

Financial Statements of

**UNION GOSPEL MISSION**

And Independent Auditors' Report thereon

Year ended June 30, 2022



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## INDEPENDENT AUDITORS' 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, 2022
- 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, 2022, 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 "**Auditors' Responsibilities for the Audit of the Financial Statements**" section of our auditors' 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.

## ***Auditors' 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 auditors' 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 auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the 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 20, 2022

# UNION GOSPEL MISSION

## Statement of Financial Position

June 30, 2022, with comparative information for 2021

	General Fund	Designated Funds	Capital Asset Fund	Total 2022	Total 2021
<b>Assets</b>					
Current assets:					
Cash and cash equivalents	\$ 10,097,553	\$ 467,218	\$ -	\$ 10,564,771	\$ 15,068,199
Accounts receivable	910	-	-	910	163,243
Deposits	-	-	-	-	458,154
Prepaid expenses	269,163	-	-	269,163	242,465
Inventory	87,137	-	-	87,137	46,322
Due from related parties (note 6)	1,454,302	-	-	1,454,302	954,957
Loan receivable from related party (note 8)	-	-	-	-	937,049
	11,909,065	467,218	-	12,376,283	17,870,389
Tangible capital assets (note 3)	-	-	36,220,586	36,220,586	779,275
Building project under development (note 3)	-	-	-	-	29,686,827
Intangible asset (note 4)	89,710	-	-	89,710	134,564
	\$ 11,998,775	\$ 467,218	\$ 36,220,586	\$ 48,686,579	\$ 48,471,055

## Liabilities and Net Assets

### Current liabilities:

Accounts payable and accrued liabilities (note 5)	\$ 2,281,484	\$ -	\$ -	\$ 2,281,484	\$ 1,544,572
Tenant deposits	5,975	-	-	5,975	-
Due to related party (note 6)	-	-	-	-	6,728,584
Note payable to BCHMC (note 8)	-	-	-	-	937,049
	2,287,459	-	-	2,287,459	9,210,205

### Net assets:

Unrestricted	9,711,316	-	-	9,711,316	7,642,187
Externally restricted	-	467,218	-	467,218	694,407
Invested in tangible capital assets and building project under development	-	-	36,220,586	36,220,586	30,924,256
	9,711,316	467,218	36,220,586	46,399,120	39,260,850

Related party transactions (note 7)

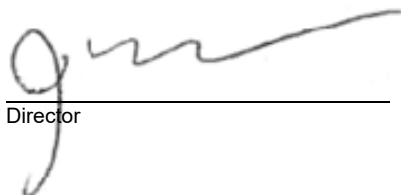
Contingent liabilities (note 11)

Commitments (note 12)

\$ 11,998,775 \$ 467,218 \$ 36,220,586 \$ 48,686,579 \$ 48,471,055

See accompanying notes to financial statements.

Approved on behalf of the Board:

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
Director

# UNION GOSPEL MISSION

## Statement of Operations

Year ended June 30, 2022, with comparative information for 2021

	General Fund	Designated Funds	Capital Asset Fund	Total 2022	Total 2021
<b>Revenue:</b>					
General donations and grants (note 7(c))	\$ 23,637,843	\$ 39,582	\$ -	\$ 23,677,425	\$ 24,533,498
Gifts-in-kind	1,127,225	-	-	1,127,225	1,138,632
Legacy and estate gifts	3,379,292	-	-	3,379,292	2,012,645
Other donations (note 7(c))	17,438,561	-	5,841,542	23,280,103	20,763,853
Residential rental income	165,175	-	-	165,175	158,337
Commercial rental income	103,734	-	-	103,734	98,160
Store sales	831,419	-	-	831,419	750,432
Other sales and services	15,855	-	-	15,855	31,055
Interest and investment income	127,962	-	-	127,962	88,608
Miscellaneous revenues	26,491	-	-	26,491	10,411
	<u>46,853,557</u>	<u>39,582</u>	<u>5,841,542</u>	<u>52,734,681</u>	<u>49,585,631</u>
<b>Expenses: (Schedule):</b>					
<b>Programs:</b>					
Outreach and community engagement	3,193,257	-	-	3,193,257	3,171,702
Addiction recovery	1,396,343	-	-	1,396,343	1,459,392
Women and children	3,661,338	-	-	3,661,338	2,755,537
Food services	2,407,615	-	-	2,407,615	1,984,433
<b>Store operations:</b>					
Gifts in kind	843,363	-	-	843,363	945,100
Other	770,144	-	-	770,144	620,497
Other program costs	1,810,537	-	-	1,810,537	1,633,215
	<u>14,082,597</u>	<u>-</u>	<u>-</u>	<u>14,082,597</u>	<u>12,569,876</u>
<b>Properties and infrastructure (note 3):</b>					
Building operations	1,319,085	-	518,610	1,837,695	1,183,365
Infrastructure and other	1,459,176	-	303,210	1,762,386	1,171,242
	<u>2,778,261</u>	<u>-</u>	<u>821,820</u>	<u>3,600,081</u>	<u>2,354,607</u>
<b>Other operating costs:</b>					
Public education and fundraising	5,404,318	-	-	5,404,318	5,085,348
General administration	2,217,041	-	-	2,217,041	1,875,865
	<u>7,621,359</u>	<u>-</u>	<u>-</u>	<u>7,621,359</u>	<u>6,961,213</u>
	<u>24,482,217</u>	<u>-</u>	<u>821,820</u>	<u>25,304,037</u>	<u>21,885,696</u>
Excess of revenue over expenses before gifts to qualified donees	22,371,340	39,582	5,019,722	27,430,644	27,699,935
Gifts to qualified donees (note 7(b))	(20,292,374)	-	-	(20,292,374)	(9,682,619)
<b>Excess of revenue over expenses</b>	<b>\$ 2,078,966</b>	<b>\$ 39,582</b>	<b>\$ 5,019,722</b>	<b>\$ 7,138,270</b>	<b>\$ 18,017,316</b>

See accompanying notes to financial statements.

# UNION GOSPEL MISSION

## Statement of Changes in Net Assets

Year ended June 30, 2022, with comparative information for 2021

	General Fund	Designated Funds	Capital Asset Fund	Total 2022	Total 2021
Balance, beginning of year	\$ 7,642,187	\$ 694,407	\$ 30,924,256	\$ 39,260,850	\$ 21,243,534
Excess of revenue over expenses	2,078,966	39,582	5,019,722	7,138,270	18,017,316
Fund transfers during the year	(9,837)	(266,771)	276,608	-	-
Balance, end of year	\$ 9,711,316	\$ 467,218	\$ 36,220,586	\$ 46,399,120	\$ 39,260,850

See accompanying notes to financial statements.

# UNION GOSPEL MISSION

## Statement of Cash Flows

Year ended June 30, 2022, with comparative information for 2021

	2022	2021
Cash provided by (used in):		
Operating:		
Excess of revenue over expenses	\$ 7,138,270	\$ 18,017,316
Items not involving cash:		
Amortization of tangible capital assets	821,820	213,224
Amortization of intangible asset	44,854	44,854
Changes in non-cash operating working capital:		
Accounts receivable	162,333	307,521
Prepaid expenses	(26,698)	(33,524)
Deposits	458,154	(458,154)
Inventory	(40,815)	(46,322)
Accounts payable and accrued liabilities	736,912	(32,358)
Tenant deposits	5,975	-
Amounts due to/from related parties	(7,227,929)	3,139,966
	<u>2,072,876</u>	<u>21,152,523</u>
Investing:		
Repayment on loan receivable from related party (note 8)	937,049	-
Acquisition of tangible capital assets	(2,637,190)	(126,679)
Acquisition of building project under development	(3,939,114)	(16,442,925)
	<u>(5,639,255)</u>	<u>(16,569,604)</u>
Financing:		
Repayment of loan payable to BCHMC (note 8)	(937,049)	-
Increase (decrease) in cash and cash equivalents	(4,503,428)	4,582,919
Cash and cash equivalents, beginning of year	15,068,199	10,485,280
Cash and cash equivalents, end of year	<u>\$ 10,564,771</u>	<u>\$ 15,068,199</u>

See accompanying notes to financial statements.



# UNION GOSPEL MISSION

Notes to Financial Statements

Year ended June 30, 2022

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## 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 9).

### (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.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

## 2. Significant accounting policies (continued):

### (c) Cash and cash equivalents (continued):

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.

### (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 to 15 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.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

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## 2. Significant accounting policies (continued):

(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.

(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.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

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## 2. Significant accounting policies (continued):

### (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.

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.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

### 3. Tangible capital assets:

			2022	2021
	Cost	Accumulated amortization	Net book value	Net book value
Land	\$ 85,400	\$ -	\$ 85,400	\$ 85,400
Buildings	244,367	244,367	-	-
Leasehold improvements	936,017	767,034	168,983	209,002
Equipment	3,075,291	2,124,319	950,972	269,708
Furniture and fixtures	2,763,153	1,117,190	1,645,963	113,098
Automobile	1,004,787	904,260	100,527	93,489
Computer software	87,485	81,480	6,005	8,578
Computer hardware	128,205	12,820	115,385	-
	8,324,705	5,251,470	3,073,235	779,275
Women and Family Recovery Centre:				
Building	29,344,874	366,811	28,978,063	-
Roof and elevators	983,985	19,680	964,305	-
Plumbing	2,136,384	53,409	2,082,975	-
HVAC	1,160,698	38,690	1,122,008	-
	33,625,941	478,590	33,147,351	-
Women and Family Recovery Centre project under development	-	-	-	29,686,827
	\$ 41,950,646	\$ 5,730,060	\$ 36,220,586	\$ 30,466,102

Total amortization of \$821,820 (2021 - \$213,224) is included in properties and infrastructure expenses in the Statement of Operations.

The project under development in the prior year related to the development of the new multi-storey Women and Family Recovery Centre (the "Cordova") on the site of the Mission's previous operations on Cordova Street. 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 construction of the Cordova has been substantially completed, operations commenced during the year, and amortization has been charged based on the various components identified.

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 12(b)) through to full completion of the project.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

## 4. Intangible asset:

	2022	2021
Intangible asset	\$ 224,272	\$ 224,272
Accumulated amortization	(134,562)	(89,708)
	\$ 89,710	\$ 134,564

## 5. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$55,410 (2021 - \$42,174), which includes amounts payable to WorkSafe BC and the Minister of Finance for payroll related taxes.

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

	2022	2021
Due from related parties - current:		
Union Gospel Mission Foundation	\$ 226,924	-
Union Gospel (Heatley) Housing Society	1,143,443	\$ 897,911
Union Gospel Housing Society	83,935	57,046
	\$ 1,454,302	\$ 954,957
Due to related party - current:		
Union Gospel Mission Foundation	\$ -	\$ 6,728,584

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% (2021 - Vancity prime rate plus 0.75%).

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

## 7. Related party transactions:

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

	2022	2021
	Received (paid)	Received (paid)
Union Gospel (Heatley) Housing Society:		
Interest on related party balances (note 6)	\$ 35,208	\$ 26,314
Office and housing rent	(65,625)	(112,500)
Tenant services	-	30,000
Thrift store rental	(85,531)	(84,079)
Thrift store property tax	(33,877)	(27,340)
Union Gospel Housing Society:		
Interest on related party balances (note 6)	1,397	4,204
Union Gospel Mission Foundation:		
Rent for the use of the Hastings and New Westminster buildings	(589,621)	(590,222)

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:

	2022	2021
Unrestricted donations:		
Legacy and estate gifts	\$ 3,379,292	\$ 2,012,645
Other gifts	1,000,000	5,100,000
	4,379,292	7,112,645
Restricted donations:		
Women and Family Recovery Centre project	15,913,082	2,560,274
	\$ 20,292,374	\$ 9,672,919

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

## 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:

	2022	2021
Unrestricted donations - other	\$ 1,955,092	\$ 1,675,212
Restricted donations - Women and Family Recovery Centre project costs	5,841,542	16,901,079
	<u>\$ 7,796,634</u>	<u>\$ 18,576,291</u>

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 \$1,301,178 (2021 - \$1,281,419) and are recorded as recovery against the relevant expenses incurred.

## 8. Note payable to BCHMC and loan receivable from related party:

The Mission previously entered into a Proposal Development Funding ("PDF") loan agreement with BC Housing Management Commission ("BCHMC") with respect to the capital funding of the Cordova development for net loan proceeds of \$937,049 which was in turn advanced to the Foundation.

During the year, the Mission entered into a \$2,000,000 forgivable mortgage loan with BCHMC for the development and construction of the Cordova (note 11(b)). A portion of the loan proceeds was applied towards and repaid the PDF loan in full which then also settled the respective \$937,049 advance to the Foundation.



# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

## 9. 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*.

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:

	2022	2021
<b>Assets:</b>		
Total assets	\$ 52,079,794	\$ 42,714,894
<b>Liabilities and net assets:</b>		
Total liabilities	\$ 11,899,672	\$ 15,584,407
Total net assets	40,180,122	27,130,487
	<b>\$ 52,079,794</b>	<b>\$ 42,714,894</b>
<b>Results of operations:</b>		
Total revenue	\$ 24,157,224	\$ 14,394,214
Total expenses	(11,149,669)	(21,989,044)
	<b>\$ 13,007,555</b>	<b>\$ (7,594,830)</b>
	2022	2021
<b>Cash flow activities:</b>		
Total cash provided by (used in) operating activities	\$ 18,728,309	\$ (9,317,104)
Total cash used in investing activities	(472,197)	(77,264)
Total cash used in financing activities	(811,883)	(233,171)
Increase (decrease) in cash	17,444,229	(9,627,539)
Cash and cash equivalents, beginning of year	10,015,879	19,643,418
Cash and cash equivalents, end of year	\$ 27,460,108	\$ 10,015,879

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

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## 10. 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, 2022 there was no outstanding balance under this facility (2021 - nil).

In addition, a \$200,000 term deposit is held with Vancity as security on its credit card facility.

## 11. 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 \$10,815,991 (2021 - \$10,991,176) 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 the year, 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 the year with CMHC and received \$9,979,584 of the proceeds to fund the Cordova project. A further \$903,282 was received subsequent to the year end. The CMHC forgivable loan is 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.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

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## 11. Contingent liabilities:

(c) (continued):

Provided those applicable criteria are met, a proportionate amount of the loan is forgivable by CHMC over 20-years commencing in the year of the final advance under the agreement. 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 the \$9,979,584 forgivable loan as grant revenue in the year ended June 30, 2022.

## 12. Commitments:

(a) The Mission has multi year lease agreements for office equipment expiring August 31, 2023, and August 31, 2024.

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

2023	\$	30,779
2024		9,184
	\$	39,963

(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 \$89,366 (2021 - \$3,524,975) for the 2023 fiscal year.

## 13. 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.

# UNION GOSPEL MISSION

Notes to Financial Statements (continued)

Year ended June 30, 2022

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## 13. Financial risks and concentrations of risks (continued):

### (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.

## 14. 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, 2022, the Mission paid total remuneration of \$1,549,793 (2021 - \$1,520,174) 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.

## 15. Comparative information:

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current year.

# UNION GOSPEL MISSION

## Schedule of Expenses

Year ended June 30, 2022, with comparative information for 2021

	2022	2021
Salaries and benefits	\$ 15,538,671	\$ 14,261,999
Food and kitchen supplies and services	1,416,408	1,037,975
Newsletters and campaign appeals	1,399,554	1,304,271
Programs and events	1,264,716	909,436
Office supplies and services	1,203,587	847,014
Gifts-in-kind used	1,127,225	1,138,632
Amortization of capital assets	821,820	213,224
Rental of facilities	766,177	826,401
Property taxes, utilities, and insurance	645,615	520,319
Building maintenance and repairs supplies and services	644,793	432,570
Fundraising and marketing	507,006	430,990
Professional and consulting services	429,407	325,039
Staff training and development	326,683	394,956
Bank charges and interest	250,791	264,387
Non-recovered goods and services taxes	120,369	108,718
Miscellaneous	97,539	106,330
Amortization of intangible asset	44,854	44,854
Total expenses	26,605,215	23,167,115
Less recoveries from affiliated entities (note 7(d))	1,301,178	1,281,419
	\$ 25,304,037	\$ 21,885,696