

Financial Statements of

GREATER VICTORIA HOUSING SOCIETY

And Independent Auditor's Report thereon

Year ended December 31, 2023



KPMG LLP
St. Andrew's Square II
800-730 View Street
Victoria BC V8W 3Y7
Canada
Telephone 250 480 3500
Fax 250 480 3539

INDEPENDENT AUDITOR'S REPORT

To the Directors of Greater Victoria Housing Society

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of Greater Victoria Housing Society (the Entity), which comprise:

- the statement of financial position as at December 31, 2023
- the statement of operations and changes in fund balances for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements as at and for the year ended December 31, 2023 are prepared, in all material respects, in accordance with the financial reporting provisions of the agreements between the Entity and Canada Mortgage and Housing Corporation ("CMHC") and British Columbia Housing Management Commission ("BCHMC").

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 auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Financial Reporting Framework

We draw attention to Note 1 in the financial statements, which describes the applicable financial reporting framework and the purpose of the financial statements.

The financial statements are prepared to assist the Entity to comply with the reporting provisions of the agreements referred to above.



As a result, the financial statements may not be suitable for another purpose.

Our opinion is not modified in respect of this matter.

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

Management is responsible for the preparation of the financial statements in accordance with the financial reporting provisions of the agreements with CMHC and BCHMC, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

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

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 the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related 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 Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our 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 Entity to cease to continue as a going concern.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on other Legal and Regulatory Requirements

As required by the Societies Act (British Columbia), we report that, in our opinion, the accounting policies applied in preparing and presenting the financial statements have been applied on a basis consistent with that of the preceding year.

KPMG LLP

Chartered Professional Accountants

Victoria, Canada
April 24, 2024

GREATER VICTORIA HOUSING SOCIETY

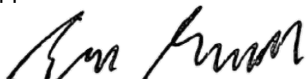
Statement of Financial Position

December 31, 2023, with comparative information for 2022

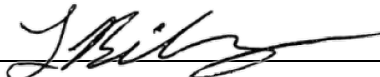
	2023	2022
Assets		
Current assets:		
Cash	\$ 3,649,080	\$ 2,392,885
Cash held in trust (note 2)	75,145	70,876
Term deposits (note 3)	1,530,076	1,493,286
Accounts receivable	3,242,288	1,763,836
Prepaid expenses	386,419	129,885
	<u>8,883,008</u>	<u>5,850,768</u>
Restricted for replacement reserve fund (note 4):		
Cash	183,317	190,837
Investments	2,945,177	2,546,506
	<u>3,128,494</u>	<u>2,737,343</u>
Investments (note 4)	301,675	209,208
Capital assets (note 5)	158,766,269	109,748,605
	<u>\$ 171,079,446</u>	<u>\$ 118,545,924</u>
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities (note 6)	\$ 7,743,664	\$ 3,042,153
Accrued mortgage interest payable	110,143	108,766
Current portion of mortgages payable (note 7)	4,844,368	5,580,607
Deferred revenue	267,338	212,851
Due to BCHMC (note 8)	29,844,950	10,434,417
Loans payable - pre-construction funding (note 9)	2,142,149	2,100,146
	<u>44,952,612</u>	<u>21,478,940</u>
Mortgages payable (note 7)	44,684,236	45,981,334
Loans payable to CMHC (note 10)	533,256	484,004
	<u>90,170,104</u>	<u>67,944,278</u>
Fund Balances		
Operating Fund:		
Externally restricted	1,537,997	946,536
Internally restricted (note 11)	2,604,103	2,520,812
	<u>4,142,100</u>	<u>3,467,348</u>
Capital Fund:		
Invested in capital assets	73,520,401	44,278,608
Externally restricted	118,347	118,347
	<u>73,638,748</u>	<u>44,396,955</u>
Replacement Reserve Fund (Schedule 2):		
Externally restricted	1,758,308	1,693,758
Internally restricted	1,370,186	1,043,585
	<u>3,128,494</u>	<u>2,737,343</u>
	<u>80,909,342</u>	<u>50,601,646</u>
Commitments (note 15)		
Contingencies (notes 8, 12(b) and 16)		
	<u>\$ 171,079,446</u>	<u>\$ 118,545,924</u>

See accompanying notes to financial statements.

Approved on Behalf of the Board:



Director



Director

GREATER VICTORIA HOUSING SOCIETY

Statement of Operations and Changes in Fund Balances

Year ended December 31, 2023, with comparative information for 2022

	Restricted Funds			Total 2023	Total 2022
	Operating Fund (Schedule 1)	Capital Fund	Replacement Reserve Fund (Schedule 2)		
Revenue:					
Tenant rent contributions	\$ 8,102,418	\$ -	\$ -	\$ 8,102,418	\$ 7,537,005
Rent supplements (note 12(a))	1,887,730	-	-	1,887,730	1,643,753
Laundry	112,046	-	-	112,046	110,954
Heat and light recovery	17,616	-	-	17,616	17,583
Cable recovery	213,378	-	-	213,378	207,528
Investment income	205,479	-	71,111	276,590	142,752
Unrealized gain (loss) on investments	11,970	-	156,621	168,591	(382,626)
Forgivable loans granted (note 16(d) and (f))	-	8,363,199	-	8,363,199	3,589,844
Contribution of land (note 5)	-	5,100,000	-	5,100,000	-
Development and other grants	75,640	7,793,437	-	7,869,077	-
Other	398,513	-	293,257	691,770	585,463
	11,024,790	21,256,636	520,989	32,802,415	13,452,256
Expenses:					
Amortization	2,971,027	-	-	2,971,027	2,726,881
Mortgage interest	1,320,519	-	-	1,320,519	1,295,280
Janitor - maintenance salaries	1,073,811	-	-	1,073,811	1,044,591
Administration	1,212,968	-	-	1,212,968	1,029,734
Heat, hydro and hot water	483,543	-	-	483,543	512,228
Maintenance	748,539	-	-	748,539	649,070
Replacement reserve expenditures	-	-	523,883	523,883	661,930
Property taxes	380,031	-	-	380,031	277,732
Water	437,798	-	-	437,798	437,384
Cablevision	209,266	-	-	209,266	202,670
Garbage	593,328	-	-	593,328	449,335
Insurance	490,654	-	-	490,654	419,386
Other	30,506	-	-	30,506	30,895
Audit and legal	71,418	-	-	71,418	52,171
Capital improvements	44,310	-	-	44,310	-
Replacement reserve allocation	714,941	-	(714,941)	-	-
	10,782,659	-	(191,058)	10,591,601	9,789,287
Excess of revenue over expenses, before the following	242,131	21,256,636	712,047	22,210,814	3,662,969
Recovery of deficit (note 12(b))	96,301	-	-	96,301	8,320
Excess of revenue over expenses	338,432	21,256,636	712,047	22,307,115	3,671,289
Fund balances, beginning of year	3,467,348	44,396,955	2,737,343	50,601,646	40,514,211
Acquisition of Sooke Place Housing Society (note 17)	-	8,000,581	-	8,000,581	6,416,146
Interfund transfers:					
Capital - amortization, principal payments, purchases	15,424	(15,424)	-	-	-
BCHMC replacement reserve review adjustments	320,896	-	(320,896)	-	-
Fund balances, end of year	\$ 4,142,100	\$ 73,638,748	\$ 3,128,494	\$ 80,909,342	\$ 50,601,646

See accompanying notes to financial statements.

GREATER VICTORIA HOUSING SOCIETY

Statement of Cash Flows

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating activities:		
Excess of revenue over expenses:		
Operating Fund	\$ 338,432	\$ 34,374
Capital Fund	21,256,636	3,589,844
Replacement Reserve Fund	712,047	47,071
Items not involving cash:		
Amortization of capital assets	2,971,027	2,726,881
Contribution of land	(5,100,000)	-
Unrealized loss (gain) on investments	(168,591)	382,626
Change in non-cash operating working capital:		
Accounts receivable	(1,478,452)	(935,410)
Prepaid expenses	(256,534)	(6,859)
Accrued mortgage interest payable	1,377	10,088
Accounts payable and accrued liabilities	4,701,511	845,734
Deferred revenue	54,487	7,942
	<u>23,031,940</u>	<u>6,702,291</u>
Investing activities:		
Purchase of capital assets	(38,356,280)	(12,300,487)
Decrease (increase) in cash held in trust	(4,269)	22,190
Decrease (increase) in restricted cash	7,520	72,759
Increase in term deposits	(36,790)	(8,094)
Increase in investments	(322,547)	(140,458)
	<u>(38,712,366)</u>	<u>(12,354,090)</u>
Financing activities:		
Principal repayments of mortgages	(2,565,167)	(2,363,037)
Proceeds from mortgages	-	4,655,183
Increase in due to BCHMC	19,410,533	2,849,719
Net proceeds from loans payable	91,255	24,960
	<u>16,936,621</u>	<u>5,166,825</u>
Increase (decrease) in cash	1,256,195	(484,974)
Cash, beginning of the year	2,392,885	2,877,859
Cash, end of year	<u>\$ 3,649,080</u>	<u>\$ 2,392,885</u>

See accompanying notes to financial statements.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

Greater Victoria Housing Society (the "Society") is registered under the Societies Act (British Columbia). Its principal activity is to provide subsidized and low cost rental housing to low income households. The Society is a registered charity under the Income Tax Act.

The financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations in Part III of the CPA Canada Handbook except for the requirements in the Society's agreements with Canada Mortgage and Housing Corporation and British Columbia Housing Management Commission as described in the basis of accounting note 1(a) below.

1. Significant accounting policies:

(a) Basis of accounting:

These financial statements have been prepared in accordance with the significant accounting policies set out below in order to comply with the financial reporting criteria in the Society's agreements with the Canada Mortgage and Housing Corporation ("CMHC") and the British Columbia Housing Management Commission ("BCHMC"). The basis of accounting used in these financial statements materially differs from Canadian accounting standards for not-for-profit organizations because:

- (i) Amortization is not provided on certain prepaid land leases, buildings, and furniture and equipment over the estimated useful lives of these assets but rather at a rate equal to the annual principal reduction of the related mortgages.
- (ii) Capital assets purchased from the Replacement Reserve Fund are charged against the replacement fund rather than being capitalized on the statement of financial position and amortized over their estimated useful lives.
- (iii) Certain building renovation costs and capital assets are charged to operations in the year the expenditure is incurred rather than being capitalized and amortized over their estimated useful lives.
- (iv) A reserve for future capital replacements is appropriated annually from operations and recorded as an expense.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

1. Significant accounting policies (continued):

(b) Fund accounting:

The Society follows the restricted fund method of accounting for contributions. Accordingly, the transactions of the Society are recorded in three funds as follows:

(i) Operating Fund:

The Operating Fund accounts for the Society's assets, liabilities and transactions relating to the ongoing rental and non-rental operations.

(ii) Capital Fund:

The Capital Fund accounts for the Society's investment in capital assets and related financial activities.

(iii) Replacement Reserve Fund:

In accordance with the provision of the agreements with CMHC and BCHMC, a Replacement Reserve Fund has been established for each building under an operating agreement to pay for the replacement of worn-out capital equipment and certain painting expenditures. The provision to this Fund is an annual charge against rental operations. The Society, at its discretion, has established a Replacement Reserve Fund for Dahli Place, Forest Heights, Pembroke Mews, Parsons at Brentwood, Goldstream Avenue 330 and Townley Place.

(c) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Investments that are quoted in an active market are subsequently measured at fair value and all changes in the fair value are recognized in excess (deficiency) of revenue over expenses in the period incurred. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. There are no other financial instruments designated to be carried at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Society determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Society expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

1. Significant accounting policies (continued):

(d) Capital assets:

- (i) Land, prepaid land leases, landscaping and site improvements, buildings, furniture and equipment are recorded at cost less accumulated amortization.
- (ii) Interest is capitalized until the asset is put into use whenever external debt is issued to finance the construction of capital assets.
- (iii) Amortization on prepaid land leases, buildings and furniture and equipment is provided at an amount equal to the annual principal reduction of the related mortgages with the following exceptions:
 - Land lease on Grafton Lodge is amortized on a straight-line basis over 35 years
 - Leasehold improvements are amortized over the term of the lease
 - Laundry equipment is amortized on a straight-line basis over 12 years
 - Parsons at Brentwood, Townley Place, and Goldstream Avenue 330 buildings are amortized on a straight-line basis over 50 years
 - Vic West land lease is amortized on a straight-line basis over 30 years and Vic West building components are amortized on a straight-line basis over 19 and 29 years
 - Sooke Place land lease and buildings are amortized on a straight-line basis over 25 years
 - Campbell envelope project and air conditioner units are amortized on a straight-line basis over 30 years and 15 years respectively

Amortization expense is recorded in the Operating Fund.

- (iv) Construction in progress is not amortized until the asset is put into use.

The Society reviews the carrying amount of capital assets for impairment whenever events or changes in circumstances indicate that the asset no longer contributes to the Society's ability to provide services, or that the value of future economic benefits or service potential associated with the asset is less than its carrying amount. If such conditions exist, an impairment loss is measured and recorded in the statement operations at the amount by which the carrying amount of the net asset exceeds its fair value or replacement cost.

(e) Revenue recognition:

Unrestricted contributions are recognized as revenue of the Operating Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted contributions related to general operations are recognized as revenue of the Operating Fund in the year in which the related expenses are incurred. All other restricted contributions are recognized as revenues of the appropriate restricted fund in the year received or receivable.

Forgivable loans are recognized as revenue in accordance with the above when the Society becomes entitled to receive a forgivable loan.

Revenue from tenant rent contributions is recognized as accommodation is provided.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

1. Significant accounting policies (continued):

(f) Allocation of expenses:

The Society allocates certain of its office, audit and legal and administration/maintenance salary and benefit expenses proportionately across the buildings based on the total number of units in each building.

The Society allocates salaries and administration costs related to development activities to capital assets.

(g) Use of estimates:

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expense during the period. Estimates include the useful lives for certain of the Society's capital assets. Actual results could differ from these estimates.

2. Cash held in trust:

Cash held in trust is held by BCHMC for the payment of construction costs for Dahli Place and Townley Place (2022 - Dahli Place, Townley Place and Pembroke Mews). Any remaining funds after the payout of the construction costs will be used to reduce the mortgage payable.

3. Term deposits:

Term deposits consist of non-redeemable deposits held with Vancity with original terms of either twelve or eighteen months with interest rates of 4.55% and 5.20% (2022 - ranging from 0.7% to 4.5%). The term deposits with interest rates of 4.55% total \$675,743 and mature on August 11, 2024 (18 month terms) and the term deposits with interest rates of 5.20% total \$854,333 and mature on December 20, 2024 (12 month terms).

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

4. Investments:

The Society's portfolio of investments are managed by an investment management company. The Society records these investments at market value based on reported values established by the fund manager. Investments consists of the following:

	2023	2022
Cash	\$ 183,317	\$ 190,837
Fixed income	1,052,338	926,803
Multi-class equities	2,194,514	1,828,911
	<u>\$ 3,430,169</u>	<u>\$ 2,946,551</u>

A portion of the investment portfolio is restricted for replacement reserves and the remainder is unrestricted operating investments.

5. Capital assets:

	2023		2022	
	Cost	Accumulated amortization	Net	Net
Balmoral Garden Court:				
Land lease prepaid for 60 years	\$ 298,959	211,771	87,188	104,164
Building	5,282,375	3,744,411	1,537,964	1,837,923
Building envelope in progress	7,903,386	-	7,903,386	75,782
	<u>13,484,720</u>	<u>3,956,182</u>	<u>9,528,538</u>	<u>2,017,869</u>
Bayview:				
Development in progress	44,669	-	44,669	24,931
Parsons at Brentwood:				
Land	1,205,408	-	1,205,408	1,205,408
Building	8,703,499	681,915	8,021,584	8,190,461
	<u>9,908,907</u>	<u>681,915</u>	<u>9,226,992</u>	<u>9,395,869</u>
Campbell Lodge:				
Land	2,452,727	-	2,452,727	2,452,727
Building	9,489,877	1,112,718	8,377,159	1,611,159
Furniture and equipment	910,490	67,824	842,666	61,235
Landscaping and site improvement	21,290	-	21,290	21,290
Construction in progress	-	-	-	7,062,233
	<u>12,874,384</u>	<u>1,180,542</u>	<u>11,693,842</u>	<u>11,208,644</u>
Colwood Lodge:				
Land	1,273,304	-	1,273,304	1,273,304
Building	1,673,113	1,418,149	254,964	254,964
Furniture and equipment	55,492	47,035	8,457	8,457
Redevelopment - Belmont Road	1,043,056	-	1,043,056	918,301
	<u>4,044,965</u>	<u>1,465,184</u>	<u>2,579,781</u>	<u>2,455,026</u>

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

5. Capital assets (continued):

			2023	2022
	Cost	Accumulated amortization	Net	Net
Constance Court:				
Land	500,565	-	500,565	500,565
Building	3,440,970	3,066,410	374,560	560,165
Furniture and equipment	79,144	70,528	8,616	12,885
	4,020,679	3,136,938	883,741	1,073,615
Dahli Place:				
Land	2,734,179	-	2,734,179	2,734,179
Building	10,309,771	1,643,097	8,666,674	8,882,414
	13,043,950	1,643,097	11,400,853	11,616,593
Dowler Lodge:				
Land	818,159	-	818,159	818,159
Building	3,674,753	3,674,753	-	116,557
Furniture and equipment	1,367	1,367	-	44
	4,494,279	3,676,120	818,159	934,760
Esquimalt Lions' Lodge:				
Land	73,459	-	73,459	73,459
Redevelopment - Fleming Street	33,696,008	-	33,696,008	9,466,522
	33,769,467	-	33,769,467	9,539,981
Forest Heights:				
Land	892,961	-	892,961	892,961
Building	1,183,637	507,076	676,561	711,492
Redevelopment in progress	512,569	-	512,569	449,871
	2,589,167	507,076	2,082,091	2,054,324
Grafton Lodge:				
Land lease prepaid for 35 years	345,600	180,900	164,700	175,500
Building	3,553,238	1,459,739	2,093,499	2,182,449
Furniture and equipment	18,457	18,457	-	-
	3,917,295	1,659,096	2,258,199	2,357,949
Goldstream Avenue 330:				
Land	1,394,730	-	1,394,730	1,394,730
Building	24,625,055	1,272,295	23,352,760	23,845,262
	26,019,785	1,272,295	24,747,490	25,239,992
Nigel Square:				
Land lease prepaid for 60 years	301,240	249,547	51,693	71,313
Building	1,290,578	1,069,120	221,458	305,515
Development in progress	7,118,435	-	7,118,435	1,944,750
Land	5,100,000	-	5,100,000	-
	13,810,253	1,318,667	12,491,586	2,321,578
Pembroke Mews:				
Land	799,243	-	799,243	799,243
Building	2,346,499	418,874	1,927,625	1,970,801
Equipment	93,548	16,701	76,847	78,569
	3,239,290	435,575	2,803,715	2,848,613
Sitkum Lodge:				
Land	1,564,797	-	1,564,797	1,564,797
Building	3,937,351	3,333,065	604,286	604,286
Furniture and equipment	73,192	61,958	11,234	11,234
Building envelope in progress	157,516	-	157,516	13,825
	5,732,856	3,395,023	2,337,833	2,194,142

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

5. Capital assets (continued):

			2023	2022
	Cost	Accumulated amortization	Net	Net
Sooke Place				
Land Lease	3,585,600	47,218	3,538,382	-
Building	4,946,811	65,957	4,880,854	-
	8,532,411	113,175	8,419,236	-
Sutcliffe Court:				
Land	140,801	-	140,801	140,801
Building	197,144	197,144	-	17,315
	337,945	197,144	140,801	158,116
Tillicum Terrace:				
Land	870,232	-	870,232	870,232
Building	3,213,988	2,554,965	659,023	866,605
Building envelope in progress	75,269	-	75,269	27,366
	4,159,489	2,554,965	1,604,524	1,764,203
Townley Place:				
Land	11,388	-	11,388	11,388
Building	16,202,807	998,928	15,203,879	15,527,856
	16,214,195	998,928	15,215,267	15,539,244
Victoria West				
Land lease	1,907,193	117,530	1,789,663	1,853,770
Building	5,201,123	335,558	4,865,565	5,054,749
	7,108,316	453,088	6,655,228	6,908,519
Society:				
Leasehold improvement	162,633	147,718	14,915	29,699
Laundry equipment	183,339	133,997	49,342	64,938
	345,972	281,715	64,257	94,637
	\$ 187,692,994	28,926,725	158,766,269	109,748,605

During the year, the Society capitalized \$263,305 of interest (2022 - \$57,460).

On May 24, 2023, the Society purchased the land at 856 Nigel Place from the Provincial Rental Housing Corporation for \$10. The land purchase has been recognized as a contribution at the fair value of the land on the date of purchase, less the consideration paid, \$5,100,000.

6. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$34,415 (2022 - \$30,557), which includes amounts payable for payroll deductions, employer health tax and workers' compensation premiums.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

7. Mortgages payable:

	2023	2022
Balmoral Garden Court:		
5% Mortgage with CMHC, due August 1, 2028 payable \$32,583 per month to include principal and interest	\$ 1,626,244	\$ 1,943,179
Campbell Lodge:		
8% Mortgage with CMHC, due June 1, 2028, payable \$9,808 per month to include principal and interest	444,761	524,039
Campbell Lodge:		
2.19% Mortgage with MCAP, due March 1, 2025, payable \$10,612 per month to include principal and interest	1,741,243	1,829,584
Colwood Lodge:		
2.19% Mortgage with MCAP, due March 1, 2025 payable \$5,067 per month to include principal and interest	955,117	994,624
Constance Court:		
1.57% Mortgage with the CMHC, due October 1, 2026, payable \$16,680 per month to include principal and interest	554,377	744,251
Constance Court:		
2.19% Mortgage with MCAP, due March 1, 2025, payable \$959 per month to include principal and interest	229,807	236,225
Dahli Place:		
2.76% Mortgage with MCAP, due July 1, 2025, payable \$37,814 per month to include principal and interest	8,556,107	8,771,847
Dowler Lodge:		
2.61% Mortgage with CHMC, due November 1, 2023, payable \$18,423 per month to include principal and interest	-	200,042
Dowler Lodge:		
2.19% Mortgage with MCAP due March 1, 2025 payable \$2,619 per month to include principal and interest	572,743	591,460
Forest Heights:		
7.29% Mortgage with Vancity, due February 11, 2024, payable \$5,290 per month to include principal and interest	504,679	539,610
Goldstream		
2.03% Mortgage with MCAP, due September 1, 2031 payable \$49,178 per month to include principal and interest	14,128,961	14,430,314
Grafton Lodge:		
3.43% Mortgage with MCAP, due April 1, 2024 payable \$12,718 per month to include principal and interest	1,820,937	1,909,887
Nigel Square:		
1.01% Mortgage with CMHC, due July 1, 2026, payable \$8,916 per month to include principal and interest	272,719	376,396
Parsons at Brentwood:		
3.58% Mortgage with Scotiabank, due May 1, 2032 payable \$19,384 per month to include principal and interest	4,545,964	4,615,683
Pembroke Mews:		
2.82% Mortgage with Peoples Group, due March 1, 2032 payable \$7,276 per month to include principal and interest	1,490,900	1,535,797
Balance carried forward	37,444,559	39,242,938

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

7. Mortgages payable (continued):

	2023	2022
Balance carried forward	37,444,559	39,242,938
Sitkum Lodge:		
2.68% Mortgage with MCAP, due February 1, 2032 payable \$2,778 per month to include principal and interest	244,393	270,831
Sitkum Lodge:		
2.19% Mortgage with MCAP, due March 1, 2025 payable \$6,394 per month to include principal and interest	1,154,402	1,205,359
Sooke Place		
2.81% Mortgage with BMO, due August 1, 2024 payable \$35,943 per month to include principal and interest	283,649	-
Sooke Place:		
1.47% Mortgage with CMHC, due October 1, 2024 payable \$11,016 per month to include principal and interest	109,352	-
Sutcliffe Court:		
0.62% Mortgage with CMHC, due August 1, 2023, payable \$2,191 per month to include principal and interest	-	17,488
Sutcliffe Court:		
2.41% Mortgage with Peoples Group, due May 1, 2026, payable \$536 per month to include principal and interest	115,319	118,949
Tillicum Terrace:		
4.18% Mortgage with CMHC, due July 1, 2028 payable \$20,462 per month to include principal and interest	1,023,388	1,230,970
Tillicum Terrace:		
2.19% Mortgage with MCAP, due March 1, 2025, payable \$1,720 per month to include principal and interest	412,386	423,905
Townley:		
2.20% Mortgage with Coast Capital, due August 1, 2031, payable \$29,612 per month to include principal and interest	8,292,901	8,465,027
Victoria West:		
3.91% Mortgage with CMHC, due December 1, 2026, payable \$13,210 per month to include principal and interest	448,255	586,474
	49,528,604	51,561,941
Current portion of long-term debt	4,844,368	5,580,607
	\$ 44,684,236	\$ 45,981,334

Principal due within each of the next five years on the mortgages is approximately as follows:

	Assuming no mortgage renewal	Assuming mortgage renewal
2024	\$ 4,844,368	\$ 2,629,483
2025	14,920,800	2,309,363
2026	1,825,642	2,306,138
2027	1,385,782	1,990,291
2028	1,144,475	1,765,387

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

8. Due to BCHMC:

The Society has agreements with BCHMC for funding predevelopment and development costs of several properties as follows:

	Maximum funding amount	2023	2022
Parsons at Brentwood	\$ 9,155,224	\$ 85,830	\$ 85,830
Nigel Valley	39,236,824	4,704,232	1,474,722
Fleming Street 874	38,788,445	24,903,147	8,722,124
Colwood - 85 Belmont Road	151,242	151,741	151,741
	<u>\$ 87,331,735</u>	<u>\$ 29,844,950</u>	<u>\$ 10,434,417</u>

(a) Parsons at Brentwood:

The funding provided for this development project is a combination of loan and forgivable loan (grant). The maximum forgivable loan portion for the project is \$4,500,000. During 2022, the forgivable loan portion of the funding was determined by BCHMC upon final accounting for the project and recognized as revenue of the capital fund. The maximum amount was awarded. A mortgage was taken on the project during 2022 (see note 7). The remaining amount owing relates to costs incurred after the mortgage was determined and approved. The Society expects to repay these amounts in 2024.

If the Society continues to develop, use and operate the property for the intended purposes as required by BCHMC, the loan will be forgiven 1/25 each year, commencing in the 11th year. Payments of interest are not required unless there is a default under the loan or Operating Agreement at which time interest will be payable on the balance of the principle outstanding as at the date of default at a rate of prime plus 2%.

(b) Nigel Valley:

The funding provided for this development project is a demand non-revolving construction loan of \$39,236,824 which is the maximum loan amount approved by BCHMC during the interim phase of the project. At the end of the project, the maximum CMHC insured mortgage approved by BCHMC is not to exceed \$16,744,299 and the Provincial Rental Housing Corporation will own (through purchase) 46 of the 70 affordable housing units constructed.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

8. Due to BCHMC (continued):

(c) Fleming Street 874:

The funding provided for this development project is a combination of loan and forgivable loan (grant). The maximum forgivable loan (grant) portion for the project is \$14,534,330. Upon project completion, the total loan advanced will be repaid to BCHMC, in full, from the proceeds of the initial advance of the approved mortgage.

If the Society continues to develop, use and operate the property for the intended purposes as required by BCHMC, the loan will be forgiven 1/25 each year, commencing in the 11th year. Payments of interest are not required unless there is a default under the loan or Operating Agreement at which time interest will be payable on the balance of the principle outstanding as at the date of default at a rate of prime plus 2%.

(d) Colwood - 85 Belmont Road:

During 2020, the Society entered into an agreement with BCHMC for an interest free loan for Proposal Development Funding. The funds advanced under this agreement will be repayable to BCHMC on demand at the discretion of BCHMC, and will form part of any approved financing provided to the Society by BCHMC for the development of the property. The total loan advanced will be repaid to BCHMC, in full, from the proceeds of the initial advance of the approved mortgage.

9. Loans payable - pre-construction funding:

In 2019, the Society received a Pre-Construction Funding Loan in the amount of \$1,000,000 from Vancity to be used towards four development and redevelopment projects (Parsons at Brentwood, Nigel, Goldstream and Townley). In 2020, an additional amount was approved for \$1,000,000 to be used for three additional development and redevelopment projects (Forest Heights, Colwood Lodge, and Fleming Street 784). The funding is in the form of a demand loan which bears interest at a rate of 2% annually. Full repayment of the loan including principal and interest is required no later than five years following the completion of construction, and the balance is due on demand. As at December 31, 2023, the balance of \$2,142,149 (2022 - \$2,100,146) includes draws of \$2,000,000 plus accrued interest.

10. Loans payable to CMHC:

	2023	2022
Colwood - 85 Belmont Road Seed Loan	\$ 350,000	\$ 286,980
Forest Heights Seed Loan	180,000	180,000
Grafton Lodge Repayable Assistance	3,256	17,024
	<u>\$ 533,256</u>	<u>\$ 484,004</u>

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

10. Loans payable to CMHC (continued):

(a) Colwood - 85 Belmont Road Seed Loan:

During 2020, the Society obtained financing for the Colwood - 85 Belmont Road development project in the form of a Seed loan from CMHC. The Society has drawn the maximum approved limit on the Seed loan of \$350,000. No interest is accrued or payable during the term of the loan.

(b) Forest Heights Seed Loan:

During 2018, the Society obtained financing for the Forest Heights redevelopment in the form of a \$180,000 Seed loan from CMHC. During 2020, \$180,000 was drawn on the loan. No interest is accrued or payable during the term of the loan.

(c) Grafton Lodge repayable assistance:

The Society is required to commence repaying this amount representing repayable assistance for Grafton Lodge in the year following the fiscal year in which the aggregate of the rents payable by non-rent geared to income tenants exceeds the aggregate of the economic rent occupied by non-rent geared to income tenants. The repayment criteria were met in 2015 therefore the Society began repaying this amount in 2016.

The Society is required to pay interest at bank prime rate on the repayable assistance upon commencement of the repayment. Interest of \$607 (2022 - \$599) was paid on the repayable assistance during the year. The Society repaid \$13,768 (2022 - \$16,621) of the repayable assistance during the year.

11. Operating Fund - internally restricted:

The Society's Board of Directors has internally restricted \$2,604,103 (2022 - \$2,520,812) of the Society's operating fund balance for working capital and future rental accommodation projects. The internally restricted amounts consist of the net operating fund balance of Forest Heights, Dahli Place, Pembroke Mews and the Society's operating fund balance ("Other" fund per Schedule 1), which are not restricted by BCHMC or CMHC operating agreements. The internally restricted amounts are not to be used for any other purpose without approval by the Board of Directors.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

12. Rent supplements and interest reduction grants:

- (a) Rent supplements received are either contributed jointly by CMHC and BCHMC or funded wholly by BCHMC. All supplements received are administered through the BCHMC.
- (b) Surpluses created in Balmoral Court, Campbell Lodge, Dowler Lodge, Constance Court, Grafton Lodge, Nigel Square, Sooke Place, Sutcliffe Court, Tillicum Terrace and Vic West Place are refundable only to BCHMC. Certain deficits created in these projects are funded by BCHMC. The financial statement reviews for the Society's 2022 fiscal year were finalized by BCHMC in fiscal 2023 and accordingly recorded in the Society's financial statements as recovery of deficit in the statement of operations.

13. Financial risks and concentration of credit risk:

- (a) Market risk:

Market price risk is the risk that the value of an instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to an individual investment, its issuer or all factors affecting all instruments traded in the market. As all of the Society's investments are carried at fair value with fair value changes recognized in the statement of operations, all changes in market conditions will directly result in an increase or decrease in excess of revenue over expenses. Market price risk is managed by the Society's investment manager through construction of a diversified portfolio of instruments traded on various markets and across various industries. The Society is not exposed to currency risk as all financial instruments are held in Canadian dollars. There has been no change to the risk exposures from 2022.

- (b) Liquidity risk:

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2022.

- (c) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Society is exposed to credit risk with respect to the accounts receivable. The Society assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts. There has been no change to the risk exposures from 2022.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

13. Financial risks and concentration of credit risk (continued):

(d) Interest rate risk:

The Society's exposure to interest rate risk relates to its current and future anticipated borrowings. The Society has interest bearing mortgages and loans which are subject to interest rate adjustments upon maturity. Fixed-interest instruments subject the Society to a fair value risk while floating-rate instruments subject it to a cash flow risk. Further details about the fixed rate mortgages and loans are included in note 7. There has been no change to the risk exposures from 2022.

14. Employee and contractor remuneration:

The BC Societies Act came into effect on November 28, 2016. The Act has a requirement for the disclosure in the financial statements of the remuneration of directors, employees and contractors for financial statements prepared after November 28, 2016. For employee and contractor remuneration the requirement is to disclose amounts paid to individuals whose remuneration was greater than \$75,000. For the fiscal year ending December 31, 2023, the Society paid remuneration of \$662,234 to six employees (2022 - \$631,413 to six employees), each of whom received total remuneration of \$75,000 or greater. There were no remuneration payments made to directors in 2023 or 2022.

15. Commitments:

The Society renewed its premise lease on February 26, 2024 to extend the term of the agreement to August 31, 2026. The Society is committed to make payments under operating leases for premises as follows:

	Payment
2024	\$ 46,880
2025	58,600
2026	39,067

The Society has total construction commitments remaining of \$50,322,025 in design and construction contracts funded by BCHMC and CMHC for the ongoing development of 874 Fleming Street, the Nigel Square development and the renewal project at Balmoral Court.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

16. Contingencies:

The Society has contingent liabilities related to the following forgivable loans, which have been recognized as revenue in the current or prior years:

(a) Pembroke Mews:

The RRAP loan payable to CMHC is authorized up to \$600,000, of which \$600,000 has been drawn. The loan terms state that the loan will be forgiven if the Society continues to charge rents in accordance with the approved post-RRAP rents and limit subsequent rental increases. The forgivable loan will be earned over 15 years from the first day of the month, following the final advance of the loan funds. The final loan advance was received in April 2012. If the Society is in default of any of the loan terms it will be required to repay the loan including interest at 6.75%.

(b) Dahli Place:

During 2015, BCHMC provided the Society with a forgivable loan of \$500,000 for Dahli Place. If the Society uses the land for the intended purpose as required by BCHMC, the loan is forgivable at 1/25 each year, commencing in the 11th year (2026).

(c) Campbell Lodge:

During 2017, BCHMC approved the Society to borrow up to \$500,000 for the renovation and/or repair of Campbell Lodge. The amounts have been fully drawn as of 2019. The loan is forgivable at 1/10 each year, commencing in the 1st year (2019). Payments of interest are not required unless there is a default under the Loan or Operating Agreement at which time interest will be payable on the balance of the principal outstanding as at the date of default at a rate of prime plus 2%.

(d) Campbell Lodge Envelope:

During 2019, BCHMC committed to providing the Society with a forgivable loan up to \$5,200,000 to fund the restoration of the envelope at Campbell Lodge. In 2023, BCHMC increased their forgivable loan commitment amount to \$8,500,000. During the year \$1,273,471 was drawn (2022 - \$3,532,359). As at December 31, 2023 \$7,687,152 had been drawn cumulatively (2022 - \$6,413,681). If the Society uses the asset for the intended purpose as required by BCHMC, the loan is forgivable at 1/10 each year, commencing in the 1st year after completion of construction (2024).

(e) Forest Heights:

The Society was provided a forgivable mortgage from BCHMC for \$190,000 registered on July 14, 2010 for the purchase of Forest Heights. If the Society uses the land for the intended purpose as required by BCHMC, the loan is forgivable at 1/25 each year, commencing in the 11th year (2023).

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

16. Contingencies (continued):

(f) Balmoral Court and Tillicum Terrace:

In 2022, BCHMC began providing the Society with forgivable loans to fund building restorations at Balmoral Court and Tillicum Terrace. The Balmoral Court project has been authorized for a \$13,500,000 forgivable loan and the Tillicum Terrace project authorized maximum forgivable loan has yet to be determined as BCHMC is waiting for tender bids and determination of final project budgets. During the year the Society drew \$7,041,915 (2022 - \$35,152) of this funding for the Balmoral Court project and \$47,903 (2022 - \$22,333) for the Tillicum Terrace project.

If the Society uses the assets for the intended purpose as required by BCHMC, the loans will be forgivable at 1/10 each year, commencing in the 1st year after completion of construction.

(g) Townley Street 1780, and Goldstream Avenue 330:

The funding provided for these development projects included forgivable loans (grants) of \$6,514,112 Townley Street 1780 and \$10,400,441 Goldstream Avenue 330. During 2022, the forgivable loan portion of the funding was determined by BCHMC upon final accounting for the projects and recognized as revenue of the capital fund.

If the Society continues to develop, use and operate the above properties for the intended purposes as required by BCHMC, the loans will be forgiven 1/25 each year, commencing in the 11th year (2033). Payments of interest are not required unless there is a default under the loan or Operating Agreement at which time interest will be payable on the balance of the principle outstanding as at the date of default at a rate of prime plus 2%.

(h) During the year the Society received a \$6,403,421 contribution from CMHC's National Housing Co-Investment Fund towards the 874 Fleming Street project. The contribution agreement has a term of 20 years from the date of final advance of funds, June 23, 2023. During the term of the agreement the Society must comply with CMHC's terms related to affordability, accessibility and energy efficiency among others. Should the Society fail to comply with the terms in the agreement CMHC may at its option declare the contribution to be repayable in whole or in part and shall bear interest at 5% per annum on the unpaid principal.

(i) During the year the Society signed a contribution agreement to receive a maximum contribution of \$5,250,000 from CMHC's National Housing Co-Investment Fund towards the Nigel Valley project. The contribution agreement has a term of 20 years from the date of final advance of funds. During the year CMHC advanced \$1,311,997 to the Society. During the term of the agreement the Society must comply with CMHC's terms related to affordability, accessibility and energy efficiency among others. Should the Society fail to comply with the terms in the agreement CMHC may at its option declare the contribution to be repayable in whole or in part and shall bear interest at 5% per annum on the unpaid principal.

GREATER VICTORIA HOUSING SOCIETY

Notes to Financial Statements

Year ended December 31, 2023

17. Acquisition of Sooke Place Housing Society assets, liabilities and operations:

Effective September 1, 2023 (the “acquisition date”), the Society acquired the assets and assumed the liabilities of the Sooke Place Housing Society for \$10. The Sooke Place Housing Society was incorporated under the Society Act of British Columbia to provide quality subsidized housing to individuals and families in the form of 30 separate rental units. The Society is exempt from income tax under Section 149(1)(l) of the Income Tax Act of Canada. The Sooke Place Housing Society was unable to maintain operations and requested that BC Housing find another society with the capacity to manage and operate the property to the standards required. The Society assumed the responsibilities in the operating agreement with BCHMC as of January 1, 2023 therefore the operations of Sooke Place have been reporting by the Society in the statement of operations from that date forward.

The Society has recognized the identifiable assets acquired and the liabilities assumed at their acquisition-date fair values on September 1, 2023. The difference between the fair values of assets acquired and liabilities assumed has been recognized separately in the Society’s fund balances in 2023. The land is leased from the Provincial Rental Housing Corporation and the lease has been assigned to the Society as of September 1, 2023. There are no payments required related to the lease and the lease term expires in January of 2049.

	September 1, 2023
Assets acquired at fair value	
Land lease	\$ 3,585,600
Buildings	4,946,811
Total assets	8,532,411
Liabilities assumed:	
Mortgages payable	531,830
Increase in capital fund balance	\$ 8,000,581

GREATER VICTORIA HOUSING SOCIETY

Schedule of Operations

Schedule 1 - page 1 of 2

Year ended December 31, 2023, with comparative information for 2022

	Balmoral Court		Campbell Lodge		Colwood Lodge		Constance Court		Dahli Place		Dowler Lodge		Forest Heights		Grafton Lodge		Goldstream 330		Nigel Square	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Revenue:																				
Tenant rent contributions	\$ 536,303	\$ 498,184	\$ 578,297	\$ 551,582	\$ 323,754	\$ 286,683	\$ 293,254	\$ 274,311	\$ 926,888	\$ 897,831	\$ 391,850	\$ 338,462	\$ 213,091	\$ 201,696	\$ 324,437	\$ 303,110	\$ 1,321,469	\$ 1,301,436	\$ 179,249	\$ 174,065
Rent supplements (note 12(a))	345,337	324,097	279,830	240,376	60,798	60,798	187,959	173,976	-	-	233,311	273,068	-	-	82,893	85,476	-	-	82,911	76,236
Laundry	15,380	16,239	9,870	8,465	5,910	5,315	5,730	4,990	7,697	5,849	8,710	8,120	4,740	3,130	3,840	3,880	24,210	25,935	-	-
Heat and light recovery	-	-	17,406	17,397	-	-	-	-	90	66	-	-	-	-	-	-	-	-	-	-
Cable recovery	-	-	55,270	54,384	23,923	22,410	28,999	28,675	-	-	36,613	34,486	-	-	21,808	21,147	-	-	-	-
Investment income	-	-	-	-	-	-	-	-	1,897	827	-	-	-	5,080	-	-	-	-	-	-
Unrealized gain (loss) on investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development and other grants	-	-	-	-	-	-	-	-	-	-	14,175	-	-	-	-	-	-	-	-	-
Other	13,603	10,910	7,959	5,263	5,575	4,807	7,463	4,633	37,856	33,626	10,033	6,020	4,087	2,540	8,751	4,433	44,780	48,235	25	100
	910,623	849,430	948,632	877,467	419,960	380,013	523,405	486,585	974,428	938,199	694,692	660,156	221,918	212,446	441,729	418,046	1,390,459	1,375,606	262,185	250,401
Expenses:																				
Amortization	316,935	312,175	239,344	73,297	-	-	189,874	186,928	215,740	209,906	115,990	212,884	34,931	35,252	99,750	96,776	492,501	492,527	103,677	102,638
Mortgage interest	61,648	58,506	76,949	84,975	21,310	22,219	15,209	18,366	237,687	243,616	14,994	21,010	18,231	13,794	64,116	67,138	297,223	304,399	3,265	4,319
Janitor - maintenance salaries	93,496	94,878	105,678	109,917	55,465	57,673	65,435	57,401	76,318	75,832	78,749	84,529	27,140	23,440	53,456	49,004	111,497	97,984	21,173	22,426
Administration	91,771	80,005	123,847	108,188	61,268	54,067	64,651	56,175	84,449	73,776	81,944	71,235	23,659	20,525	48,755	42,144	126,630	119,025	22,299	19,430
Heat, hydro and hot water	52,430	54,890	65,859	76,309	39,557	41,759	28,167	23,154	32,840	33,732	27,038	31,886	11,410	12,688	26,652	25,010	37,547	40,221	619	878
Maintenance	72,363	60,142	69,207	52,736	24,604	33,779	30,074	34,971	36,475	56,771	46,152	42,099	16,199	16,516	33,641	26,792	56,910	46,377	10,163	12,193
Replacement reserve allocation	53,280	53,280	55,000	55,000	36,000	60,000	6,240	6,240	81,600	81,600	39,600	39,600	22,800	22,800	-	-	122,400	122,400	12,960	12,960
Property taxes	29,786	27,847	30,287	28,336	23,336	23,040	17,550	16,449	29,607	27,666	19,210	18,104	6,550	6,126	15,853	4,332	63,698	55,071	8,903	8,380
Water	53,291	55,529	56,738	56,074	13,255	12,697	13,467	12,710	37,096	36,268	34,415	36,453	9,426	10,870	7,555	7,366	17,479	19,028	34,245	29,445
Cablevision	-	-	52,318	50,669	27,579	26,710	27,972	27,090	-	-	35,224	34,114	-	-	20,685	20,032	-	-	-	-
Garbage	68,161	51,285	59,437	39,803	26,383	23,478	28,750	22,189	52,944	39,649	35,089	26,533	20,560	15,529	30,064	22,512	54,994	46,914	28,406	20,617
Insurance	52,684	47,565	43,174	40,298	18,049	16,941	28,518	23,960	34,898	30,438	36,048	32,632	10,704	10,065	27,106	23,384	49,687	46,080	12,558	11,823
Other	1,785	714	4,344	2,101	390	238	446	243	7,190	17,994	2,400	621	165	90	538	185	2,548	1,279	155	112
Audit and legal	6,459	3,488	6,065	5,818	3,022	2,288	3,078	2,381	4,114	3,115	4,203	3,020	1,152	872	2,359	1,784	6,652	4,766	1,065	822
Capital improvements	1,171	-	1,171	-	-	-	-	-	-	-	12,075	-	-	-	-	-	-	-	-	-
	955,260	900,304	989,418	783,521	350,218	374,889	519,431	488,257	930,958	930,363	583,131	654,720	202,927	188,567	430,530	386,459	1,439,766	1,396,071	259,488	246,043
Excess (deficiency) of revenue over expenses before the following	(44,637)	(50,874)	(40,786)	93,946	69,742	5,124	3,974	(1,672)	43,470	7,836	111,561	5,436	18,991	23,879	11,199	31,587	(49,307)	(20,465)	2,697	4,358
Recovery of deficit (note 12(b))	60,637	4,795	(13,174)	(7,115)	-	-	8,213	(16,993)	-	-	13,381	25,480	-	-	(2,016)	133	-	-	(4,268)	(12,329)
Adjustment of prior year's revenue and expenses funded by the Society	(18,513)	(21,098)	(634)	(27,584)	-	-	(260)	(1,185)	-	-	(504)	(1,237)	-	-	-	-	-	-	(90)	(1,017)
Excess (deficiency) of revenue over expenses	(2,513)	(67,177)	(54,594)	59,247	69,742	5,124	11,927	(19,850)	43,470	7,836	124,438	29,679	18,991	23,879	9,183	31,720	(49,307)	(20,465)	(1,661)	(8,988)
Fund balance, beginning of year	(50,874)	10,898	7,508	34,699	23,497	57,029	(7,953)	18,178	589,018	581,182	(12,877)	(24,243)	70,222	46,343	208,047	165,527	181,045	4,313	4,358	13,346
Interfund transfers:																				
Capital - amortization, principal payments, purchases	-	-	(88,341)	(86,438)	(39,508)	(38,656)	(6,419)	(6,281)	-	-	(18,716)	(18,313)	-	-	10,800	10,800	191,149	197,197	-	-
BCHMC replacement reserve review adjustments	8,750	5,405	6,300	-	90,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund balance, end of year	\$ (44,637)	\$ (50,874)	\$ (129,127)	\$ 7,508	\$ 143,831	\$ 23,497	\$ (2,445)	\$ (7,953)	\$ 632,488	\$ 589,018	\$ 92,845	\$ (12,877)	\$ 89,213	\$ 70,222	\$ 228,030	\$ 208,047	\$ 322,887	\$ 181,045	\$ 2,697	\$ 4,358

GREATER VICTORIA HOUSING SOCIETY

Schedule of Operations

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Year ended December 31, 2023, with comparative information for 2022

	Parsons at Brentwood		Pembroke		Sitkum Lodge		Sooke Place		Sutcliffe Court		Tillicum Terrace		Townley Place		Vic West Place		Other		Total	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Revenue:																				
Tenant rent contributions	\$ 472,693	\$ 459,737	\$ 238,470	\$ 227,623	\$ 642,165	\$ 617,271	\$ 180,860	\$ -	\$ 71,078	\$ 60,460	\$ 368,104	\$ 350,675	\$ 757,090	\$ 735,400	\$ 283,366	\$ 258,479	\$ -	\$ -	\$ 8,102,418	\$ 7,537,005
Rent supplements (note 12(a))	-	-	-	-	33,332	34,264	186,920	-	28,774	43,934	233,218	225,509	-	-	132,446	106,019	-	-	1,887,729	1,643,753
Laundry	5,050	5,050	777	1,871	10,025	9,990	-	-	-	-	641	2,055	8,500	9,240	967	825	-	-	112,047	110,954
Heat and light recovery	-	-	-	-	-	-	-	-	-	-	120	120	-	-	-	-	-	-	17,616	17,583
Cable recovery	-	-	-	-	41,172	41,026	-	-	5,593	5,400	-	-	-	-	-	-	-	-	213,378	207,528
Investment income	-	-	-	24	-	-	-	-	-	-	-	-	2,372	258	-	-	201,210	79,372	205,479	85,561
Unrealized gain (loss) on investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,970	(66,378)	11,970	(66,378)
Development and other grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61,465	-	75,640	-
Other	18,538	15,802	4,313	400	9,628	5,751	1,164	-	-	-	15,486	10,658	26,660	24,204	1,762	17,333	180,830	171,711	398,513	366,426
	<u>496,281</u>	<u>480,589</u>	<u>243,560</u>	<u>229,918</u>	<u>736,322</u>	<u>708,302</u>	<u>368,944</u>	<u>-</u>	<u>105,445</u>	<u>109,794</u>	<u>617,569</u>	<u>589,017</u>	<u>794,622</u>	<u>769,102</u>	<u>418,541</u>	<u>382,656</u>	<u>455,475</u>	<u>184,705</u>	<u>11,024,790</u>	<u>9,902,432</u>
Expenses:																				
Amortization	171,059	178,835	44,898	43,432	-	-	113,176	-	17,334	26,098	207,582	202,298	323,977	323,976	253,290	199,797	30,969	30,062	2,971,027	2,726,881
Mortgage interest	168,197	127,306	42,355	44,480	32,663	34,699	3,889	-	2,856	3,098	39,603	43,909	190,032	193,504	19,927	9,921	10,365	21	1,320,519	1,295,280
Janitor - maintenance salaries	34,950	42,369	24,226	23,105	95,480	84,947	19,325	-	14,129	12,345	73,632	73,098	70,286	75,355	53,043	61,230	333	(942)	1,073,811	1,044,591
Administration	49,679	43,339	31,091	27,100	93,340	112,008	37,815	-	12,684	10,826	65,735	57,272	79,739	69,616	48,787	45,270	64,825	19,733	1,212,968	1,029,734
Heat, hydro and hot water	14,217	14,715	6,586	7,268	88,414	89,808	231	-	8,071	9,830	17,999	19,261	18,465	20,731	11,073	10,088	(3,632)	-	483,543	512,228
Maintenance	34,678	23,963	38,299	31,843	85,507	52,425	53,374	-	5,361	8,481	48,012	48,805	41,217	51,640	44,689	47,270	1,614	2,267	748,539	649,070
Replacement reserve allocation	48,000	48,000	20,100	20,100	54,000	90,000	25,920	-	7,200	7,200	38,160	38,160	76,800	76,800	14,881	14,881	-	-	714,941	749,021
Property taxes	-	-	17,813	24	14,352	13,508	51,022	-	3,277	3,087	19,192	18,033	-	-	29,595	27,729	-	-	380,031	277,732
Water	11,259	10,846	6,638	6,634	30,742	30,151	13,072	-	8,189	8,103	36,322	38,189	26,766	25,972	27,843	41,049	-	-	437,798	437,384
Cablevision	-	-	-	-	40,308	39,038	-	-	5,180	5,017	-	-	-	-	-	-	-	-	209,266	202,670
Garbage	12,165	11,175	20,820	15,628	45,458	30,738	9,517	-	1,782	1,487	41,978	32,279	39,963	35,870	16,857	13,649	-	-	593,328	449,335
Insurance	25,242	21,890	2,718	561	40,139	32,962	9,234	-	7,664	6,833	29,815	25,602	28,862	27,000	29,413	21,352	4,141	-	490,654	419,386
Other	347	1,875	217	119	2,721	1,922	1,539	-	87	90	3,135	501	1,247	1,404	483	182	769	1,225	30,506	30,895
Audit and legal	2,520	2,926	1,515	2,516	4,638	4,318	14,359	-	759	458	3,238	2,426	3,873	3,964	2,307	7,174	40	35	71,418	52,171
Capital improvements	-	-	-	-	1,201	-	-	-	-	-	1,171	-	-	-	-	-	27,521	-	44,310	-
	<u>572,313</u>	<u>527,239</u>	<u>257,276</u>	<u>222,810</u>	<u>628,963</u>	<u>616,524</u>	<u>352,473</u>	<u>-</u>	<u>94,573</u>	<u>102,953</u>	<u>625,574</u>	<u>599,833</u>	<u>901,227</u>	<u>905,832</u>	<u>552,188</u>	<u>499,592</u>	<u>136,945</u>	<u>52,401</u>	<u>10,782,659</u>	<u>9,876,378</u>
Excess (deficiency) of revenue over expenses before the following	(76,032)	(46,650)	(13,716)	7,108	107,359	91,778	16,471	-	10,872	6,841	(8,005)	(10,816)	(106,605)	(136,730)	(133,647)	(116,936)	318,530	132,304	242,131	26,054
Recovery of deficit (note 12(b))	-	-	-	-	-	-	-	-	(3,274)	(2,688)	8,083	17,037	-	-	28,719	-	-	-	96,301	8,320
Adjustment of prior year's revenue and expenses funded by the Society	-	-	-	-	-	-	-	-	(22)	(77)	(154)	(6,203)	-	-	(5,884)	-	26,061	58,401	-	-
Excess (deficiency) of revenue over expenses	(76,032)	(46,650)	(13,716)	7,108	107,359	91,778	16,471	-	7,576	4,076	(76)	18	(106,605)	(136,730)	(110,812)	(116,936)	344,591	190,705	338,432	34,374
Fund balance, beginning of year	417,188	324,545	192,989	185,881	34,524	(7,395)	-	-	3,296	2,765	(22,086)	(10,834)	183,698	164,859	(22,835)	-	1,668,583	1,364,824	3,467,348	2,931,917
Interfund transfers:																				
Capital - amortization, principal payments, purchases	101,340	139,293	-	-	(50,957)	(49,859)	(25,653)	-	(3,631)	(3,545)	(11,518)	(11,270)	151,852	155,569	115,071	94,101	(310,045)	113,054	15,424	495,652
BCHMC replacement reserve review adjustments	-	-	-	-	201,589	-	-	-	-	-	14,157	-	-	-	-	-	-	-	320,896	5,405
Fund balance, end of year	\$ 442,496	\$ 417,188	\$ 179,273	\$ 192,989	\$ 292,515	\$ 34,524	\$ (9,182)	\$ -	\$ 7,241	\$ 3,296	\$ (19,523)	\$ (22,086)	\$ 228,945	\$ 183,698	\$ (18,576)	\$ (22,835)	\$ 1,703,129	\$ 1,668,583	\$ 4,142,100	\$ 3,467,348

GREATER VICTORIA HOUSING SOCIETY

Changes in Replacement Reserve Fund

Schedule 2

Year ended December 31, 2023

	Balance at December 31, 2022	Contributions from BCHMC and other	Contribution from Operating Fund	Investment income (loss)	Expenditures	Unrealized gain (loss) on investments	Transfer to Operating Fund	Balance at December 31, 2023
Balmoral	\$ 272,314	\$ 66,600	\$ 53,280	\$ 7,297	\$ 94,784	\$ -	\$ (8,750)	\$ 295,957
Campbell Lodge	59,247	-	55,000	1,022	88,570	-	(6,300)	20,399
Colwood Lodge	412,681	-	36,000	9,886	11,027	-	(90,100)	357,440
Constance Court	192,613	-	6,240	4,797	22,578	-	-	181,072
Dahli Place	396,734	-	81,600	11,142	18,288	-	-	471,188
Dowler Lodge	13,580	59,400	39,600	1,132	39,128	-	-	74,584
Forest Heights	103,253	-	22,800	2,878	7,995	-	-	120,936
330 Goldstream	150,583	-	122,400	5,484	1,846	-	-	276,621
Grafton Lodge	253,739	-	-	6,408	14,757	-	-	245,390
Nigel Square	(2,683)	-	12,960	19	6,113	-	-	4,183
Parsons at Brentwood	124,500	-	48,000	3,819	3,327	-	-	172,992
Pembroke Mews	161,585	-	20,100	4,311	11,771	-	-	174,225
Sitkum Lodge	338,123	67,500	54,000	7,012	56,956	-	(201,589)	208,090
Sooke Place	-	-	25,920	(477)	62,566	-	-	(37,123)
Sutcliffe Court	28,087	9,000	7,200	811	9,981	-	-	35,117
Tillicum Terrace	43,994	47,700	38,160	1,902	13,448	-	(14,157)	104,151
Townley Place	106,930	-	76,800	3,353	32,859	-	-	154,224
Victoria West	(2,894)	43,057	14,881	315	27,889	-	-	27,470
Unrealized gain on investments	84,957	-	-	-	-	156,621	-	241,578
	\$ 2,737,343	\$ 293,257	\$ 714,941	\$ 71,111	\$ 523,883	\$ 156,621	\$ (320,896)	\$ 3,128,494

GREATER VICTORIA HOUSING SOCIETY

Changes in Replacement Reserve Fund

Schedule 2

Year ended December 31, 2022

	Balance at December 31, 2021	Contributions from BCHMC and other	Contribution from Operating Fund	Investment income (loss)	Expenditures	Unrealized gain on investments	Transfer to Operating Fund	Balance at December 31, 2022
Balmoral	\$ 273,317	\$ -	\$ 53,280	\$ 6,306	\$ 55,184	\$ -	\$ (5,405)	\$ 272,314
Campbell Lodge	37,120	-	55,000	1,114	33,987	-	-	59,247
Colwood Lodge	367,742	-	60,000	9,023	24,084	-	-	412,681
Constance Court	233,197	14,215	6,240	4,923	65,962	-	-	192,613
Dahli Place	321,579	-	81,600	8,305	14,750	-	-	396,734
Dowler Lodge	54,756	24,946	39,600	790	106,512	-	-	13,580
Forest Heights	82,417	-	22,800	2,147	4,111	-	-	103,253
330 Goldstream	51,757	-	122,400	2,339	25,913	-	-	150,583
Grafton Lodge	261,933	-	-	5,962	14,156	-	-	253,739
Nigel Square	6,120	-	12,960	40	21,803	-	-	(2,683)
Parsons at Brentwood	79,687	-	48,000	2,361	5,548	-	-	124,500
Pembroke Mews	145,818	-	20,100	3,554	7,887	-	-	161,585
Sitkum Lodge	271,783	-	90,000	7,051	30,711	-	-	338,123
Sutcliffe Court	22,114	-	7,200	580	1,807	-	-	28,087
Tillicum Terrace	44,211	-	38,160	1,020	39,397	-	-	43,994
Townley Place	40,921	-	76,800	1,709	12,500	-	-	106,930
Victoria West	-	179,876	14,881	(33)	197,618	-	-	(2,894)
Unrealized gain (loss) on investments	401,205	-	-	-	-	(316,248)	-	84,957
	\$ 2,695,677	\$ 219,037	\$ 749,021	\$ 57,191	\$ 661,930	\$ (316,248)	\$ (5,405)	\$ 2,737,343