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FINANCIAL STATEMENTS

CANADIAN MENTAL HEALTH ASSOCIATION, NORTH AND WEST VANCOUVER BRANCH

March 31, 2025



INDEPENDENT AUDITORS' REPORT

To the Members of Canadian Mental Health Association, North and West Vancouver Branch

Opinion

We have audited the financial statements of Canadian Mental Health Association, North and West Vancouver Branch (the Association), which comprise the statements of financial position as at March 31, 2025, 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, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at March 31, 2025, 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 audits 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 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:



INDEPENDENT AUDITORS' REPORT (CONT'D)

- 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 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.

Vancouver, Canada July 23, 2025

Chartered Professional Accountants

Tompkine Wozny LLP

STATEMENTS OF FINANCIAL POSITION

As at March 31

	2025 \$	2024 \$
		[Deconsolidated
ASSETS		- Note 16]
Current		
Cash and cash equivalents [note 3]	481,289	804,277
Accounts receivable [note 4]	146,301	281,326
Prepaid expenses and deposits	32,132	34,175
Deferred rental inducement	_	3,657
Total current assets	659,722	1,123,435
Investment in HOpe Centre Café	_	1
Capital assets [note 5]	1,519,515	1,557,956
	2,179,237	2,681,392
LIABILITIES		
Current		
Accounts payable and accrued liabilities [note 6]	183,732	160,775
Deferred revenue [note 7]	308,411	927,218
Current portion of mortgage [note 8]	19,793	20,323
Total current liabilities	511,936	1,108,316
Deferred contributions related to capital assets [note 9]	69,387	88,462
Mortgage [note 8]	735,094	755,270
	1,316,417	1,952,048
NET ASSETS		
Invested in capital assets	695,240	693,901
Unrestricted	167,580	35,443
	862,820	729,344
	2,179,237	2,681,392

Commitments [note 10]
Operating loan [note 11]
Economic dependence [note 13]

See accompanying notes to the financial statements

Approved by the Board:

--- DocuSigned by:

Director

ANNE KINVIG

—signed by: Sandup Dayal

Director

Sandeep Dayal

STATEMENTS OF CHANGES IN NET ASSETS

Year ended March 31

	Invested in		
	Capital Assets	"Unrestricted	'''Total
	\$	''\$	'' ' '\$
2025			
Excess of revenue (expenses) for the year	(37,140)	170,675	133,535
Mortgage principal payments	20,706	(20,706)	_
Capital asset purchases	17,773	(17,773)	
Costs of dissolution of HOpe Centre Café	<u> </u>	(59)	(59)
	1,339	132,137	133,476
Balance, beginning of year	693,901	35,443	729,344
Balance, end of year	695,240	167,580	862,820
2024 [Deconsolidated - note 16]			
Excess of revenue (expenses) for the year	(23,143)	69,666	46,523
Mortgage principal payments	37,393	(37,393)	_
Grant used for purchase of capital assets	(56,000)	56,000	_
Capital asset purchases	106,416	(106,416)	_
	64,666	(18,143)	46,523
Balance, beginning of year	629,235	53,586	682,821
Balance, end of year	693,901	35,443	729,344

STATEMENT OF OPERATIONS

Year ended March 31

	2025	2024
	\$	\$
		[Deconsolidated
DEVENUE		- Note 16]
REVENUE	4 202 500	2.752.564
Program funding [note 7]	4,393,508	3,752,564
Donations and fundraising	269,810	265,532
Tenant rent contributions	188,009	237,942
Fee for service	94,442	118,353
Commercial rent	48,628	100,600
Amortization of deferred contributions related to capital assets [note 9]	19,075	10,538
Interest and other	16,399	25,104
	5,029,871	4,510,633
EXPENSES		
Wages and benefits	3,680,584	2,999,583
Rent	259,133	395,698
Program activities and purchased services	253,735	281,247
Office and other	224,617	212,853
Rent subsidies	113,935	62,791
Repairs and maintenance	62,110	94,210
Contracted direct services	58,647	191,605
Amortization	56,215	33,681
Interest on mortgage	49,349	30,239
Telephone and internet	37,977	49,014
Travel and mileage	28,499	24,641
Utilities	20,770	31,058
Advertising and promotion	19,525	28,693
Insurance	17,663	15,968
Professional fees	13,577	11,140
	4,896,336	4,462,421
		40.5:-
Excess of revenue for the year before other items:	133,535	48,212
Loan forgiven - to HOpe Centre Café		(1,689)
Excess of revenue for the year	133,535	46,523

STATEMENTS OF CASH FLOWS

Year ended March 31

	2025	2024	
	\$	\$	
	[D	econsolidated -	
ODED ATTIMO A CONTINUE CO	_	<i>Note 16]</i>	
OPERATING ACTIVITIES	400 505	46.500	
Excess of revenue for the year	133,535	46,523	
Items not affecting cash:			
Amortization of deferred contributions related to capital assets	(19,075)	(10,538)	
Amortization of capital assets	56,215	33,681	
	170,675	69,666	
Changes in other non-cash working capital items:			
Accounts receivable	135,025	33,888	
Prepaid expenses and deposits	2,043	(863)	
Deferred rental inducement	3,657	3,169	
Accounts payable and accrued liabilities	22,957	(19,994)	
Deferred revenue	(618,807)	200,629	
Cash provided by (used in) operating activities	(284,450)	286,495	
INVESTING ACTIVITIES			
Purchase of capital assets	(17,773)	(106,416)	
Cash used in investing activities	(17,773)	(106,416)	
FINANCING ACTIVITIES			
Repayment of mortgage	(20,706)	(37,393)	
Capital grant received		56,000	
Costs of dissolution of HOpe Centre Café	(59)	, <u> </u>	
Cash provided by (used in) financing activities	(20,765)	18,607	
Increase (decrease) in cash during the year	(322,988)	198,686	
· · · · · · · · · · · · · · · · · · ·	804,277	605,591	
Cash, beginning of year	481,289	804,277	
Cash, end of year	401,209	004,477	

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

1. NATURE OF OPERATIONS

The Canadian Mental Health Association, North and West Vancouver Branch (the "Association") is registered under the British Columbia Societies Act and is a tax-exempt charitable organization as defined by the Canadian Income Tax Act.

Revenues are derived primarily from Vancouver Coastal Health funding, YWCA Metro Vancouver, B.C. Housing, subcontract work and donations. These are used to cover the costs of providing and administering programs designed to promote mental health and to support the resilience and recovery of people experiencing mental illnesses.

The Association owns two houses in North Vancouver (Arborlynn House and Harold House) and operates other houses in North Vancouver (Lillian House and Circle of Care Houses), which are being used as group homes for individuals with mental illnesses.

2. 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. Significant areas requiring the use of management estimates relate to the determination of net recoverable value of assets, in particular as it relates to useful lives of capital assets and the determination of the deferred portion of grants. Actual results could differ from these estimates.

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 expenses 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.

Fee for service and other revenues are recognized as the related services are performed, or when the product has been delivered and the amount to be received can be reasonably estimated and collection is reasonably assured.

Interest income is recognized as revenue when earned.

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Contributed Materials and Services

The Association relies, in part, on volunteers in carrying out its services. Because of the difficulty of determining the fair value of these services, the value of these services, and any materials, is not recognized in these financial statements.

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.

Financial assets measured at amortized cost include cash and accounts receivable.

Financial liabilities measured at amortized cost include accounts payable and the mortgage.

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.

Cash

Cash is defined as cash on hand and cash on deposit, net of cheques issued and outstanding at the yearend and highly liquid term deposits. The statement of cash flows is prepared on a net cash basis and cash flows from operating activities are presented using the indirect method.

Donor Advised Endowment Fund

In accordance with the provisions of the Vancity Community Foundation (VCF), the endowment principal *[note 15]* is held permanently by the VCF. As the Association has only the right to receive grants disbursed on investment income on these funds and has no access to the contributed principal, the Society's financial statements do not reflect this amount as an asset and any contribution to the donor advised endowment is expensed as incurred.

Inventory

Inventory is carried at lower of cost and net realizable value. Inventory is determined on average cost basis.

Capital Assets

Capital assets are initially valued at cost and are amortized over their estimated useful lives at the following annual rates:

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Capital Assets (Cont'd)

Buildings	25 years straight-line
 Furniture and equipment 	5 years straight-line
 Computer hardware 	2.5 years straight-line
 Computer software 	1 year straight-line
• Vehicles	3.3 years straight-line
• Website	3.3 years straight-line

3. CASH AND CASH EQUIVALENTS

	2025 \$	2024 \$
Cash	248,989	86,977
Term deposits	225,000	710,000
Petty cash	7,300	7,300
	481,289	804,277
Operating	481,288	804,276
Gaming	1	1
	481,289	804,277

Term deposits have interest rates ranging from 2.35% to 3.20% with maturity dates from December 2025 to March 2026.

4. ACCOUNTS RECEIVABLE

	2025	2024
	\$	\$
Operations and other	144,051	264,167
Government - GST	2,250	17,159
Allowance for doubtful accounts	_	
	146,301	281,326

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

5. CAPITAL ASSETS

Capital assets are comprised of the following:

		Accumulated	Net Book
	Cost	Amortization	Value
	\$	\$	\$
2025			
Land - Arborlynn House	706,790	_	706,790
Land - Harold House	633,010	_	633,010
Buildings - Arborlynn House	125,694	62,167	63,527
Buildings - Harold House	90,615	43,452	47,163
Furniture and equipment	102,449	96,289	6,160
Computer hardware	93,465	81,805	11,660
Vehicles	36,181	16,281	19,900
Website	67,004	35,699	31,305
	1,855,208	335,693	1,519,515
2024			
Land - Arborlynn House	706,790	_	706,790
Land - Harold House	633,010	_	633,010
Buildings - Arborlynn House	125,694	57,558	68,136
Buildings - Harold House	90,615	40,130	50,485
Furniture and equipment	102,449	92,982	9,467
Computer hardware	85,777	74,843	10,934
Vehicles	36,181	5,427	30,754
Website	56,918	8,538	48,380
	1,837,434	279,478	1,557,956

6. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2025	2024 \$
	\$	
Vacation and wages payable	96,388	81,123
Operations and other	60,959	67,205
Due to BC Housing	13,550	_
Government remittances - WorkSafeBC	12,835	12,447
	183,732	160,775

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

7. PROGRAM FUNDING AND DEFERRED REVENUE

	2025			2024	
	Deferred, Beginning of Year	Received or Receivable	Earned During the Year \$	Deferred, End of Year	Earned During the Year \$
PROGRAM FUNDING					
CMHA - BC Division	502,315	1,193,270	1,650,831	44,754	1,398,016
Vancouver Coastal Health Authority	303,915	1,196,479	1,327,861	172,533	1,226,202
BC Housing	60,554	295,763	320,155	36,162	282,386
YWCA	_	256,500	256,500	_	237,368
Ministry of Housing and Social Dev.	_	214,554	214,554	_	124,322
Lu'Ma Native Housing Society	_	185,716	185,716	_	143,992
Community Action Initiative	210	135,000	135,210	_	134,790
Tsleil Waututh Nation	29,910	70,000	95,515	4,395	90,818
Province of BC - Gaming	_	82,000	82,000	_	_
Vancity Community Foundation [note 15]	_	58,760	58,760	_	55,885
Municipal - West Vancouver	_	32,258	32,258	_	28,250
Other	6,901	15,097	20,148	1,850	16,045
Municipal - North Vancouver		14,000	14,000		14,490
	903,805	3,749,397	4,393,508	259,694	3,752,564
Donations, sponsorships and other	23,413	58,693	33,389	48,717	199,175
-	927,218	3,808,090	4,426,897	308,411	3,951,739

8. MORTGAGE

	2025	2024
	\$	\$
Vancity mortgage bearing fixed interest at 6.65% per annum, repayable in monthly		_
blended payments of \$5,786, maturing on April 26, 2026. The mortgage matures on		
and is secured by a registered mortgage over the lands and buildings located at the		
Arborlynn House and Harold House. An assignment of rents are pledged as		
collateral.	754,887	775,593
Current portion of mortgage	(19,793)	(20,323)
Long-term portion of mortgage	735,094	755,270

The expected principal repayments over the next 2 years:

	<u> </u>
2026	19,793
2027 (renewal)	735,094
	754,887

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

9. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS

	2025 \$	2024 \$
Balance, beginning of year	88,462	43,000
Contributions received, spent on capital items		56,000
Amortized to revenue	(19,075)	(10,538)
Balance, end of year	69,387	88,462

10. COMMITMENTS

The Association's minimum lease commitments for the next five years, are as follows:

	\$
2026	105,332
2027	62,669
2028	62,669
2029	62,669
2030	15,667
	309,006

11. OPERATING LOAN

The Association has an operating loan with maximum availability of \$250,000 [2024 - \$250,000]. The operating loan bears interest at prime plus 1.5% per annum, any funds advanced are due on demand and is secured by the Arborlynn House and Harold House. At March 31, 2025, there is no balance outstanding on the operating line of credit [2024 - \$Nil].

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 March 31, 2025.

Credit Risk

The Association is exposed to credit risk with respect to its cash and accounts receivable. The Association assesses, on a continuous basis, accounts receivable on the basis of amounts it is virtually certain to receive and cash balances are held with a large Canadian credit union.

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

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

The Association is exposed to interest rate risk on its mortgage. Such instruments are subject to periodic interest rate review on maturity and renewal and cash flows could change with an increase in interest rates and interest expense payable.

There has been no change in the Association's risk exposure in the above noted risks since the previous year.

13. ECONOMIC DEPENDENCE

The Association is dependent on grants from governments and governmental agencies to meet its obligations and to finance its continued operations.

14. WAGES AND BENEFITS

Pursuant to the British Columbia Societies Act, the Association is required to disclose wages and benefits paid to employees and contractors who are paid \$75,000 or more during the fiscal year. Wages and benefits expense includes \$294,781 [2024 - \$309,489] paid to three [2024 - three] employees during the year. No contractors were paid more than \$75,000 during the year. No remuneration was paid to any members of the board.

15. DONOR ADVISED ENDOWMENT FUND

The Association contributed \$Nil during the year to the Vancity Community Foundation for the Canadian Mental Health Association North and West Vancouver Branch Endowment Fund. As at March 31, 2025, the Fund has a market value of \$1,521,545. The Association does not have access to any of the capital in this fund and therefore is not reflected as an asset of the Association. The capital endowment is invested and earns income to make operating grants to the Association. In 2025, \$58,760 in operating grants were paid to the Association.



NOTES TO FINANCIAL STATEMENTS

March 31, 2025

15. DONOR ADVISED ENDOWMENT FUND (CONT'D)

	2025	2024
	\$	\$
Balance, beginning of year, at fair market value	1,496,575	1,425,515
Contributions	_	86
Grants disbursed [note 7]	(58,760)	(55,885)
Net realized and unrealized investment	102,636	141,533
Administration fees	(18,906)	(14,674)
Balance, end of year, at fair market value	1,521,545	1,496,575

The donor advised endowment fund is managed in a consolidated community foundation portfolio by the Vancity Community Foundation with the approximate mix of investments at March 31, 2025:

	2025	2024
	%	%
Cash and equivalents	1.10	0.50
Fixed income	35.20	31.80
Equity	63.70	67.70
	100.00	100.00

16. DISSOLUTION OF HOPE CENTRE CAFÉ

On July 22, 2024 the Association's wholly owned subsidiary 1013915 BC Ltd. (Hope Centre Café) was dissolved. As the Association's control over the subsidy has ceased the financial statements are no longer consolidated. The deconsolidation has been applied retroactively and the effect for the previously reported consolidated March 31, 2024 year-end figures is as follows:

	Before Policy Change \$	After Policy Change \$	Change \$
Statement of Financial Position			
Investment in HOpe Centre Café	1	_	(1)
Corporate tax payable	_	59	59
Net assets	729,344	729,284	(60)
Statement of Changes in Fund Balances			
Excess of revenue (expenses) for the year	48,140	46,523	(1,617)
Total fund balances - balance, beginning of year	681,144	682,821	1,677
Total fund balances - balance, end of year	729,284	729,344	60

NOTES TO FINANCIAL STATEMENTS

March 31, 2025

17. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the current year presentation.

SCHEDULE OF REVENUES AND EXPENSES - HOMELESS OUTREACH PROGRAM

Year ended March 31

	2025	2024
	\$	\$
REVENUE		
B.C. Housing	189,623	185,766
Other income	1,050	1,500
	190,673	187,266
EXPENSES		
Salaries and benefits	146,993	143,009
Rent	27,440	18,640
Computer expenses	5,146	7,417
Telephone and cable	2,427	2,468
Training and professional development	1,742	1,998
Office supplies and other	1,504	1,329
Maintenance and repairs	1,429	773
Program supplies	1,248	8,702
Professional fees	970	720
Insurance	760	
Advertising and promotion	490	128
Travel	312	554
Groceries	258	1,575
	190,719	187,313
Excess of expenses for the year	(46)	(47)

SCHEDULE OF REVENUES AND EXPENSES - HOMELESS PREVENTION PROGRAM

Year ended March 31

	2025 \$	2024
		\$
REVENUE		
B.C. Housing	107,124	81,300
	107,124	81,300
EXPENSES		
Rent subsidies	96,328	53,351
Salaries and benefits	6,840	8,842
Office supplies and other	40	80
Felephone and cable	_	89
	103,208	62,362
Excess of revenue for the year	3,916	18,938

SCHEDULE OF REVENUES AND EXPENSES - REACHING HOME PROGRAM

Year ended March 31

	2025 \$	2024
		\$
REVENUE		
Lu'ma Native BCH Housing Society	185,716	143,992
	185,716	143,992
EXPENSES		
Program activities	119,422	82,277
Salaries and benefits	61,216	57,083
Office supplies and other	5,336	1,860
Professional fees	70	840
Insurance	47	560
Telephone and cable	40	480
Maintenance and repairs	35	420
Telephone and cable	_	_
	186,166	143,520
Excess of revenue (expenses) for the year	(450)	472