FINANCIAL STATEMENTS

CANADIAN MENTAL HEALTH ASSOCIATION, NORTH AND WEST VANCOUVER BRANCH

March 31, 2026

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, 2026, 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, 2026, 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.

Tompkins Wozny LLP

Vancouver, Canada
July 30, 2026

Chartered Professional Accountants

Canadian Mental Health Association, North and West Vancouver Branch

STATEMENTS OF FINANCIAL POSITION

As at March 31

	2026 $	2025 $
ASSETS		
Current		
Cash and cash equivalents *[note 3]*	**216,594**	481,289
Accounts receivable *[note 4]*	**660,739**	146,301
Prepaid expenses and deposits	**59,715**	32,132
Total current assets	**937,048**	659,722
Capital assets *[note 5]*	**1,486,051**	1,519,515
	2,423,099	2,179,237
LIABILITIES		
Current		
Accounts payable and accrued liabilities *[note 6]*	**252,780**	183,732
Deferred revenue *[note 7]*	**220,052**	308,411
Current portion of mortgage *[note 8]*	**31,248**	19,793
Total current liabilities	**504,080**	511,936
Deferred contributions related to capital assets *[note 9]*	**50,312**	69,387
Mortgage *[note 8]*	**703,128**	735,094
	1,257,520	1,316,417
NET ASSETS		
Invested in capital assets	**701,362**	695,240
Unrestricted	**464,217**	167,580
	1,165,579	862,820
	2,423,099	2,179,237

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

See accompanying notes to the financial statements

Approved by the Board:

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Director Andrew Leonard Board Char

Signed by:
John Miller
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Director John Miller Board Treasurer

STATEMENTS OF CHANGES IN NET ASSETS

Year ended March 31

	Invested in Capital Assets $	Unrestricted $	Total $
2026			
Excess of revenue (expenses) for the year	**(29,067)**	**331,826**	**302,759**
Mortgage principal payments	**20,511**	**(20,511)**	**—**
Capital asset purchases	**14,678**	**(14,678)**	**—**
	6,122	**296,637**	**302,759**
Balance, beginning of year	**695,240**	**167,580**	**862,820**
Balance, end of year	**701,362**	**464,217**	**1,165,579**
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	—	(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

See accompanying notes to the financial statements

Canadian Mental Health Association, North and West Vancouver Branch

STATEMENT OF OPERATIONS

Year ended March 31

	2026 $	2025 $
REVENUE		
Program funding *[note 7]*	**4,416,675**	4,393,508
Donations and fundraising	**357,950**	269,810
Tenant rent contributions	**146,139**	188,009
Fee for service	**96,053**	94,442
Amortization of deferred contributions related to capital assets *[note 9]*	**19,075**	19,075
Commercial rent	**2,482**	48,628
Interest and other	**71**	16,399
	5,038,445	5,029,871
EXPENSES		
Wages and benefits	**3,570,191**	3,680,584
Program activities and purchased services	**252,659**	253,735
Office and other	**201,589**	224,617
Rent subsidies	**199,476**	113,935
Rent	**137,825**	259,133
Contracted direct services	**80,875**	58,647
Interest on mortgage	**51,694**	49,349
Amortization	**48,142**	56,215
Professional fees	**47,027**	13,577
Telephone and internet	**31,718**	37,977
Advertising and promotion	**28,739**	19,525
Travel and mileage	**27,848**	28,499
Repairs and maintenance	**24,808**	62,110
Insurance	**17,865**	17,663
Utilities	**15,230**	20,770
	4,735,686	4,896,336
Excess of revenue for the year	**302,759**	133,535

See accompanying notes to the financial statements

STATEMENTS OF CASH FLOWS

Year ended March 31

	2026 $	2025 $
OPERATING ACTIVITIES		
Excess of revenue for the year	**302,759**	133,535
Items not affecting cash:		
Amortization of deferred contributions related to capital assets	**(19,075)**	(19,075)
Amortization of capital assets	**48,142**	56,215
	331,826	170,675
Changes in other non-cash working capital items:		
Accounts receivable	**(514,438)**	135,025
Prepaid expenses and deposits	**(27,583)**	2,043
Deferred rental inducement	**—**	3,657
Accounts payable and accrued liabilities	**69,048**	22,957
Deferred revenue	**(88,359)**	(618,807)
Cash used in operating activities	**(229,506)**	(284,450)
INVESTING ACTIVITIES		
Purchase of capital assets	**(14,678)**	(17,773)
Cash used in investing activities	**(14,678)**	(17,773)
FINANCING ACTIVITIES		
Repayment of mortgage	**(20,511)**	(20,706)
Costs of dissolution of HOpe Centre Café	**—**	(59)
Cash used in financing activities	**(20,511)**	(20,765)
Decrease in cash during the year	**(264,695)**	(322,988)
Cash, beginning of year	**481,289**	804,277
Cash, end of year	**216,594**	481,289

See accompanying notes to the financial statements

NOTES TO FINANCIAL STATEMENTS

March 31, 2026

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 another house in North Vancouver (Lillian House), 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.

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 year-end 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, 2026

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
• Leasehold improvements	5 years straight-line
• Vehicles	3.3 years straight-line
• Website	3.3 years straight-line

3. CASH AND CASH EQUIVALENTS

	2026 $	2025 $
Cash	**210,794**	248,989
Petty cash	**5,800**	7,300
Term deposits	**—**	225,000
	216,594	481,289
Operating	**216,588**	481,288
Gaming	**6**	1
	216,594	481,289

4. ACCOUNTS RECEIVABLE

	2026 $	2025 $
Due from CMHA - BC Division	**465,154**	—
Operations and other	**191,456**	144,051
Government - GST	**4,129**	2,250
Allowance for doubtful accounts	**—**	—
	660,739	146,301

NOTES TO FINANCIAL STATEMENTS

March 31, 2026

5. CAPITAL ASSETS

Capital assets are comprised of the following:

	Cost $	Accumulated Amortization $	Net Book Value $
2026			
Land - Arborlynn House	**706,790**	**—**	**706,790**
Land - Harold House	**633,010**	**—**	**633,010**
Buildings - Arborlynn House	**125,694**	**66,776**	**58,918**
Buildings - Harold House	**90,615**	**46,774**	**43,841**
Furniture and equipment	**103,560**	**99,605**	**3,955**
Computer hardware	**98,011**	**90,394**	**7,617**
Leasehold improvements	**9,020**	**376**	**8,644**
Vehicles	**36,181**	**27,135**	**9,046**
Website	**67,004**	**52,774**	**14,230**
	1,869,885	**383,834**	**1,486,051**
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

6. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2026 $	2025 $
Vacation and wages payable	**132,689**	96,388
Operations and other	**104,759**	60,959
Government remittances - WorkSafeBC	**12,990**	12,835
Due to BC Housing	**2,342**	13,550
	252,780	183,732

7. PROGRAM FUNDING AND DEFERRED REVENUE

	2026				2025
	Deferred, Beginning of Year	**Received or Receivable (net of Repayments)**	**Earned During the Year**	**Deferred, End of Year**	**Earned During the Year**
	$	**$**	**$**	**$**	**$**
PROGRAM FUNDING					
CMHA - BC Division	**44,754**	**1,672,546**	**1,717,300**	**—**	1,650,831
Vancouver Coastal Health Authority	**172,533**	**1,224,995**	**1,236,666**	**160,862**	1,327,861
BC Housing	**36,162**	**360,541**	**358,015**	**38,688**	320,155
YWCA	**—**	**292,448**	**292,448**	**—**	256,500
Ministry of Housing and Social Dev.	**—**	**219,499**	**219,499**	**—**	214,554
Lu’Ma Native Housing Society	**—**	**213,122**	**213,122**	**—**	185,716
Community Action Initiative	**—**	**132,800**	**120,418**	**12,382**	135,210
Province of BC - Gaming	**—**	**82,000**	**81,994**	**6**	82,000
Tsleil Waututh Nation	**4,395**	**75,000**	**73,822**	**5,573**	95,515
Vancity Community Foundation *[note 15]*	**—**	**61,541**	**61,541**	**—**	58,760
Municipal - North Vancouver	**—**	**40,000**	**40,000**	**—**	14,000
Other	**1,850**	**—**	**1,850**	**—**	20,148
Municipal - West Vancouver	**—**	**—**	**—**	**—**	32,258
	259,694	**4,374,492**	**4,416,675**	**217,511**	4,393,508
Donations, sponsorships and other	**48,717**	**2,541**	**48,717**	**2,541**	33,389
	308,411	**4,377,033**	**4,465,392**	**220,052**	4,426,897

8. MORTGAGE

	2026	2025
	$	**$**
Vancity mortgage bearing fixed interest at 5.17% per annum, repayable in monthly blended payments of $5,786, maturing on April 15, 2029. 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.	**734,376**	754,887
Current portion of mortgage	**(31,248)**	(19,793)
Long-term portion of mortgage	**703,128**	735,094

NOTES TO FINANCIAL STATEMENTS

March 31, 2026

8. MORTGAGE (CONT'D)

The expected principal repayments over the next four years:

	$
2027	**31,248**
2028	**33,800**
2029	**35,665**
2030 (renewal)	**633,663**
	734,376

9. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS

	2026 $	2025 $
Balance, beginning of year	**69,387**	88,462
Amortized to revenue	**(19,075)**	(19,075)
Balance, end of year	**50,312**	69,387

10. COMMITMENTS

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

	$
2027	**116,587**
2028	**113,635**
2029	**113,635**
2030	**45,397**
	389,254

11. OPERATING LOAN

The Association has an operating loan with maximum availability of $250,000 [2025 - $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, 2026, there is no balance outstanding on the operating line of credit [2025 - $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, 2026.

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.

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 $472,558 [2025 - $309,489] paid to three [2025 - 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, 2026, the Fund has a market value of $1,455,536. 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 2026, $61,541 in operating grants were paid to the Association.

	2026 $	2025 $
Balance, beginning of year, at fair market value	**1,521,545**	1,496,575
Contributions	**—**	—
Grants disbursed *[note 7]*	**(61,541)**	(58,760)
Net realized and unrealized investment	**14,873**	102,636
Administration fees	**(19,341)**	(18,906)
Balance, end of year, at fair market value	**1,455,536**	1,521,545

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, 2026:

	2026 %	2025 %
Cash and equivalents	**0.50**	**1.10**
Fixed income	**35.60**	**35.20**
Equity	**63.90**	**63.70**
	100.00	**100.00**

SCHEDULE OF REVENUES AND EXPENSES - HOMELESS OUTREACH PROGRAM

Year ended March 31

	2026 $	2025 $
REVENUE		
B.C. Housing	**188,642**	189,623
Other income	**110**	1,050
	188,752	190,673
EXPENSES		
Salaries and benefits	**144,874**	146,993
Rent	**13,380**	27,440
Rent subsidies	**10,319**	—
Office supplies and other	**7,622**	1,504
Contracted direct services	**6,461**	—
Telephone and cable	**2,721**	2,427
Program supplies	**2,135**	1,248
Professional fees	**877**	970
Insurance	**760**	760
Advertising and promotion	**80**	490
Computer expenses	**—**	5,146
Training and professional development	**—**	1,742
Maintenance and repairs	**—**	1,429
Travel	**—**	312
Groceries	**—**	258
	189,229	190,719
Excess of expenses for the year	**(477)**	(46)

See accompanying notes to the financial statements

SCHEDULE OF REVENUES AND EXPENSES - HOMELESS PREVENTION PROGRAM

Year ended March 31

	2026 $	2025 $
REVENUE		
B.C. Housing	**150,812**	107,124
	150,812	107,124
EXPENSES		
Rent subsidies	**150,503**	96,328
Contracted direct services	**148**	—
Office supplies and other	**87**	40
Professional fees	**74**	—
Salaries and benefits	**—**	6,840
	150,812	103,208
Excess of revenue for the year	**—**	3,916

See accompanying notes to the financial statements

SCHEDULE OF REVENUES AND EXPENSES - REACHING HOME PROGRAM

Year ended March 31

	2026 $	2025 $
REVENUE		
Lu'ma Native BCH Housing Society	**213,122**	185,716
	213,122	185,716
EXPENSES		
Program activities	**103,517**	119,422
Rent subsidies	**37,646**	—
Salaries and benefits	**60,677**	61,216
Office supplies and other	**7,131**	5,336
Maintenance and repairs	**4,151**	35
Professional fees	**—**	70
Insurance	**—**	47
Telephone and cable	**—**	40
	213,122	186,166
Excess of revenue (expenses) for the year	**—**	(450)

See accompanying notes to the financial statements