(1,818)	915,615
	\$ 1,923,593	\$ 421,640	\$ (260,505)	2,084,728

Under the terms of the agreements with BC Housing, Canada Mortgage and Housing Corporation, and the City of Vancouver, the Replacement Reserve liability accounts are to be credited in the amount determined by the approved budget provision per annum plus interest earned. As approved expenditures are made, the funding is drawn from the reserve and recognized as revenue.

The funders will review the expenditures and remaining funding on a periodic basis to ensure alignment with the relevant agreements. If expenditures are denied as eligible for replacement reserve funding adjustments will be recognized. At this time, BC Housing has not completed its reviews for the 2021, 2022, 2023 fiscal year end. There were no adjustments recorded in the fiscal 2024 financial statements.

Notes to the Financial Statements for the year ended 31 March 2024

12. Mortgages and Loan Payable

For the years ended 31 March

	2024	2023
Cedar Valley Residence; 7251 Cedar Valley Connector, Mission	\$ 11,282,016	\$ 11,508,512
MCAP mortgage, bearing interest at 2.86% per annum, and repayable in monthly payments of \$45,896 including principal and interest. The mortgage will mature on 1 December 2029.		
Rhoda Kaellis Residence: 1105 Royal Avenue, New Westminister	5,054,595	5,248,490
MCAP mortgage, bearing interest at 1.519% per annum, repayable in monthly payments of \$22,669 including principal and interest. The mortgage will mature on 01 January 2031.		
544 Columbia Street, New Westminister	4,778,501	4,939,412
Vancity mortgage, bearing interest at 2.50% per annum, repayable in monthly payments of \$23,518 including principal and interest. The repayment terms are due for renewal on 3 March 2026.		
Belcourt; 947 East Hastings Street, Vancouver	3,549,695	3,626,483
MCAP mortgage, bearing interest at 2.482% per annum, and repayable in monthly payments of \$13,789 including principal and interest. The mortgage will mature on 1 October 2029.		
Jim Green Residence: 415 Alexander Street, Vancouver	2,036,468	2,293,889
Peoples Trust Company mortgage, bearing interest at 2.41% per annum, repayable in monthly payments of \$25,792 including principal and interest. The repayment terms are due for renewal on 1 May 2026. Secured by a fixed charge on real property.		
508 Powell Street, Vancouver	3,419,443	-
CMHC Repayable loan. A fixed interest rate per annum will be determined by CMHC and interest will be calculated semi-annually. The term is 10 years commencing on the date of the first advance. The loan amortization period is 50 years.		
Yukon Housing Centre: 2088 Yukon Street, Vancouver	1,933,806	2,055,356
TD Canada Trust mortgage, bearing interest at 2.63% per annum, repayable in monthly payments of \$14,472 including principal and interest. The repayment terms are due for renewal on 1 May 2027. Secured by a fixed charge on real property and as an assignment of rents.		
13542-13540 91 Avenue, Surrey	1,216,578	-
Vancity mortgage, bearing interest at 5.80% per annum, repayable in monthly payments of \$7,771 including principal and interest. The repayment terms are due for renewal on 26 Apr 2028.		
4300 Thompson Road, Richmond	1,139,668	-
Vancity mortgage, bearing interest at 5.75% per annum, repayable in monthly payments of \$6,610 including principal and interest. The repayment terms are due for renewal on 21 February 2029.		
558 Keefer Street, Vancouver	941,015	971,887
Vancity mortgage, bearing interest at 3.05% per annum, repayable in monthly payments of \$4,997 including principal and interest. The repayment terms are due for renewal on 3 Jul 2025.		
13802-13804 Grosvenor Road, Surrey	856,290	887,524
MCAP mortgage, bearing interest at 2.22% per annum, and repayable in monthly payments of \$4,211 including principal and interest. The repayment terms are due for renewal on 1 June 2030.		

Notes to the Financial Statements for the year ended 31 March 2024

Jeffrey Ross Residence: 510 Alexander Street, Vancouver	771,598	920,563
Canada Mortgage and Housing Corporation mortgage, bearing interest at 4.18% per annum, repayable in monthly payments of \$14,378 including principal and interest. The repayment terms are due for renewal on 1 December 2028. Secured by a fixed charge on real property.		
High Drive Residence; 34860-64 High Drive, Abbotsford	724,935	738,036
Vancity mortgage, bearing interest at 6.11% per annum, repayable in monthly payments of \$4,781 including principal and interest. The repayment terms are due for renewal on 29 March 2025.		
Center Street Residence; 2386-88 Center Street, Abbotsford	723,108	736,177
Vancity mortgage, bearing interest at 6.11% per annum, repayable in monthly payments of \$4,769 including principal and interest. The repayment terms are due for renewal on 29 March 2025.		
Chilliwack Residence; 46101 Princess Avenue, Chilliwack	595,068	607,028
Vancity mortgage, bearing interest at 5.86% per annum, repayable in monthly payments of \$3,818 including principal and interest. The repayment terms are due for renewal on 7 June 2025.		
Crawford Manor: 10008-10010 128th Street, Surrey	508,926	531,031
Vancity mortgage, bearing interest at 2.85% per annum, repayable in monthly payments of \$3,075 including principal and interest. The repayment terms are due for renewal on 8 July 2026.		
Cliff Block Residence: 606 Clarkson Street, New Westminster	386,683	407,643
TD Canada Trust mortgage, bearing interest at 3.21% per annum, repayable in monthly payments of \$2,803 including principal and interest. The repayment terms are due for renewal on 1 July 2028.		
Macmillan House: 11184 and 11186 143A Street, Surrey	313,849	327,893
Vancity mortgage, bearing interest at 4.00% per annum, repayable in monthly payments of \$2,235 including principal and interest. The repayment terms are due for renewal on 2 December 2024. Secured by a fixed charge on real property.		
North Shore Apartment; 101-719 West 3rd Street North Vancouver	283,043	291,081
Vancity mortgage, bearing interest at 6.25% per annum, and repayable in monthly payments of \$2,108 including principal and interest. The repayment terms are due for renewal on 31 May 2025.		
	40,515,285	36,091,005
Less: current portion	(1,449,706)	(1,390,110)
	\$ 39,065,579	\$ 34,700,895

Principal payments due in the next five years and thereafter are as follows:

2025	\$ 1,449,706
2026	1,486,579
2027	1,524,641
2028	1,563,977
2029	1,560,663
Thereafter	29,510,276
	\$ 37,095,842

Notes to the Financial Statements for the year ended 31 March 2024

13. Forgivable Loans Payable

	2024	2023
Powell Street Getaway: 524-528 Powell Street, Vancouver		
BCHMC forgivable mortgage which is non-interest bearing, the total commitment is \$10,275,000, will be forgivable 1/25 each year, commencing on the 11th anniversary of the commencement date, until the loan is completely secured.	\$ 9,227,533	7,827,723
Less amounts amortized	-	-
	9,227,533	7,827,723
CMHC Forgivable loan is non-interest bearing and the total commitment is \$7,321,828, commencing on the date 12 May 2022. Each year, a portion of the principal amount is forgiven on the anniversary of the final advance. Forgiveness occurs on the first day of the month or following month. Completion must be substantial by March 31, 2025 to be eligible for forgiveness.		
	\$ 7,321,828	\$ 651,177
Less amounts amortized	-	-
	\$ 7,321,828	\$ 651,177
Cedar Valley Residence: 7251 Cedar Valley Connector, Mission		
BCHMC forgivable loan is non-interest bearing and will be forgiven over twenty-five years beginning on the first day of the eleventh year following the commencement date of 19 August 2019. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property.	\$ 6,800,000	\$ 6,800,000
Less amounts amortized	(2,434,281)	(2,311,303)
	\$ 4,365,719	\$ 4,488,697
Rhoda Kaellis Residence: 1105 Royal Avenue, New Westminister		
BCHMC forgivable loan is non-interest bearing and will be forgiven over twenty-five years at a rate of \$21,815 beginning on the first day of the eleventh year following the commencement date of 1 January 2009. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property.	\$ 1,650,000	\$ 1,650,000
Less amounts amortized	(798,411)	(755,823)
	\$ 851,589	\$ 894,177
Cliff Block Renovation: 606 Clarkson Street, New Westminister		
BCHMC forgivable loan is non-interest bearing and will be forgiven over ten years beginning on the first year of the anniversary of the commencement date of 5 January 2021. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property.	\$ 586,290	\$ 586,290
Less amounts amortized	-	-
	\$ 586,290	\$ 586,290
CMHC forgivable loan bears interest at 8.125% per annum and will be forgiven over fifteen years at the rate of \$21,200 annually, beginning on 1 January 2004. If there is a default under the loan or the operating agreement, unearned principal plus interest computed from the date of default will be repayable. Secured by a fixed charge on real property.	\$ 318,000	\$ 318,000
Less amounts amortized	(181,715)	(172,629)
	\$ 136,285	\$ 145,371

Notes to the Financial Statements for the year ended 31 March 2024

Dover Court Residence: 1606 Lynn Valley Road, North Vancouver

BCHMC forgivable loan is non-interest bearing and will be forgiven over fifteen years beginning on the first day of the eleventh year following the commencement date of 17 February 2017. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property.

Less amounts amortized

\$	1,494,000	\$	1,494,000
	(1,168,464)		(1,158,574)
\$	325,536	\$	335,426

North Shore Transitional Housing: 705 West 2nd Street, North Vancouver

BCHMC forgivable loan is non-interest bearing and will be forgiven over twenty-five years beginning on the first day of the eleventh year following the commencement date of 1 April 2005. If there is a default under the loan agreement, unearned principal plus interest of 2% per annum in excess of the prime rate computed from the date of default will be repayable. Secured by a fixed charge on real property.

Less amounts amortized

\$	545,380	\$	545,380
	(262,647)		(248,055)
\$	282,733	\$	297,325

CMHC forgivable loan is non-interest bearing and will be forgiven over fifteen years at a rate of \$27,470 annually, beginning on 1 December 2005. If there is a default under the loan agreement, unearned principal computed from the date of default will be repayable. Secured by a fixed charge on real property.

Less amounts amortized

\$	412,020	\$	412,020
	(198,432)		(187,408)
\$	213,588	\$	224,612

\$	23,311,101	\$	15,450,798
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14. Deferred Capital Contributions

As at year end Mar 31

	2024	2023
City of Vancouver	\$ 10,281,685	\$ 2,048,826
BCHMC	6,426,369	6,008,439
HRDC (Human Resource Development Council)	3,222,341	3,761,659
Others	3,083,818	3,650,320
NPO	2,646,650	1,446,519
VCH & FHA	1,340,369	902,228
Service Canada	1,105,077	1,141,996
Total	\$ 28,106,309	\$ 18,959,987

Notes to the Financial Statements for the year ended 31 March 2024

15. Employee Future Benefits

The Society and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Plan's board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at 31 December 2021, plan membership is broken down into 227,493 active members.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry age normal cost method, which produces the long term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as of 31 December 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis. The Society paid \$2,325,203 (2023 - \$2,007,986) for employer contributions to the Plan in fiscal 2024. The next valuation will be as at 31 December 2024, with results available later in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

16. Internally Restricted Net Assets

	Replacement Reserve	Health and Training Reserves	Infrastructure Reserve	Capital Reserve	Total
1 April 2022	\$ 719,323	\$ 40,072	\$ 293,493	\$ 529,934	1,582,822
Transfer from unrestricted net assets	55,581				55,581
31 March 2023	\$ 774,904	\$ 40,072	\$ 293,493	\$ 529,934	1,638,403
	Replacement Reserve	Health and Training Reserves	Infrastructure Reserve	Capital Reserve	Total
1 April 2023	\$ 774,904	\$ 40,072	\$ 293,493	\$ 529,934	1,638,403
Transfer from unrestricted net assets	27,600				27,600
31 March 2024	\$ 802,504	\$ 40,072	\$ 293,493	\$ 529,934	1,666,003

Notes to the Financial Statements for the year ended 31 March 2024

17. Donations

For the year ended 31 March	2024	2023
Cash donations	\$ 65,324	\$ 118,327
Donations in kind	36,664	13,081
	\$ 101,988	\$ 131,408

18. Commitments

The Society leases office premises and residential buildings under various operating lease arrangements. The required minimum lease payments for base rent until lease maturity are as follows:

2025	\$ 274,155
2026	231,047
2027	161,653
2028	46,519
2029	15,507
	\$ 728,881

In addition, the Society is required to pay property taxes, repairs and maintenance and other costs related to the properties which is not included in the above figures.

19. Contingent Liabilities

Under two agreements with BC Housing, BC Housing provided for the funding to the Society to enable the Society to complete building envelope repairs to the Jeffrey Ross Residence and the Jim Green Residence. The funding was comprised partially of repayable subsidies and loans. At the option of BC Housing, the repayable subsidy portion of the funding may be repayable to BC Housing, if any proceeds of litigation are received. There are no litigation proceeds expected and therefore no expectation to repay the subsidies. Accordingly, no liability has been recorded.

20. Subsidy Adjustments

BC Housing conducts an annual review of the financial statements and may adjust for any operating surplus or deficit. Funding adjustments which differ from the amounts estimated by the Society are accrued in the fiscal year they are determined by BC Housing. BC Housing has not completed the annual review of the Society's 2021, 2022, 2023 and 2024 fiscal year. There are no expected significant net obligations to BC Housing related to fiscal 2021, 2022, 2023 and 2024.

Notes to the Financial Statements for the year ended 31 March 2024

21. Remuneration of Directors, Employees and Contractors

The Societies Act (BC) requires that the Society discloses the total remuneration paid to directors, for either being a director or for acting in another capacity, as well as the total remuneration of the top ten most highly remunerated employees or contractors with annual remuneration equal to or greater than \$75,000.

During the years ended 31 March 2023 and 31 March 2024 the amounts paid to the Board of Directors of the Society for acting in their noted capacity was \$nil (2023 \$nil).

Wages, employee benefits and contractor expenses for the year include ten employees or contractors that each earned over \$75,000 for a total of \$1,644,770 (2023 - \$1,389,746).

22. Funds Held in Trust

The Society administers funds for certain program participants. These funds are held in separate bank accounts by the Society and are not included as assets or liabilities on the statement of financial position. As at 31 March 2024, funds held in trust for participants was \$103,662 (2023 \$132,146).