

YMCA-YWCA of Vancouver Island
Financial Statements
December 31, 2024

YMCA-YWCA of Vancouver Island
Contents

For the year ended December 31, 2024

	Page
Independent Auditor's Report	
Financial Statements	
Statement of Financial Position.....	1
Statement of Operations and Changes in Net Assets.....	3
Statement of Cash Flows.....	4
Notes to the Financial Statements.....	5

Independent Auditor's Report

To the Members of YMCA-YWCA of Vancouver Island:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of YMCA-YWCA of Vancouver Island (the "Association"), which comprise the statement of financial position as at December 31, 2024, and the statements of operations and changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at December 31, 2024, 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 Opinion

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

Other Information

Management is responsible for the other information consisting of an annual report, which is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

Nanaimo, British Columbia

May 22, 2025

MNP LLP

Chartered Professional Accountants

YMCA-YWCA of Vancouver Island
Statement of Financial Position

As at December 31, 2024

	<i>General</i>	<i>Capital</i>	<i>Endowment</i>	<i>Downtown</i>	<i>Clearihue bequest</i>	<i>2024</i>	<i>2023</i>
Assets							
Current							
Cash and cash equivalents	718,065	-	-	3,750,000	2,000,000	6,468,065	5,467,977
Accounts receivable	119,519	-	-	294,701	56,170	470,390	388,550
Prepaid expenses	138,508	-	-	-	-	138,508	78,944
Inventory	68,176	-	-	-	-	68,176	42,801
Interfund balances (Note 3)	(2,736,711)	905,570	8,283	1,822,858	-	-	-
	(1,692,443)	905,570	8,283	5,867,559	2,056,170	7,145,139	5,978,272
Capital assets (Note 4)	2,103,757	-	-	87,617	-	2,191,374	2,427,657
Investments (Note 5)	-	-	1,441,876	3,000,000	-	4,441,876	2,495,122
Cash surrender value of life insurance policies	-	-	25,065	-	-	25,065	23,797
Deposits	160,314	-	-	-	-	160,314	160,314
	571,628	905,570	1,475,224	8,955,176	2,056,170	13,963,768	11,085,162

Continued on next page

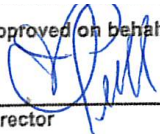
YMCA-YWCA of Vancouver Island


Statement of Financial Position

As at December 31, 2024

	General	Capital	Endowment	Downtown	Clearihue bequest	2024	2023
Liabilities							
Current							
Accounts payable and accruals (Note 6)	1,037,289	-	-	-	-	1,037,289	983,070
Deferred revenue (Note 7)	743,104	-	-	-	-	743,104	708,026
Current portion of deferred lease liability (Note 8)	142,847	-	-	-	-	142,847	157,373
	1,923,240	-	-	-	-	1,923,240	1,848,469
Deferred lease liability (Note 8)	65,641	-	-	-	-	65,641	259,572
	1,988,881	-	-	-	-	1,988,881	2,108,041
Commitments (Note 10)							
Net Assets							
Unrestricted	(1,417,253)	-	-	-	-	(1,417,253)	(1,892,450)
Externally restricted	-	905,570	893,022	742,155	-	2,540,747	2,438,866
Internally restricted	-	-	582,202	8,213,021	2,056,170	10,851,393	8,430,705
	(1,417,253)	905,570	1,475,224	8,955,176	2,056,170	11,974,887	8,977,121
	571,628	905,570	1,475,224	8,955,176	2,056,170	13,963,768	11,085,162

Approved on behalf of The Board of Director


Director


Director

The accompanying notes are an integral part of these financial statements

YMCA-YWCA of Vancouver Island
Statement of Operations and Changes in Net Assets
For the year ended December 31, 2024

	<i>General</i>	<i>Capital</i>	<i>Endowment</i>	<i>Downtown</i>	<i>Clearihue bequest</i>	<i>2024</i>	<i>2023</i>
Program	7,120,771	-	-	-	-	7,120,771	6,000,067
Government (Note 9)	3,816,777	-	-	-	-	3,816,777	3,237,860
Contributions	2,000,000	-	-	-	-	2,000,000	-
Other revenue	627,329	-	-	-	-	627,329	540,540
Investments	540,894	-	-	-	-	540,894	299,382
Fundraising	378,081	-	2,500	99,381	-	479,962	1,188,469
Gaming	110,000	-	-	-	-	110,000	86,850
Other grants	9,688	-	-	-	-	9,688	45,435
	14,603,540	-	2,500	99,381	-	14,705,421	11,398,603
Expenses							
Amortization	292,663	-	-	-	-	292,663	286,303
Association dues	242,770	-	-	-	-	242,770	212,535
Bad debts	153,502	-	-	-	-	153,502	24,156
Bank charges and interest	222,965	-	-	-	-	222,965	262,654
Insurance	168,436	-	-	-	-	168,436	150,071
Marketing and communications	119,108	-	-	-	-	119,108	135,779
Occupancy costs	3,065,640	-	-	-	-	3,065,640	3,017,792
Operations	836,776	-	-	-	-	836,776	845,202
Purchased services	670,713	-	-	-	-	670,713	623,885
Scholarships	2,671	-	-	-	-	2,671	5,515
Wages and benefits	6,016,105	-	-	-	-	6,016,105	5,477,323
	11,791,349	-	-	-	-	11,791,349	11,041,215
Excess of revenue over expenses before other items	2,812,191	-	2,500	99,381	-	2,914,072	357,388
Other items							
Loss on disposal of marketable securities	(1,274)	-	-	-	-	(1,274)	(1,503)
Gain on change in fair value of financial instruments	84,968	-	-	-	-	84,968	73,394
	83,694	-	-	-	-	83,694	71,891
Excess of revenue over expenses	2,895,885	-	2,500	99,381	-	2,997,766	429,279
Net assets, beginning of year	(1,892,450)	905,570	1,472,724	8,491,277	-	8,977,121	8,547,842
Transfer	(2,420,688)	-	-	364,518	2,056,170	-	-
Net assets, end of year	(1,417,253)	905,570	1,475,224	8,955,176	2,056,170	11,974,887	8,977,121

The accompanying notes are an integral part of these financial statements

YMCA-YWCA of Vancouver Island

Statement of Cash Flows

For the year ended December 31, 2024

	2024	2023
Cash provided by (used for) the following activities		
Operating		
Excess of revenue over expenses	2,997,764	429,283
Amortization	292,663	286,303
Loss on disposal of marketable securities	1,274	1,503
Gain on change in fair value of financial instruments	(84,968)	(73,394)
Decrease (increase) in cash surrender value of life insurance policies	(1,268)	35,476
Recognition of deferred lease liability	(208,457)	(208,589)
	2,997,008	470,582
Changes in working capital accounts		
Accounts receivable	(81,838)	(270,253)
Inventory	(25,375)	17,988
Prepaid expenses and deposits	(59,564)	(13,157)
Accounts payable and accruals	54,012	(1,505,877)
Deferred revenue	35,077	61,082
	2,919,320	(1,239,635)
Investing		
Purchase of capital assets	(56,380)	(63,544)
Purchase of investments	(8,862,855)	(5,750,000)
Proceeds on disposal of investments	5,750,000	6,563,000
Change in maturity of long-term investments	1,250,000	1,464,000
	(1,919,235)	2,213,456
Increase in cash resources	1,000,085	973,821
Cash resources, beginning of year	5,467,980	4,494,156
Cash resources, end of year	6,468,065	5,467,977

The accompanying notes are an integral part of these financial statements

1. Incorporation and nature of the organization

YMCA-YWCA of Vancouver Island (the "Association") was incorporated under the British Columbia Societies Act and is a registered charity and thus is exempt from income taxes under section 149(1)(l) of the Income Tax Act ("the Act").

The Association is a charitable, community-based association of volunteers and staff working together to enhance the quality of life in the local and global communities based on the principles of human dignity, justice and peace. The Association's mission is to build strong communities on Vancouver Island by improving the health, fitness and well-being of individuals and families, nurturing the potential of youth, promoting equality and providing opportunities for giving back.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations set out in Part III of the CPA Canada Handbook - Accounting, as issued by the Accounting Standards Board in Canada and include the following significant accounting policies:

Fund accounting

The Association follows the restricted fund method of accounting for contributions, and maintains four funds: General Fund, Capital Fund, Endowment, Downtown Fund, and Bequest Fund.

The General Fund reports the Association's assets, liabilities, revenue and expenses related to program delivery and administrative activities.

The Capital Fund reports the Association's assets, liabilities, revenue and expenses related to the purchase of Camp Thunderbird capital assets and equipment for the Langford and View Royal facilities.

The Endowment Fund reports the Association's resources contributed for endowment. Investment income earned on resources of the Endowment Fund are reported in the General Fund, Capital or Downtown Fund or recorded as Deferred revenue depending on whether the contributor stipulated restrictions on the use of the investment income. Gains and losses on disposals of investments are reflected in the appropriate fund depending on the nature of the external restrictions imposed by the contributor.

The Downtown Fund reports the Association's assets, liabilities, revenue and expenses related to the relocation of the downtown facility.

The Clearihue Bequest Fund reports the Association's uses and allocations related to future operations of a Downtown location, Camp Thunderbird, or Community Health programs consistent with historical and continued affiliation as a member of the YWCA Federation.

Revenue recognition

The Association uses the restricted fund method of accounting for contributions. Restricted contributions related to the purchase of Camp Thunderbird capital assets and equipment for the Langford and View Royal facilities are recognized as revenue of the Capital Fund in the year received or receivable. Restricted contributions related to the relocation of the downtown facility are recognized as revenue in the Downtown Fund in the year received or receivable. All other restricted contributions are recognized as revenue of the General Fund when the related expenses have been incurred.

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

Restricted investment income earned on Endowment Fund resources is recognized as revenue in the related fund. Investment income earned on the Downtown Fund is recognized as revenue in the Downtown Fund. Unrestricted investment income is recognized as revenue in the General Fund when earned.

Program revenue is recognized when services are rendered if the amount can be reasonably estimated and the collection is reasonably assured.

Other revenue, consisting of rental and other revenue, is recognized over the term of the rental on a straight line basis or as services are rendered if the amount can be reasonably estimated and collection is reasonably assured.

2. Significant accounting policies *(Continued from previous page)*

Contributed materials and services

Contributions of materials are recognized both as contributions and expenses in the statement of operations when a fair value can be reasonably estimated and when the materials are used in the normal course of the Association's operations and would otherwise have been purchased.

Volunteers contribute an indeterminable number of hours per year to assist the Association in carrying out its service delivery activities. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

Financial instruments

The Association recognizes its financial instruments when the Association becomes party to the contractual provisions of the financial instrument. All financial instruments are initially recorded at their fair value, including financial assets and liabilities originated and issued in a related party transaction with management. Financial assets and liabilities originated and issued in all other related party transactions are initially measured at their carrying or exchange amount in accordance with Section 3840 *Related Party Transactions*.

At initial recognition, the Association may irrevocably elect to subsequently measure any financial instrument at fair value. The Association has not made such an election during the year.

The Association subsequently measures investments in equity instruments quoted in an active market and all derivative instruments, except those designated in a qualifying hedging relationship or that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, at fair value. Fair value is determined by published price quotations. Investments in equity instruments not quoted in an active market and derivatives that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, are subsequently measured at cost less impairment. With the exception of financial liabilities indexed to a measure of the Association's performance or value of its equity and those instruments designated at fair value, all other financial assets and liabilities are subsequently measured at amortized cost.

Transaction costs and financing fees directly attributable to the origination, acquisition, issuance or assumption of financial instruments subsequently measured at fair value are immediately recognized in the excess of revenues over expenses for the current period. Conversely, transaction costs and financing fees are added to the carrying amount for those financial instruments subsequently measured at cost or amortized cost.

Cash and cash equivalents

Cash and cash equivalents include balances with banks and short-term investments with maturities of three months or less. Cash subject to restrictions that prevent its use for current purposes is included in restricted cash.

Investments

Other investments are portfolio investments recorded at fair value for those with prices quoted in an active market, and cost less impairment for those that are not quoted in an active market. They have been classified as long-term assets in concurrence with the nature of the investment.

Inventory

Inventories held for distribution at no charge or for a nominal charge are recognized at the lower of cost and current replacement cost. Cost is determined by the first in, first out method.

YMCA-YWCA of Vancouver Island
Notes to the Financial Statements
For the year ended December 31, 2024

2. Significant accounting policies *(Continued from previous page)*

Capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution plus all costs directly attributable to the acquisition.

Amortization is provided using the straight-line method at rates intended to amortize the cost of assets over their estimated useful lives.

	Rate
Cabins	40 years
Equipment	2-10 years
Leasehold improvements	term of lease years
Camp improvements	40 years

Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations 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 reported amounts of revenues and expenses during the reporting period.

Accounts receivable are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Provisions are made for slow moving and obsolete inventory as well as warranty and after sales service costs. Amortization is based on the estimated useful lives of capital assets.

By their nature, these judgments are subject to measurement uncertainty, and the effect on the financial statements of changes in such estimates and assumptions in future years could be material. These estimates and assumptions are reviewed periodically and, as adjustments become necessary they are reported in excess of revenues over expenses in the years in which they become known.

Leases

Long-term operating leases (10 years and over) are included in the determination of net income over the lease term on a straight-line basis. The difference between the annual base lease amount and the straight line lease amount is recorded as a deferred lease liability.

3. Interfund balances

The interfund loans outstanding as at December 31, 2024 bear no interest and have no repayment terms or conditions.

4. Capital assets

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Land	7,300	-	7,300	7,300
Cabins	696,803	216,455	480,348	501,213
Equipment	1,678,841	1,594,844	83,996	91,076
Leasehold improvements	2,678,009	1,487,247	1,190,762	1,341,339
Camp improvements	1,775,631	1,445,069	330,562	392,354
Work in Progress	98,406	-	98,406	94,375
	6,934,990	4,743,615	2,191,374	2,427,657

Work in progress includes preliminary design work for the new downtown location with a carrying value of \$87,617 (2023 - \$87,617) and camp projects with a carrying value of \$10,789 (2023 - \$6,758). No amortization of these assets has been recorded during the current year because they are currently under construction.

YMCA-YWCA of Vancouver Island
Notes to the Financial Statements
For the year ended December 31, 2024

5. Investments

The following investments are recorded at fair value:

	2024	2023
Cash	158,634	33,992
Guaranteed Investment Certificates	3,000,000	1,250,000
Fixed Income	510,400	489,084
Canadian Equities	253,956	233,726
U.S. Equities	346,310	314,018
International Equities	172,576	174,302
	4,441,876	2,495,122

6. Accounts payable and accruals

	2024	2023
Accounts payable and accrued liabilities	449,742	414,049
Wages payable	481,302	436,901
Government remittances payable	106,245	132,120
	1,037,289	983,070

7. Deferred revenue

Deferred revenue consists of the following:

	2024	2023
Grants	166,720	156,768
Donations	144,651	144,351
Program revenue	400,825	375,999
Miscellaneous	30,908	30,908
Balance, end of year	743,104	708,026

8. Deferred lease liability

The deferred lease liability is being recognized over the term of various lease agreements and is the difference between the amount paid or payable and the straight-line lease expense.

	2024	2023
Eagle Creek Village	92,353	111,032
Westhills Centre	116,135	305,913
	208,488	416,945
Less: current portion	142,847	157,373
	65,641	259,572

YMCA-YWCA of Vancouver Island
Notes to the Financial Statements
For the year ended December 31, 2024

9. Government funding

	2024	2023
City of Langford	1,900,000	1,662,500
Childcare services funding - \$10 per day	1,176,551	988,038
Other	740,226	587,322
	3,816,777	3,237,860

10. Commitments

The Association has entered into various lease agreements with estimated minimum annual payments as follows:

2025	1,971,015
2026	1,709,745
2027	1,579,188
2028	1,579,188
2029	1,579,188
Thereafter, to February 28, 2041	16,469,615
	24,887,939

11. Victoria Foundation - The Young Men's and Young Women's Christian Association of Victoria Endowment Fund

The Young Men's and Young Women's Christian Association of Victoria Endowment Fund was established with the Victoria Foundation and managed for the benefit of the Association. This fund is held permanently by the Victoria Foundation and is not recorded on the statement of financial position. In the current year grants of \$7,150 (2023 - \$6,994) were received and recorded as investment income

At December 31, 2024, the market value of this fund was \$164,971 (2023 - \$149,381).

12. Director, employee and contractor compensation

During the year, the Association paid \$1,079,922 (2023 - \$722,275) to 11 (2023 - 7) employees and contractors whose compensation was greater than \$75,000. No remuneration was paid to any members of the Board of Directors

13. Internally restricted Downtown fund

A portion of the proceeds from the sale of the Downtown building, in a prior year, has been internally restricted by the Board of Directors to be used toward a new downtown facility. The Board of Directors has set the minimum amount of the internally restricted fund to be \$7,500,000.

14. Dr. Joyce Clearihue Bequest Fund

During the year, the Association received a \$2,000,000 bequest from the estate of Dr. Joyce Clearihue. The Board of Directors has internally restricted the capital contribution from the estate to be held until the Board approves of specific uses and allocations related to future operations of a Downtown location, Camp Thunderbird, or Community Health programs consistent with historical and continued affiliation as a member of the YWCA Federation.

YMCA-YWCA of Vancouver Island
Notes to the Financial Statements
For the year ended December 31, 2024

15. City of Victoria - holdback

On February 25, 2025, the Association was remitted \$1,892,000 from the City of Victoria (the "City") as a return on a holdback in order for the City to agree to remove a covenant on donated land that formed part of the sale of the downtown location.

16. Financial instruments

The Association, as part of its operations, carries a number of financial instruments. It is management's opinion that the Association is not exposed to significant interest, currency, credit, liquidity or other price risks arising from these financial instruments except as otherwise disclosed.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Association enters into transactions to purchase and sell investments denominated in foreign currencies for which the related revenues, expenses, accounts receivable and accounts payable balances are subject to exchange rate fluctuations. As at December 31, 2024, the following items are denominated in foreign currency currency:

	2024 CAD\$	2023 CAD\$
U.S Equities	346,310	314,018
International Equities	172,576	174,302
	518,886	488,320

Price risk

Price risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, whether those changes are caused by factors specific to the individual financial instrument of its issuer, or factors affecting all similar financial instruments traded in the market.

The Association is exposed to price risk through its investments with a value of \$1,441,876 (2023 - \$1,245,122) as at December 31, 2024. In seeking to minimize the risk from price risk, the Association manages exposure by a diversified investment portfolio consisting of lower risk investments.