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# FINANCIAL STATEMENTS

# MOUNT PLEASANT COMMUNITY CENTRE ASSOCIATION

August 31, 2020



#### INDEPENDENT AUDITOR'S REPORT

To the Members of

#### **Mount Pleasant Community Centre Association**

#### Qualified Opinion

We have audited the financial statements of Mount Pleasant Community Centre Association (the Association), which comprise the statement of financial position as at August 31, 2020, and the statements of changes in net assets, operations and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of the report, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at August 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

#### Basis for Qualified Opinion

In common with many charitable organizations, the Association derives revenue from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Association. Therefore, we were not able to determine whether any adjustments might be necessary to donation revenue, revenue over expenses, and cash flows from operations for the years ended August 31, 2020 and 2019, current assets as at August 31, 2020 and 2019, and net assets as at September 1 and August 31 for both the 2020 and 2019 years.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

#### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Association's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.



#### INDEPENDENT AUDITOR'S REPORT

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association'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 Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### Report on Other Legal and Regulatory Requirements

As required by the British Columbia Societies Act, we report that, in our opinion, the accounting principles used in these financial statements, Canadian accounting standards for not-for-profit organizations, have been applied on a basis consistent with that of the preceding year.

Tompseine Wogny LLP

Vancouver, Canada November 21, 2020

Chartered Professional Accountants

# STATEMENT OF FINANCIAL POSITION

As at August 31			
		2020	2019
		\$	\$
ASSETS			
Current			
Cash - operating		302,628	355,811
- gaming		17,015	11
Term deposits [note 4]		593,641	668,171
Restricted term deposit [note 10]		63,000	· —
Accounts and grants receivable [note 5]		122,612	81,348
Prepaid expenses		6,850	13,481
Total current assets		1,105,746	1,118,822
Term deposits [note 4]		102,647	20,686
Capital assets [note 6]		1,105,729	1,180,139
		2,314,122	2,319,647
LIABILITIES AND NET ASSETS			
Current			
		162.251	150 220
Accounts payable and accruals [note 7]		162,251 148,642	158,228
Deferred revenue [note 8] Unexpended grants and fundraising [schedule]		3,624	201,101
Total current liabilities		314,517	3,624 362,953
Deferred contributions related to capital assets [note 9]	7	990,827	1,057,467
Total liabilities and deferred contributions	<u>I</u>	1,305,344	1,420,420
Total habilities and deferred contributions		1,303,344	1,420,420
Net assets			
Invested in capital assets [note 10]		114,902	122,672
Internally restricted [note 10]		804,389	741,389
Unrestricted		89,487	35,166
Total net assets		1,008,778	899,227
		2,314,122	2,319,647
Joint operating agreement [note 15]			
COVID-19 [note 16]			
See accompanying notes to the financial statements			
On behalf of the Board:			
Rod Hashimoto	Meghan Munro		
Director	Director		



# STATEMENT OF CHANGES IN NET ASSETS

Years ended August 31

	Invested in Capital Assets \$	Internally Restricted \$	Un - restricted \$	Total \$
2020	[note 10]	[note 10]		
Balance, beginning of year	122,672	741,389	35,166	899,227
Revenue over (under) expenses for the year	(8,753)	_	118,304	109,551
Acquisition of capital assets	983	_	(983)	_
Interfund transfers	_	63,000	(63,000)	
Balance, end of year	114,902	804,389	89,487	1,008,778
2019				
Balance, beginning of year	129,467	345,499	394,628	869,594
Revenue over (under) expenses for the year	(8,503)		38,136	29,633
Acquisition of capital assets	1,708		(1,708)	
Interfund transfers		395,890	(395,890)	
Balance, end of year	122,672	741,389	35,166	899,227

# STATEMENT OF OPERATIONS

Year ended August 31

	Assoc	iation	Joi	nt	Tot	als
•	2020	2019	2020	2019	2020	2019
	\$	\$	\$	\$	\$	\$
REVENUE	[note	13(i)]	[note .	13(i)]		
	1,359,344	1,509,460			1,359,344	1,509,460
Childcare programs General programs	1,337,344	1,309,400	387,474	671,291	387,474	671,291
Wage subsidy - government assistance [note 16]	102,654	_	367,474	071,291	102,654	0/1,291
Membership services - rentals	102,034	_	39,915	67,438	39,915	67,438
Fundraising - Gaming			37,713	17,117	37,713	17,117
Donations	12,364	28,601	_		12,364	28,601
Special events	12,304	20,001	10,690	8,675	10,690	8,675
Interest and other	8,991	8,734	8,588	1,292	17,579	10,026
Amortization of deferred contributions related to	0,991	0,734	0,300	1,292	17,379	10,020
	66,640	66,640			66,640	66 640
capital assets [note 9]	1,549,993	1,613,435	446,667	765,813	1,996,660	66,640 2,379,248
	1,547,775	1,015,455	440,007	703,613	1,220,000	2,379,240
EXPENSES [note 14]						
Childcare programs - contractors, wages and benefits	1,129,974	1,210,287	_	_	1,129,974	1,210,287
- supplies and other [note 13(ii)]	133,285	191,553	_	_	133,285	191,553
General programs - contractors, wages and benefits	_	_	348,751	617,625	348,751	617,625
- supplies and other	_	_	13,289	27,785	13,289	27,785
Special events - contractors, wages and benefits	_	_	15,111	10,892	15,111	10,892
- supplies and other	_	_	3,881	13,461	3,881	13,461
Accounting and audit	15,985	12,003	15,985	12,003	31,970	24,006
Advertising and brochure	1,626	1,852	14,634	16,668	16,260	18,520
Amortization of capital assets	74,887	74,887	506	256	75,393	75,143
Bank charges and merchant fees	950	603	950	603	1,900	1,206
Conferences and workshops	1,664	1,484			1,664	1,484
Credit card fees	17,360	24,478	5,482	12,056	22,842	36,534
Dude Chilling contribution	20,000	28,169			20,000	28,169
Minor equipment, repairs and maintenance	_	_	2,004	7,103	2,004	7,103
Office, supplies, postage and other	8,515	5,948	2,472	4,013	10,987	9,961
Office wages and benefits	6,762	10,326	27,049	41,303	33,811	51,629
Operation fee [note 15]	_	_	12,245	4,266	12,245	4,266
Restricted grants and fundraising [schedule]			_	_	_	_
Subscription fees [note 15]	10,444	13,394	3,298	6,597	13,742	19,991
	1,421,452	1,574,984	465,657	774,631	1,887,109	2,349,615
Revenue over (under) expenses for the year	128,541	38,451	(18,990)	(8,818)	109,551	29,633

Joint operating agreement [note 15]

# STATEMENT OF CASH FLOWS

Year	ended	August	3	1
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	2020 \$	<b>2019</b> \$
OPERATING ACTIVITIES	Ψ	Ψ
Revenue over expenses for the year	109,551	29,633
Items not affecting cash	20,,002	2>,000
Amortization of capital assets	75,393	75,143
Revenue from amortization of deferred contributions	,	,
related to capital assets	(66,640)	(66,640)
Changes in non-cash working capital items	` , ,	, , ,
Accounts and grants receivable	(41,264)	907
Prepaid expenses	6,631	(998)
Accounts payable and accruals	4,023	11,746
Deferred revenue	(52,459)	(7,389)
Unexpended grants and fundraising (net)	<del></del>	897
Cash provided by operating activities	35,235	43,299
INVESTING ACTIVITIES		
Purchase of term deposits (net)	(70,431)	(5,809)
Acquisition of capital assets	(983)	(1,708)
Cash used in investing activities	(71,414)	(7,517)
Increase (decrease) in cash during the year	(36,179)	35,782
Cash, beginning of year	355,822	320,040
Cash, end of year	319,643	355,822
Cash consists of:		
Operating	302,628	355,811
Gaming	17,015	11
Totals	319,643	355,822

## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

#### 1. ORGANIZATION

The Mount Pleasant Community Centre Association ("the Association") was incorporated pursuant to the Societies Act of British Columbia in 1966, was registered as a charitable organization in 1989 for income tax purposes, and is exempt from income taxes. The objectives of the Association are to promote and provide education, recreational, athletic and social facilities and equipment for the use and benefit of the Mount Pleasant community in Vancouver.

#### 2. GOVERNANCE AND OPERATIONS

The Association carries out these objectives through the operations of the Mount Pleasant Community Centre pursuant to a Joint Operating Agreement ("JOA") with the City of Vancouver Board of Parks and Recreation ("Park Board"). The previous JOA was signed on April 10, 1979.

The Association signed a new JOA effective January 1, 2018 [note 15].

Use of the Mount Pleasant Community Centre premises as well as the providing of certain operating expenses, such as various staff costs, are provided to the Association pursuant to the JOA with the Park Board. The value of the use of the facilities as well as these additional operating expenses has not been reflected in the financial statements.

#### 3. SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") and include the following significant accounting policies:

#### **Use of Estimates**

The preparation of financial statements in conformity with Canadian ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenses reported during the year. The most significant areas requiring management estimates include the estimated useful lives of capital assets, the determination of allowance for doubtful accounts relating to accounts receivable, and the allocation of a certain revenue and expenses between Association operated activities and joint activities with the Park Board. Actual results could differ from these estimates.

The Association has allocated certain revenue and expenses between Association operated activities and joint activities with the Park Board as described in Note 13(i).



## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

## 3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

## **Revenue Recognition**

The Association follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which the related expenditures are incurred.

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

Childcare program fee revenue is recognized in the month to which the services relate based on enrollment rates.

General program revenue is recognized over the period the related program operates.

Membership services rental revenue is recognized on the date the space is rented or over the period the space is rented out, if applicable.

Interest income is recognized as revenue in accordance with the terms of the underlying investment, which is generally with the passage of time.

Unrestricted donations are recognized as income as they are received. Restricted donations are recognized when the related expense is incurred.

Amortization of deferred contributions related to capital assets are recorded on a straight-line basis over 25 years.

Revenue from all other sources is recognized when the respective program or service is provided.

#### **Measurement of Financial Instruments**

The Association initially measures its financial assets and financial liabilities at fair value.

The Association subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in net income.

Financial assets measured at amortized cost include cash, term deposits and accounts and grants receivable.

Financial liabilities measured at amortized cost include accounts payable.

## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

## 3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

## **Capital Assets**

Capital assets are recorded at cost, less accumulated amortization. Amortization is provided on a straight-line basis at the rates outlined in Note 6.

## **Donated Services**

The Association and its members benefit greatly from donated services in the form of volunteer time. Because of the difficulty in determining their fair value, the value of donated services is not recognized in these financial statements.

#### 4. TERM DEPOSITS

Term deposits have interest rates varying from 0.4% to 2.5% and maturity dates ranging from October 2020 to May 2025.

## 5. ACCOUNTS AND GRANTS RECEIVABLE

	2020	2019
	\$	\$
Grants	35,427	58,383
Park Board	17,273	19,191
Government receivable - Wage subsidy	61,998	_
- GST	5,246	_
Interest	2,668	3,774
	122,612	81,348
Allowance for doubtful accounts	_	
	122,612	81,348

# NOTES TO FINANCIAL STATEMENTS

August 31, 2020

## 6. CAPITAL ASSETS

		Cost	Accumulated Amortization	Net Book Value
	Rate	\$	\$	\$
2020				
Building - Our House - West 16th Avenue	25 years S. L.	1,872,183	768,383	1,103,800
Computer equipment	5 years S. L.	983	164	819
Equipment	5 years S. L.	1,708	598	1,110
		1,874,874	769,145	1,105,729
2019				
Building - Our House - West 16th Avenue	25 years S. L.	1,872,183	693,496	1,178,687
Equipment	5 years S. L.	1,708	256	1,452
		1,873,891	693,752	1,180,139

## 7. ACCOUNTS PAYABLE AND ACCRUALS

	2020	2019
	\$	\$
Trade and accruals	123,491	123,846
Government remittances - payroll deductions	22,752	4,362
- GST	<del></del>	2,190
- WorkSafe BC	3,763	3,430
Park Board	12,245	24,400
	162,251	158,228

## 8. DEFERRED REVENUE

	2020	2019
	\$	\$
Programs - pre-registration	_	90,798
Childcare deposits	108,218	108,898
Gaming	17,000	
Grants	21,065	_
Other	2,359	1,405
	148,642	201,101

## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

#### 9. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS

Deferred contributions related to capital assets represent restricted contributions with which capital assets were acquired. The balance in the account is as follows:

	2020	2019
	\$	\$
Balance, beginning of year	1,057,467	1,124,107
Less: Amounts amortized to revenue	(66,640)	(66,640)
Balance, end of year	990,827	1,057,467

#### 10. INTERNALLY RESTRICTED NET ASSETS AND CAPITAL MANAGEMENT

The Associations' main objective when managing capital is to maintain financial flexibility in order to preserve its ability to meet financial commitments and unforeseen external events. To assist with this objective, the Association has made the following internal restrictions:

	2020	2019
	\$	\$
Outdoor pool replacement	111,262	111,262
Our House Childcare - replacement and capital improvements	180,000	180,000
Community enhancement	50,000	50,000
Common area improvements	5,499	5,499
Contingency fund	394,628	394,628
Child care bursary	63,000	
	804,389	741,389

## **Invested in Capital Assets**

The Association has internally restricted an amount equal to the net assets invested in capital assets.

## **Outdoor Pool Replacement**

The Association has internally restricted \$111,262 to be used for expenditures on replacing the outdoor pool.

## **Our House Childcare - Replacement and Capital Improvements**

The Association has internally restricted \$180,000 to be used for expenditures on Our House Childcare replacement and capital improvements.

#### **Community Enhancement**

The Association has internally restricted \$50,000 to be used for expenditures on community enhancements.



## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

#### 10. INTERNALLY RESTRICTED NET ASSETS AND CAPITAL MANAGEMENT (CONT'D)

## **Common Area Improvements**

The Association has internally restricted \$5,499 to be used for expenditures on common area improvements.

## **Contingency Fund**

In 2019, the Board of Directors voted to internally restrict funds of \$394,628 as a contingency fund. The contingency fund would cover unforeseen expenses, such as expenses incurred upon the Association ceasing operations.

## **Child Care Bursary**

During the year, the Association internally restricted \$63,000 for child care bursaries. The Child Care Bursary fund is to provide families in financial need with a subsidy on child care registration fees in situations where these families may not be eligible for other available funding, are waiting to receive funding, and/or require additional support on top of funding already received.

During the year, the Board of Directors passed a motion to transfer \$63,000 from the operating bank account to a restricted term deposit.

## 11. INTERFUND TRANSFERS

As described in the statement of changes in net assets, interfund transfers are made between internally restricted net assets and unrestricted net assets to fund capital assets purchased, amortization of capital assets and amortization of deferred contributions related to capital assets.

## 12. FINANCIAL INSTRUMENTS

The Association is exposed to various risks through its financial instruments. The following analysis presents the Association's exposures to significant risk as at August 31, 2020.

#### Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

The Association is exposed to credit risk with respect to its cash, term deposits, and accounts receivable. The Association assesses, on a continuous basis, accounts receivable on the basis of amounts it is virtually certain to receive. The Association's cash and term deposits are invested with a large financial institution.



## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

## 12. FINANCIAL INSTRUMENTS (CONT'D)

## **Liquidity Risk**

Liquidity risk is the risk of being unable to meet cash requirements or fund obligations as they become due. It stems from the possibility of a delay in realizing the fair value of financial instruments.

The Association manages its liquidity risk by constantly monitoring forecasted and actual cash flows and financial liability maturities, and by holding assets that can be readily converted into cash.

## **Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Association is exposed to interest rate risk on its term deposits in so far that the initial rate may be higher than the current interest rate obtained on maturity and renewal.

#### 13. ALLOCATIONS OF REVENUES AND EXPENSES

#### i) General

The 2020 and 2019 revenues and expenses have been allocated to Association operated activities and to activities which are jointly operated with the City of Vancouver Board of Parks and Recreation (see note 2). The allocation of various expenses between Association activities and joint activities, which include accounting and audit, advertising and brochure, bank charges and merchant fees, conferences and workshops, minor equipment, repairs and maintenance, credit card fees, office supplies, postage and other, subscription fees and office wages and benefits have been estimated by the Association.

## ii) Childcare program expenses

Childcare program expenses only include direct expenses and do not include the allocation of any of the Association's overhead expenses.

## 14. WAGES AND CONTRACTOR REMUNERATION

Pursuant to the British Columbia Societies Act, the Association is required to disclose wages and benefits and fees paid to contractors who are paid \$75,000 or more during the fiscal year.

Contractors, wages and benefits include \$114,490 [2019 - \$203,916] of expense provided by a contractor for Group I wages. Of this amount, \$82,639 [2019 - \$154,706] is included in general programs - contractors, wages and benefits expense, \$31,150 [2019 - \$49,210] is included in office wages and benefits expense, and \$701 [2019 - \$Nil] is included in special events - contractors, wages and benefits expense. The Group I wages cover the cost of several employees.



## NOTES TO FINANCIAL STATEMENTS

August 31, 2020

## 15. JOINT OPERATING AGREEMENT ("JOA")

In 2018, the Association signed a new JOA with the Park Board effective January 1, 2018 for ten (10) years with one five (5) year renewal term. Under the agreement, the Association will pay an operation fee to the Vancouver Park Board starting in year 2 for 1% of prior year's gross facility-generated revenue and in years 3-10 for 2% per year of the previous year's gross facility-generated revenue. Effective January 1, 2018, the Association will pay a 1% subscription fee for the Registration System for the term of the Active Network Ltd. agreement expiring in 2019.

## 16. COVID-19

In March 2020, due to COVID-19, the City of Vancouver and the Vancouver Park Board closed all Vancouver community centres including the Mount Pleasant Community Centre, thus forcing cancellation of all the Association's on-going programs, including the child care programs. 3 Corners Child Care opened in July 2020 and Our House Preschool opened in September 2020. The Centre is currently open seven days a week with reduced hours to accommodate programs that can be safely delivered during the pandemic.

The Association is anticipating a reduction in revenue over expenses, which will correspond to the duration of the COVID-19 crisis, and is taking steps to reduce discretionary costs. The Association believes that with their current cash reserves and the approach they are taking with respect to managing the crisis, the Association will be able to return to normal operations once it is deemed safe to do so.

The Association applied for and received a Canada Emergency Wage Subsidy grant to cover 75% of the salaries of its employees for the period March through August 2020.

## 17. COMPARATIVE FIGURES

Certain prior year's comparative figures have been reclassified where necessary to conform to the current year's presentation.



# SCHEDULE OF UNEXPENDED GRANTS AND FUNDRAISING

Year ended August 31

	Beginn	Unexpended, Beginning of Year				Expenditures		Unexpended, End of Year	
	2020 \$	2019 \$	2020 \$	<b>2019</b> \$	2020 \$	2019 \$	2020 \$	2019 \$	
Youth Services	1,857	1,857	_	_	_	_	1,857	1,857	
Save the Pool	1,767	870	_	897	_	_	1,767	1,767	
	3,624	2,727	_	897	_	_	3,624	3,624	