Financial Statements of

UNION GOSPEL MISSION

And Independent Auditor’s Report thereon

Year ended June 30, 2023

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Union Gospel Mission

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of Union Gospel Mission (the "Entity"), which comprise:

- the statement of financial position as at June 30, 2023
- the statement of operations for the year then ended
- the statement of changes in net assets for the year then ended
- the statement of cash flows for the year then ended
- and notes and schedule to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at June 30, 2023, and its results of operations and its cash flows for the year then ended in accordance with Canadian Accounting Standards for Not-For-Profit Organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity 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 these 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity'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 the 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 disclosure 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 Entity'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 Entity 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 matter that achieves fair presentation.
- 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 (British Columbia), we report that, in our opinion, the accounting policies applied in preparing and presenting financial statements in accordance with Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding period.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
October 26, 2023

UNION GOSPEL MISSION

Statement of Financial Position

June 30, 2023, with comparative information for 2022

	General Fund	Designated Funds	Capital Asset Fund	Total 2023	Total 2022
Assets					
Current assets:					
Cash and cash equivalents	$ 9,849,581	$ 568,784	$ -	$ 10,418,365	$ 10,564,771
Accounts receivable	33,678	-	-	33,678	910
Prepaid expenses	357,736	-	-	357,736	269,163
Inventory	70,804	-	-	70,804	87,137
Due from related parties (note 6)	125,859	-	-	125,859	1,454,302
	10,437,658	568,784		11,006,442	12,376,283
Tangible capital assets (note 3)	-	-	35,622,113	35,622,113	36,220,586
Due from related party (note 6)	1,772,422	-	-	1,772,422	-
Intangible asset (note 4)	44,856	-	-	44,856	89,710
	$ 12,254,936	$ 568,784	$ 35,622,113	$ 48,445,833	$ 48,686,579
Liabilities and Net Assets					
Current liabilities:					
Accounts payable and accrued liabilities (note 5)	$ 2,412,202	$ -	$ -	$ 2,412,202	$ 2,281,484
Tenant deposits	13,820	-	-	13,820	5,975
Due to related party (note 6)	442,298	-	-	442,298	-
	2,868,320	-	-	2,868,320	2,287,459
Net assets:					
Unrestricted	9,386,616	-	-	9,386,616	9,711,316
Externally restricted	-	568,784	-	568,784	467,218
Invested in tangible capital assets	-	-	35,622,113	35,622,113	36,220,586
	9,386,616	568,784	35,622,113	45,577,513	46,399,120
Related party transactions (note 7)					
Contingent liabilities (note 10)					
Commitments (note 11)					
	$ 12,254,936	$ 568,784	$ 35,622,113	$ 48,445,833	$ 48,686,579

See accompanying notes to financial statements.

Approved on behalf of the Board:

Director

Director

UNION GOSPEL MISSION

Statement of Operations

Year ended June 30, 2023, with comparative information for 2022

	General Fund	Designated Funds	Capital Asset Fund	Total 2023	Total 2022
Revenue:					
General donations and grants (note 7(c))	$ 24,360,352	$ 291,535	$ -	$ 24,651,887	$ 23,677,425
Gifts-in-kind	3,731,224	-	-	3,731,224	1,127,225
Legacy and estate gifts	3,217,850	-	-	3,217,850	3,379,292
Other donations (note 7(c))	5,027,006	-	282,666	5,309,672	23,280,103
Residential rental income	247,001	-	-	247,001	165,175
Commercial rental income	90,570	-	-	90,570	103,734
Store sales	972,525	-	-	972,525	831,419
Other sales and services	71,130	-	-	71,130	15,855
Interest and investment income	534,735	-	-	534,735	127,962
Miscellaneous revenues	13,004	-	-	13,004	26,491
	38,265,397	291,535	282,666	38,839,598	52,734,681
Expenses: (Schedule):					
Programs:					
Outreach and community engagement	3,539,991	-	-	3,539,991	3,193,257
Addiction recovery	1,810,573	-	-	1,810,573	1,396,343
Women and children	5,188,346	-	-	5,188,346	3,661,338
Food services	2,836,395	-	-	2,836,395	2,407,615
Store operations:					
Gifts in kind	626,750	-	-	626,750	843,363
Other	873,992	-	-	873,992	770,144
Other program costs	4,975,937	-	-	4,975,937	1,810,537
	19,851,984	-		19,851,984	14,082,597
Properties and infrastructure (note 3):					
Building operations	1,569,810	-	999,467	2,569,277	1,837,695
Infrastructure and other	1,553,939	-	465,830	2,019,769	1,762,386
	3,123,749	-	1,465,297	4,589,046	3,600,081
Other operating costs:					
Public education and fundraising	6,541,434	-	-	6,541,434	5,404,318
General administration	3,175,828	-	-	3,175,828	2,217,041
	9,717,262	-	-	9,717,262	7,621,359
	32,692,995	-	1,465,297	34,158,292	25,304,037
Excess (deficiency) of revenue over expenses before gifts to qualified donees	5,572,402	291,535	(1,182,631)	4,681,306	27,430,644
Gifts to qualified donees (note 7(b))	(5,502,913)	-	-	(5,502,913)	(20,292,374)
Excess (deficiency) of revenue over expenses	$ 69,489	$ 291,535	$ (1,182,631)	$ (821,607)	$ 7,138,270

See accompanying notes to financial statements.

UNION GOSPEL MISSION

Statement of Changes in Net Assets

Year ended June 30, 2023, with comparative information for 2022

	General Fund	Designated Funds	Capital Asset Fund	Total 2023	Total 2022
Balance, beginning of year	$ 9,711,316	$ 467,218	$ 36,220,586	$ 46,399,120	$ 39,260,850
Excess (deficiency) of revenue over expenses	69,489	291,535	(1,182,631)	(821,607)	7,138,270
Fund transfers during the year	(394,189)	(189,969)	584,158	-	-
Balance, end of year	$ 9,386,616	$ 568,784	$ 35,622,113	$ 45,577,513	$ 46,399,120

See accompanying notes to financial statements.

UNION GOSPEL MISSION

Statement of Cash Flows

Year ended June 30, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating:		
Excess (deficiency) of revenue over expenses	$ (821,607)	$ 7,138,270
Items not involving cash:		
Amortization of tangible capital assets	1,465,297	821,820
Amortization of intangible asset	44,854	44,854
Changes in non-cash operating working capital:		
Accounts receivable	(32,768)	162,333
Prepaid expenses	(88,573)	(26,698)
Deposits	-	458,154
Inventory	16,333	(40,815)
Accounts payable and accrued liabilities	130,718	736,912
Tenant deposits	7,845	5,975
Amounts due to/from related parties	627,298	(6,982,397)
	1,349,397	2,318,408
Investing:		
Acquisition of tangible capital assets	(866,824)	(2,637,190)
Advances to related party	(628,979)	(245,532)
Repayment on loan receivable from related party	-	937,049
Acquisition of building project under development	-	(3,939,114)
	(1,495,803)	(5,884,787)
Financing:		
Repayment of loan payable to BCHMC	-	(937,049)
Decrease in cash and cash equivalents	(146,406)	(4,503,428)
Cash and cash equivalents, beginning of year	10,564,771	15,068,199
Cash and cash equivalents, end of year	$ 10,418,365	$ 10,564,771

See accompanying notes to financial statements.

1. Operations:

Union Gospel Mission (the "Mission") is a not-for-profit organization incorporated under the laws of British Columbia and is registered under the Societies Act (British Columbia) and as a charity under the Income Tax Act.

The purpose of the Mission is to demonstrate the love of Christ by feeding hope and changing lives through a faith-based continuum of care. The Mission offers a comprehensive range of life-changing programs and services which include outreach, meals, chaplaincy, drop-ins, emergency shelter, family services, alcohol and drug recovery, aftercare, employment services, and housing.

2. Significant accounting policies:

These financial statements have been prepared in accordance with Canadian Accounting Standards for Not-for-Profit Organizations. The significant accounting policies are as follows:

(a) Basis of presentation:

The Mission Directors are the members of each of Union Gospel Mission Foundation ("Foundation"), Union Gospel Housing Society ("Housing") and Union Gospel (Heatley) Housing Society ("Heatley") and all entities have the same individuals on each of their respective Board of Directors. These financial statements have been prepared on a non-consolidated basis to reflect the operations of the Mission only (note 8).

(b) Fund accounting:

The resources and operations of the Mission have been segregated for accounting purposes into the following funds:

(*i*) The General Fund accounts for revenue and expenses relating to the operations of the Mission including its program delivery and other operating expenses.

(*ii*) The Designated Fund accounts for approved, special-purpose gifts and their related costs when incurred.

(*iii*) The Capital Asset Fund accounts for the Mission's assets, liabilities, revenue and amortization related to the Mission's capital assets.

To meet the objectives of financial reporting and stewardship over assets, certain interfund transfers are necessary to ensure the appropriate allocation of assets and liabilities to the respective funds. These interfund transfers are recorded in the statement of changes in net assets.

(c) Cash and cash equivalents:

Cash includes cash and cash equivalents. Cash equivalents consist of highly liquid investments that can be readily convertible to cash, normally with maturities of three months or less at date of purchase.

The Mission's investment activities are governed by investment policies set by the Board of Directors. These policies include guidelines as to asset categories and mix in accordance with the risk and return objectives established by the Board of Directors and management.

2. Significant accounting policies (continued):

(d) Inventory:

Inventory consists of items purchased for sale in a Mission shop. Inventory is valued at the lower of weighted average cost and net realizable value. The cost of inventory includes all costs of purchase and other costs incurred in bringing the inventories to their present location and condition before distribution for sale. Net realizable value is the estimated selling price in the normal course of operations.

(e) Tangible capital assets:

Tangible capital assets are stated at historical cost less accumulated amortization. Contributed assets are recorded at fair value at the date of contribution. Tangible capital assets are amortized over their estimated useful lives at the following rates and methods:

Asset	Basis	Rate
Buildings	Straight-line	20 years
Leasehold improvements	Straight-line	15 to 20 years
Equipment	Declining balance	20 to 30%
Equipment - Cordova	Straight-line	10 to15 years
Furniture and fixtures	Declining balance	30%
Furniture and fixtures - Cordova	Straight-line	10 years
Automobile	Declining balance	30%
Computer software	Declining balance	30%
Computer hardware - Cordova	Straight-line	5 years
Women and Family Recovery Centre (“Cordova”):		
Building	Straight-line	40 years
Roof and elevators	Straight-line	25 years
Plumbing	Straight-line	20 years
HVAC	Straight-line	15 years

Tangible capital assets acquired during the year are amortized starting when they are placed into service. Assets under development are not amortized until completed and available for use.

When significant, practicable and estimates can be made of the separate useful lives, tangible capital assets have been componentized and accounted for as separate items.

(f) Intangible asset:

The intangible asset is comprised of costs incurred for the implementation of Mission’s customer relationship management software. Costs capitalized include installation, configuration and other system customization costs subject to capitalization. The asset is amortized over its estimated useful life of 5 years.

2. Significant accounting policies (continued):

(g) Impairment of long-term assets:

The Mission reviews the carrying value of its tangible capital and intangible assets for impairment whenever events or changes in circumstances indicate that the asset no longer contributes to the Mission's ability to provide goods and services, or that the value of future economic benefits or service potential associated with the asset is less than its carrying amount. If such conditions exist, an impairment loss is measured and recorded in the statement of operations at the amount by which the carrying amount of the asset exceeds its fair value or replacement cost.

(h) Revenue recognition:

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

Restricted contributions related to general operations are recognized as revenue in the General Fund in the year in which the related expenses are incurred. Restricted contributions designated for other specified purposes and related to capital assets are recorded in the Designated Fund and Capital Asset Fund, respectively, when received.

Unrestricted contributions are recognized as revenue in the General Fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Donations revenue is recorded when received.

Government assistance, in the form of forgivable loans, is recognized as grant revenue when received.

Investment income is recognized as revenue in the year it is earned.

Other income is recognized as revenue when due or earned.

(i) Donated materials and services:

Donated materials are recorded at fair value when fair value can be reasonably estimated.

A substantial number of volunteers contribute a significant amount of time to the Mission each year. Because of the difficulty in determining their fair value, these contributed services are not recognized in these financial statements.

(j) Employee future benefits:

The Mission and its employees contribute to a defined contribution group RRSP plan. Contributions made by the Mission to the plan are expensed as incurred.

(k) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently measured at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Mission has not made this election.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs, incurred on acquisition and financing costs, which are amortized using the straight-line method.

2. Significant accounting policies (continued):

(k) Financial instruments (continued):

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Mission determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Mission expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

(l) Measurement uncertainty:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. An area requiring the use of management estimates includes the determination of useful lives of tangible capital assets for purposes of amortization. Actual results could differ from these estimates.

3. Tangible capital assets:

			2023	2022
	Cost	Accumulated amortization	Net book value	Net book value
Land	$ 85,400	$ -	$ 85,400	$ 85,400
Buildings	244,367	244,367	-	-
Leasehold improvements	1,146,849	806,790	340,059	168,983
Equipment	3,330,661	2,314,467	1,016,194	950,972
Furniture and fixtures	2,900,244	1,326,178	1,574,066	1,645,963
Automobile	1,064,460	943,369	121,091	100,527
Computer software	87,485	83,281	4,204	6,005
Computer hardware	129,639	38,604	91,035	115,385
	8,989,105	5,757,056	3,232,049	3,073,235
Women and Family Recovery Centre:				
Building	29,547,298	1,102,963	28,444,335	28,978,063
Roof and elevators	983,985	59,039	924,946	964,305
Plumbing	2,136,384	160,229	1,976,155	2,082,975
HVAC	1,160,698	116,070	1,044,628	1,122,008
	33,828,365	1,438,301	32,390,064	33,147,351
	$ 42,817,470	$ 7,195,357	$ 35,622,113	$ 36,220,586

3. Tangible capital assets (continued):

Total amortization of $1,465,297 (2022 - $821,820) is included in properties and infrastructure expenses in the Statement of Operations.

The Mission holds a ground lease on the land from the Foundation until 2060, which allowed the Mission to construct a building, otherwise use, occupy and enjoy the land.

The costs incurred for the Cordova have been funded by the Foundation through donations and grant contributions raised by the Mission and the Foundation, which are then contributed to and maintained by the Foundation as part of the Women and Family Recovery Centre Fund (note 7(c)) in accordance with the Foundation's purpose.

As developer of the Cordova, the Mission remains responsible for the financial commitments of the project (note 11(b)).

4. Intangible asset:

	2023	2022
Intangible asset	$ 224,272	$ 224,272
Accumulated amortization	(179,416)	(134,562)
	$ 44,856	$ 89,710

5. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of $73,458 (2022 - $55,410), which includes amounts payable to WorkSafe BC and the Minister of Finance for payroll related taxes.

6. Due from (to) related parties:

	2023	2022
Due from related parties - current:		
Union Gospel Mission Foundation	$ -	$ 226,924
Union Gospel (Heatley) Housing Society (UGHHS)	-	1,143,443
Union Gospel Housing Society	125,859	83,935
	$ 125,859	$ 1,454,302
Due from related party – long-term:		
Union Gospel (Heatley) Housing Society	$ 1,772,422	$ -
Due to related party - current:		
Union Gospel Mission Foundation	$ 442,298	$ -

6. Due from (to) related parties (continued):

The current amounts due to or from related parties have no set terms for repayment and are payable on demand. Amounts due to or from the Foundation are non-interest bearing. All other amounts bear interest at the Vancouver City Savings Credit Union ("Vancity") prime rate plus 0.75% (2022 - Vancity prime rate plus 0.75%).

The long-term amount due from a related party has no set terms for repayment and is payable on demand. As the parties have agreed that this amount will not be demanded in the subsequent year it has been classified as a long-term liability in these financial statements. The amount bears interest equal to Vancouver City Savings Credit Union ("Vancity") prime plus 0.75% (2022 - Vancity prime rate plus 0.75%).

7. Related party transactions:

(a) During the year, the Mission had the following related party transactions:

	2023	2022
	Received (paid)	Received (paid)
Union Gospel (Heatley) Housing Society:		
Interest on related party balances (note 6)	$ 95,772	$ 35,208
Office and housing rent	-	(65,625)
Thrift store rental	(85,107)	(85,531)
Thrift store property tax	(29,205)	(33,877)
Union Gospel Housing Society:		
Interest on related party balances (note 6)	3,800	1,397
Union Gospel Mission Foundation:		
Rent for the use of the Hastings and New Westminster buildings	(587,852)	(589,621)

The above transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(b) During the year, the Mission made the following donations to the Foundation which are included in Gifts to qualified donees:

	2023	2022
Unrestricted donations:		
Legacy and estate gifts	$ 3,217,850	$ 3,379,292
Other gifts	-	1,000,000
	3,217,850	4,379,292
Restricted donations:		
Women and Family Recovery Centre project	2,285,063	15,913,082
	$ 5,502,913	$ 20,292,374

7. Related party transactions (continued):

(c) During the year, the Mission received the following donations from the Foundation which are included in General and Other donations:

		2023		2022
Unrestricted donations - other	$	2,984,569	$	1,955,092
Restricted donations - Women and Family Recovery Centre project costs		282,666		5,841,542
	$	3,267,235	$	7,796,634

The Cordova continues to be funded by the Women and Family Recovery Centre Fund established and maintained by the Foundation. The Foundation performs a financial stewardship role with respect to the Fund, receiving all donations and grants towards the Cordova, holding such funds, and disbursing such funds towards construction and other project related expenditures on behalf of the Mission. As a qualified donee, the Mission receives all such disbursements as donations from the Foundation.

(d) Certain expenses incurred by the Mission are shared services costs and are allocated and charged to each of the related entities on a pro-rata share basis. The Mission also charges fees for administration rendered to the related parties. The amounts recovered from affiliated entities totaled $1,429,174 (2022 - $1,301,178) and are recorded as recovery against the relevant expenses incurred.

8 Non-consolidated entities:

Housing operates a social housing project, Orchard. Heatley operates two social housing projects, Maurice McElrea Place and Hastings. The Foundation, a registered charity under the *Income Tax Act*, was established in October 2001 to raise, distribute and administer funding and support for the programs and activities of the Mission.

Housing and Heatley are incorporated under the *Societies Act* (British Columbia) and are not-for-profit organizations under the *Income Tax Act*.

8 Non-consolidated entities (continued):

Housing, Heatley, and the Foundation have not been consolidated in the Mission's financial statements. Financial summaries of these non-consolidated entities are as follows as at June 30:

	2023	2022
Assets:		
Total assets	$ 55,046,317	$ 52,079,794
Liabilities and net assets:		
Total liabilities	$ 11,467,924	$ 11,899,672
Total net assets	43,578,393	40,180,122
	$ 55,046,317	$ 52,079,794
Results of operations:		
Total revenue	$ 10,087,519	$ 24,157,224
Total expenses	(6,794,527)	(11,149,669)
	$ 3,292,992	$ 13,007,555

	2023	2022
Cash flow activities:		
Total cash provided by operating activities	$ 3,219,559	$ 18,482,759
Total cash provided by (used in) investing activities	226,013	(472,197)
Total cash used in financing activities	67,561	(566,313)
Increase in cash	3,513,133	17,444,229
Cash and cash equivalents, beginning of year	27,460,108	10,015,879
Cash and cash equivalents, end of year	$ 30,973,241	$ 27,460,108

9. Bank credit facility:

The Mission is included as a co-borrower, together with the Foundation in respect of a $1.5 million operating credit facility arranged with Vancouver City Savings Credit Union ("Vancity"). The credit facility is with interest rates at Vancity prime plus 0.75% per annum. As at June 30, 2023 there was no outstanding balance under this facility (2022 - nil).

In addition, a $205,400 term deposit is held with Vancity as security on its credit card facility.

10. Contingent liabilities:

(a) The Mission and the Foundation together arranged credit facilities with the BCHMC, the Royal Bank of Canada (“RBC”) and Vancity for construction of the Hastings building, which is owned by the Foundation. The building was completed in 2011, the Vancity line of credit was repaid, and the RBC mortgage was renewed with the Peoples Trust Company (“PTC”). However, the Mission remains contingently liable for the BCHMC and the PTC loans, which together totaled $10,636,346 (2022 - $10,815,991) as at year-end. Management does not believe any liability will arise from the Foundation's $5,000,000 forgivable loan from BCHMC, and accordingly, no amount has been accrued in either the Mission or Foundation’s financial statements.

(b) During fiscal 2022, the Mission entered into a $2,000,000 forgivable loan agreement with BCHMC and received the full loan proceeds to fund the Cordova project, secured by a charge over the real property and guarantee by the Foundation. Repayment of principal and interest will not be required unless the land ceases to be used for the intended purposes, being the development and provision of a minimum of 63-affordable housing units to eligible occupants.

Provided those applicable criteria are met, a proportionate amount of the loan is forgivable by BCHMC over 25-years commencing the 11th year of the mortgage in 2032 at a rate of $80,000 per year. If repayment is required, interest will be calculated at the Royal Bank prime rate plus 2% per annum, compounded semi-annually not in advance. The Mission expects to meet the condition over the 35-year period and has recorded the $2,000,000 forgivable loan as grant revenue in the year ended June 30, 2022.

(c) The Mission also entered into a $11,375,000 forgivable loan agreement during fiscal 2022 with CMHC and received the full loan proceeds to fund the Cordova project, secured by a fixed and floating charge over the real property and other assets. Repayment of principal and interest will not be required unless the land ceases to be operated in accordance with specified affordability, accessibility, and energy efficiency criteria.

Provided those applicable criteria are met, a proportionate amount of the loan is forgivable by CHMC over 20-years commencing on each anniversary of the date of final advance being November 1, 2022. If repayment is required, interest will be calculated at 5% per annum, compounded monthly not in advance. The Mission expects to meet the condition over the 20-year period and has recorded $1,395,416 and $9,979,584 received in each of the 2023 and 2022 respective fiscal years as grant revenue for a total of $11,375,000.

11. Commitments:

(a) The Mission has multi year lease agreements for warehouse space and office equipment expiring in 2023, 2026 and 2028.

The minimum payments under the lease agreements until maturity are as follows:

2024	$	93,924
2025		114,992
2026		119,348
2027		110,515
2028		111,659
2029		18,708
	$	569,146

(b) The Mission has entered into various third-party supply agreements with committed payments remaining related to the Cordova development (note 3) in the amount of $89,856 (2022 - $89,366) for the 2024 fiscal year.

12. Financial risks and concentrations of risks:

(a) Liquidity risk:

Liquidity risk is the risk that the Mission will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Mission manages its liquidity risk by monitoring its operating requirements. The Mission prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

(b) Credit risk:

Credit risk is the risk of economic loss arising from a party's failure to repay or service debt according to contractual terms. Financial instruments that potentially subject the Mission to concentrations of credit risk consist of cash and cash equivalents and receivables. The Mission has deposited cash and cash equivalents with large reputable financial institutions, from which management believes the risk of loss to be remote. Management does not believe the Mission is subject to any significant credit risks related to its accounts receivable or amounts due from related parties.

(c) Interest rate risk:

The Mission is exposed to interest rate risks on its due to/from related party balances (note 6) which has a floating rate of interest which is subject to cash flow risk.

There has been no significant change to the risk exposures from the prior year.

13. Disclosure of remuneration:

The *Societies Act* (British Columbia) has a requirement for the disclosure in the financial statements of the remuneration of directors, employees and contractors. For the fiscal year ending June 30, 2023, the Mission paid total remuneration of $1,856,657 (2022 - $1,549,793) to the top ten employees for services, each of whom received total annual remuneration of $75,000 or greater. No remuneration was paid to any members of the Board of Directors.

14. Comparative information:

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted for the current year.

UNION GOSPEL MISSION
Schedule of Expenses

Year ended June 30, 2023, with comparative information for 2022

	2023	2022
Salaries and benefits	$ 19,622,920	$ 15,538,671
Gifts-in-kind used	3,731,224	1,127,225
Newsletters and campaign appeals	1,773,798	1,399,554
Programs and events	1,642,939	1,264,716
Food and kitchen supplies and services	1,608,626	1,416,408
Amortization of capital assets	1,465,297	821,820
Office supplies and services	1,275,160	1,203,587
Building maintenance and repairs supplies and services	912,639	644,793
Property taxes, utilities, and insurance	786,217	645,615
Rental of facilities	676,559	766,177
Fundraising and marketing	548,600	507,006
Staff training and development	503,690	326,683
Professional and consulting services	431,933	429,407
Bank charges and interest	291,983	250,791
Non-recovered goods and services taxes	157,705	120,369
Miscellaneous	113,322	97,539
Amortization of intangible asset	44,854	44,854
Total expenses	35,587,466	26,605,215
Less recoveries from affiliated entities (note 7(d))	(1,429,174)	(1,301,178)
	$ 34,158,292	$ 25,304,037

Financial Statements of

UNION GOSPEL MISSION FOUNDATION

And Independent Auditor's Report Thereon

Year ended June 30, 2023

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Union Gospel Mission Foundation

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of Union Gospel Mission Foundation (the "Entity"), which comprise:

- the statement of financial position as at June 30, 2023
- the statement of operations for the year then ended
- the statement of changes in net assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at June 30, 2023 and its results of operations and its cash flows for the year then ended in accordance with Canadian Accounting Standards for Not-For-Profit Organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity 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 these 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity'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 the 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 disclosure 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 Entity'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 Entity 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 matter that achieves fair presentation.
- 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* (British Columbia), we report that, in our opinion, the accounting policies applied in preparing and presenting financial statements in accordance with Canadian Accounting Standards for Not-For-Profit Organizations have been applied on a basis consistent with that of the preceding period.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
October 26, 2023

UNION GOSPEL MISSION FOUNDATION

Statement of Financial Position

June 30, 2023, with comparative information for 2022

	General Fund	Capital Asset Fund	Women and Family Recovery Centre Fund	Internally Restricted Funds	Total 2023	Total 2022
Assets						
Current assets:						
Cash and cash equivalents	$ 29,509,430	$ -	$ -	$ -	$ 29,509,430	$ 26,234,633
Amounts recoverable	1,060	-	-	-	1,060	289
Due from related party (note 4)	442,298	-	-	-	442,298	-
Interfund balance (note 5)	941,300	-	(941,300)	-	-	-
	30,894,088	-	(941,300)	-	29,952,788	26,234,922
Tangible capital assets (note 3)	-	17,032,696	-	-	17,032,696	17,620,548
Restricted cash and cash equivalents (note 6)	-	-	-	1,022,592	1,022,592	964,537
Due from related party (note 4)	689,269	-	-	-	689,269	921,881
	$ 31,583,357	$ 17,032,696	$ (941,300)	$ 1,022,592	$ 48,697,345	$ 45,741,888
Liabilities and Net Assets						
Current liabilities:						
Accounts payable and accrued liabilities	$ 35,554	$ 11,821	$ 8,877	$ -	$ 56,252	$ 343,756
Due to related party (note 4)	305	-	-	-	305	226,924
Current portion of mortgage payable (note 7)	-	184,218	-	-	184,218	179,645
	35,859	196,039	8,877	-	240,775	750,325
Mortgage payable (note 7)	-	5,452,128	-	-	5,452,128	5,636,346
	35,859	5,648,167	8,877	-	5,692,903	6,386,671
Net assets:						
Unrestricted	31,547,498	-	(950,177)	-	30,597,321	26,598,321
Invested in capital assets	-	11,384,529	-	-	11,384,529	11,792,359
Internally restricted (note 8)	-	-	-	1,022,592	1,022,592	964,537
	31,547,498	11,384,529	(950,177)	1,022,592	43,004,442	39,355,217
Related party transactions (note 5)						
Contingent liabilities (note 10)						
Commitments (note 11)						
	$ 31,583,357	$ 17,032,696	$ (941,300)	$ 1,022,592	$ 48,697,345	$ 45,741,888

See accompanying notes to financial statements.

Approved on behalf of the Board:

Jim Bankman

Director

Kathy

Director

UNION GOSPEL MISSION FOUNDATION

Statement of Operations

Year ended June 30, 2023 with comparative information for 2022

	General Fund	Capital Asset Fund	Women and Family Recovery Centre Fund	Total 2023	Total 2022
Revenue:					
General donations	$ 242,626	$ -	$ -	$ 242,626	$ 429,612
Legacy gifts	144,704	-	-	144,704	344,158
Donation from Union Gospel Mission (note 5 (b))	3,217,850	-	2,285,064	5,502,914	20,292,374
Other restricted donations	-	-	7,893	7,893	-
Rent (note 5 (a))	-	587,852	-	587,852	589,621
	3,605,180	587,852	2,292,957	6,485,989	21,655,765
Other revenues:					
Interest income (note 5 (a))	1,242,365	-	-	1,242,365	205,621
	4,847,545	587,852	2,292,957	7,728,354	21,861,386
Expenses:					
Public education and resource development	37,206	-	-	37,206	41,370
General administration	27,191	-	-	27,191	18,697
Amortization on buildings	-	587,852	-	587,852	589,621
Interest on long-term debt	-	143,935	-	143,935	148,405
Other	15,710	-	-	15,710	-
	80,107	731,787	-	811,894	798,093
Excess (deficiency) of revenue over expenses before gifts to qualified donee	4,767,438	(143,935)	2,292,957	6,916,460	21,063,293
Gifts to qualified donee (note 5 (c))	(2,984,569)	-	(282,666)	(3,267,235)	(7,796,634)
Excess (deficiency) of revenue over expenses	$ 1,782,869	$ (143,935)	$ 2,010,291	$ 3,649,225	$ 13,266,659

See accompanying notes to financial statements.

UNION GOSPEL MISSION FOUNDATION

Statement of Changes in Net Assets

Year ended June 30, 2023 with comparative information for 2022

	General Fund	Capital Asset Fund	Women and Family Recovery Centre Fund (note 5(c))	Internally Restricted Funds	Total 2023	Total 2022
Net assets, beginning of year	$ 29,558,789	$ 11,792,359	$ (2,960,468)	$ 964,537	$ 39,355,217	$ 26,088,558
Excess (deficiency) of revenue over expenditures	1,782,869	(143,935)	2,010,291	-	3,649,225	13,266,659
Interfund transfers (note 8)	205,840	(263,895)	-	58,055	-	-
Net assets, balance, end of year	$ 31,547,498	$ 11,384,529	$ (950,177)	$ 1,022,592	$ 43,004,442	$ 39,355,217

See accompanying notes to financial statements.

UNION GOSPEL MISSION FOUNDATION

Statement of Cash Flows

Year ended June 30, 2023 with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating:		
Excess of revenue over expenditures	$ 3,649,225	$ 13,266,659
Item not involving cash:		
Amortization of capital assets	587,852	589,621
Changes in non-cash operating working capital:		
Amounts recoverable	(771)	28
Accounts payable and accrued payables	(287,504)	(2,500,118)
Due from/to related parties	(668,917)	6,943,663
	3,279,885	18,299,853
Investing:		
Repayment of advances to related party	232,612	488,726
Loan repayment to related party	-	(937,049)
	232,612	(448,323)
Financing:		
Repayment of mortgage payable	(179,645)	(175,185)
Increase in cash	3,332,852	17,676,345
Cash and cash equivalents, beginning of year	27,199,170	9,522,825
Cash and cash equivalents, end of year	$ 30,532,022	$ 27,199,170
Cash and cash equivalents consists of:		
Unrestricted amounts	$ 29,509,430	$ 26,234,633
Restricted amounts	1,022,592	964,537
	$ 30,532,022	$ 27,199,170

See accompanying notes to financial statements.

1. Operations:

Union Gospel Mission Foundation ("Foundation") is a not-for-profit organization incorporated under the laws of British Columbia and is registered under the *Societies Act* (British Columbia) and as a registered charity under the *Income Tax Act.*

The purpose of the Foundation is to promote the efficiency and effectiveness of Union Gospel Mission's (the "Mission") charitable programs by providing and maintaining facilities for this purpose, and receiving, maintaining and administering funds for this purpose, as well as for the Foundation and other "qualified donees" charitable endeavors. "Qualified donees" is as defined in subsection 149.1 (1) of the Income Tax Act (Canada).

2. Significant accounting policies:

These financial statements were prepared in accordance with Canadian Accounting Standards for Not-for-Profit Organizations. The significant accounting policies are as follows:

(a) Fund accounting:

The resources and operations of the Foundation have been segregated for accounting purposes into the following funds:

(*i*) The General Fund reports the Foundation's unrestricted resources and operating activities.

(*ii*) The Capital Asset Fund reports the assets, liabilities, revenues and expenses related to the Foundation's capital assets.

(*iii*) Restricted funds report resources established for specific purposes. The Foundation maintains the Women and Family Recovery Centre Fund that was established in 2016 to fund the Women and Family Recovery Centre (notes 3(a) and 5(c)).

(*iv*) Internally restricted funds report resources internally allocated by the Foundation for specific purposes as follows:

- The Building Maintenance Fund funds and supports major renovations required for the Foundation's and Mission's non-housing facilities.
- The Social Enterprise Fund funds and supports start-up costs for the Mission's new social enterprises.
- The New Initiatives and Innovation Fund funds and supports initial costs of projects within the Foundation's long-term strategic plan, as well as innovative measures within its organizational culture.

To meet the objectives of financial reporting and stewardship over assets, certain interfund transfers are necessary to ensure the appropriate allocation of assets and liabilities to the respective funds. These interfund transfers are recorded in the statement of changes in net assets.

2. Significant accounting policies (continued):

(b) Cash and cash equivalents:

Cash includes cash and cash equivalents. Cash equivalents consist of highly liquid investments that can be readily convertible to cash, normally with maturities of three months or less at date of purchase.

The Foundation's investment activities are governed by investment policies set by the Board of Directors. These policies include guidelines as to asset categories and mix in accordance with the risk and return objectives established by the Board of Directors and management.

(c) Tangible capital assets:

Tangible capital assets are stated at cost less accumulated amortization. Contributed assets are recorded at fair value at the date of contribution. Tangible capital assets are amortized over their estimated useful lives at the following rates and methods:

Asset	Basis	Rate
Buildings - Hastings	Straight-line	35 years
Buildings - New Westminster	Declining balance	30%
Building improvements	Declining balance	20%

Tangible capital assets acquired during the year are amortized starting when they are placed into service.

(d) Impairment of long term assets:

The Foundation reviews the carrying value of tangible capital assets for impairment whenever events or changes in circumstances indicate that the asset no longer contributes to the Foundation's ability to provide goods and services, or that the value of future economic benefits or service potential associated with the asset is less than its carrying amount. If such conditions exist, an impairment loss is measured and recorded in the statement of operations at the amount by which the carrying amount of the net asset exceeds its fair value or replacement cost.

(e) Revenue recognition:

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

Restricted contributions related to general operations are recognized as revenue in the General Fund in the year in which the related expenses are incurred. Restricted contributions are recorded in the appropriate established restricted funds when received.

Unrestricted contributions are recognized as revenue in the General Fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Investment income is recognized as revenue in the respective fund when earned.

Other income is recognized as revenue when due or earned.

2. Significant accounting policies (continued):

(f) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently measured at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Foundation has not made this election.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs, incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Foundation determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Foundation expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

(g) Measurement uncertainty:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. An area requiring the use of management estimates include the determination of useful lives of tangible capital assets for purposes of amortization. Actual results could differ from these estimates.

3. Tangible capital assets:

			2023	2022
	Cost	Accumulated amortization	Net book value	Net book value
Land (a)	$ 3,720,367	$ -	$ 3,720,367	$ 3,720,367
Buildings	20,515,582	7,217,407	13,298,175	13,882,489
Building improvements	272,239	258,085	14,154	17,692
	$ 24,508,188	$ 7,475,492	$ 17,032,696	$ 17,620,548

3. Tangible capital assets (continued):

(a) The Foundation continues to fund the cost of development of a new multi storey Women and Family Recovery Centre (the “Cordova”) on the site of the Mission’s previous operations on Cordova Street (note 5(c)). The Cordova asset is recorded in the Mission’s financial statements and the funding provided by the Foundation is recorded as a gift to the Mission.

The construction of the Cordova was substantially completed and operations commenced during the prior year.

4. Due from (to) related parties:

	2023	2022
Due from related party - current: (a)		
Union Gospel Mission	$ 442,298	$ -
Due from related party - long-term: (b)		
Union Gospel Housing Society	$ 689,269	$ 921,881
Due to related party - current: (a)		
Union Gospel Mission	$ -	$ 226,924
Union Gospel (Heatley) Housing Society	305	-

(a) The current amounts due from and to related parties have no set terms for repayment and are payable on demand.

(b) The long-term amount due from a related party has no set terms for repayment and is payable on demand. As the parties have agreed that the amount will not be demanded in the subsequent year, this has been classified as long-term in these financial statements.

Amounts due to or from the Mission are non-interest bearing. All other amounts bear interest at the Vancouver City Savings Credit Union (“Vancity”) prime rate plus 0.75% (2022 - Vancity prime rate plus 0.75%).

5. Related party transactions:

The Mission, Union Gospel Housing Society, Union Gospel (Heatley) Housing Society and the Foundation, all have the same individuals on each of their respective Board of Directors.

5. Related party transactions (continued):

(a) During the year, the Foundation had the following related party transactions:

		2023 Received		2022 Received
Union Gospel Housing Society:				
Interest on related party balances (note 4)	$	52,389	$	41,273
Union Gospel (Heatley) Housing Society:				
Interest on related party balances (note 4)	$	305	$	-
Union Gospel Mission:				
Rental of the Hastings and New Westminster buildings	$	587,852	$	589,621

The above transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

(b) Included in gifts and donations are amounts received by the Foundation from the Mission as follows:

		2023		2022
Unrestricted donations:				
Legacy and estate gifts	$	3,217,850	$	3,379,292
Other		-		1,000,000
		3,217,850		4,379,292
Restricted donations:				
Women and Family Recovery Centre project		2,285,064		15,913,082
	$	5,502,914	$	20,292,374

(c) In support of the Mission's operations, the Foundation made donations to the Mission as follows:

		2023		2022
Unrestricted donations - Other	$	2,984,569	$	1,955,092
Restricted donations -				
Women and Family Recovery Centre building costs		282,666		5,841,542
	$	3,267,235	$	7,796,634

5. Related party transactions (continued):

(c) (continued):

The Mission was the builder and developer of the Cordova. As part of its purpose in supporting the programs and activities of the Mission, the Foundation established and maintains the Women and Family Recovery Centre Fund for the purpose of funding the Cordova project.

The Foundation's responsibility for the Cordova project is one of financial stewardship and includes the receipt of all donations and grants towards the Cordova project, the holding of such funds, and the disbursement of such funds towards construction and other project related expenditures on behalf of the Mission. All such disbursements are donated to the Mission as a qualified donee.

As at June 30, 2023, the total disbursements donated to the Mission towards the Cordova project exceeded the donations and grants collected by the Foundation for the Cordova project's purpose which resulted in a net deficit of $950,177 (2022 - $2,960,468) in the Women and Family Recovery Centre Fund. This deficit, funded by the General Fund and recorded as interfund receivable/payable, is intended to be partially repaid and settled from additional committed funding of $460,000 to be received towards the Cordova project.

As at June 30, 2023, any remaining financial commitments for the Cordova project costs are the responsibility of the Mission (note 11).

6. Restricted cash and cash equivalents:

Restricted cash and cash equivalents represent funds designated for meeting the requirements of the restricted funds.

7. Mortgage payable:

	2023	2022
Mortgage payable to the Peoples Trust Company, due on May 1, 2031, repayable in monthly installments of $26,996 including principal and interest at 2.53% per annum, secured by an assignment of the Original Mortgage Agreement and Assignment of Rents Agreement with BC Housing Management Commission (BCHMC)	$ 5,636,346	$ 5,815,991
Less current portion	184,218	179,645
	$ 5,452,128	$ 5,636,346

7. Mortgage payable (continued):

Annual principal repayments on mortgage payable in the next five years and thereafter are as follows:

2024	$ 184,218
2025	188,909
2026	193,718
2027	198,650
2028	203,708
Thereafter	4,667,143
	$ 5,636,346

8. Internally restricted funds and interfund transfers:

Internally restricted funds consist of the following:

	Building Maintenance Fund	Social Enterprise Fund	New Initiatives and Innovation Fund	Total
Balance, beginning of year	$ 195,501	$ 90,748	$ 678,288	$ 964,537
Transfers in from General Fund Funding during the year	500,000	-	-	500,000
Transfers out to General Fund Expenditures during the year	(292,420)	-	(149,525)	(441,945)
Balance, end of year	$ 403,081	$ 90,748	$ 528,763	$ 1,022,592

Other interfund transfers during the year consist of a transfer of $263,895 (2022 - $265,665) from the Capital Asset Fund to General Fund for net receipts of rent collected over mortgage payments paid.

9. Bank credit facility:

The Foundation is included as a co-borrower, together with the Mission, in respect of a $1.5 million operating credit facility arranged with Vancity. The facility bears interest at the Vancity prime rate plus 0.75% per annum. As at June 30, 2023, there was no outstanding balance under this facility (2022 - nil).

10. Contingent liabilities:

(a) The Foundation and the Mission previously entered into a forgivable loan agreement with BCHMC, which is secured by a second charge over the real property. The loan amount of $5,000,000 was used to fund the construction of the Hastings building. Repayment of principal and interest will not be required unless the land ceases to be used for the intended purposes, being the development of a minimum of 150 transitional housing units operated for the benefit of “Eligible Occupants”.

Provided the applicable criteria is met, the loan is and will be forgiven at the rate of 1/25 of the outstanding balance per year commencing in the 11th year subsequent to completion of the project being 2021. If repayment is required, interest will be calculated at the Royal Bank prime rate plus 2% per annum, compounded semi-annually not in advance. The Mission and Foundation expect to meet the condition over the 35-year period and the Foundation has therefore recorded the $5,000,000 in net assets invested in capital assets.

(b) During fiscal 2022, the Mission entered into a $2,000,000 forgivable loan agreement with BCHMC and received the full loan proceeds to fund the Cordova project, secured by a charge over the real property and a guarantee by the Foundation. Repayment of principal and interest will not be required unless the land ceases to be used for the intended purposes, being the development and provision of a minimum of 63-affordable housing units to eligible occupants.

Provided those applicable criteria are met, a proportionate amount of the loan is forgivable by BCHMC over 25-years commencing the 11th year of the mortgage in 2032 at a rate of $80,000 per year. If repayment is required, interest will be calculated at the Royal Bank prime rate plus 2% per annum, compounded semi-annually not in advance. The Mission expects to meet the condition over the 35-year period and therefore has recorded the $2,000,000 forgivable loan as grant revenue and donated it to the Foundation during the previous year (note 5(b)).

(c) The Mission also entered into a $11,375,000 forgivable loan agreement during fiscal 2022 with Canada Mortgage Housing Corporation (CMHC) and has received the full loan proceeds to fund the Cordova building, secured by a fixed and floating charge over the real property and other assets. Repayment of principal and interest will not be required unless the land ceases to be operated in accordance with specified affordability, accessibility, and energy efficiency criteria.

Provided those applicable criteria are met, a proportionate amount of the loan is forgivable by CHMC over 20-years commencing on each anniversary of the date of final advance being November 1, 2022. If repayment is required, interest will be calculated at 5% per annum, compounded monthly not in advance. The Mission expects to meet the condition over the 20-year period and therefore has recorded the $11,375,000 forgivable loan as grant revenue and donated it to the Foundation during the two years ended June 30, 2023 and June 30, 2022 (note 5(b)).

11. Commitments:

The Mission has entered into various third party supply agreements with committed payments remaining related to the Cordova in the amount of $89,856 (2022 - $89,366) for the 2023 fiscal year. These committed payments are funded by the Women and Family Recovery Centre Fund maintained by the Foundation (note 5).

12. Financial risks and concentrations of risks:

(a) Liquidity risk:

Liquidity risk is the risk that the Foundation will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Foundation manages its liquidity risk by monitoring its operating requirements. The Foundation prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

(b) Credit risk:

Credit risk is the risk of economic loss arising from a party's failure to repay or service debt according to contractual terms. Financial instruments that potentially subject the Foundation to concentrations of credit risk consist of cash and cash equivalents and receivables. The Foundation has deposited cash and cash equivalents with large reputable financial institutions, from which management believes the risk of loss to be remote. Management does not believe the Foundation is subject to any significant credit risks related to its accounts receivables or amounts due from related parties.

(c) Interest rate risk:

The Foundation is exposed to interest rate risks on its interest bearing instruments. Its long-term receivable from related party (note 4) has a floating rate of interest which is subject to cash flow risk. The Foundation's long-term debt (note 7) which has a fixed rate of interest is subject to fair value risk.

There has been no significant change to the risk exposures from the prior year.

13. Remuneration disclosure:

The *Societies Act* (British Columbia) has a requirement for the disclosure in the financial statements of the remuneration of directors, employees and contractors. For the fiscal years ending June 30, 2023 and 2022, the Foundation did not have any employees or contractors with annual remuneration in excess of $75,000, and no member of the Board of Directors received remuneration.