Atira Women's Resource Society
Non-Consolidated Financial Statements
For the year ended March 31, 2025

Contents

For the year ended March 31, 2025

Independent Auditor's Report

To the Members of Atira Women's Resource Society:

Report on the Audit of the Non-Consolidated Financial Statements

Opinion

We have audited the non-consolidated financial statements of Atira Women's Resource Society (the "Society"), which comprise the non-consolidated statement of financial position as at March 31, 2025, and the non-consolidated statements of operations, changes in net assets and cash flows for the year then ended, and notes to the non-consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying non-consolidated financial statements present fairly, in all material respects, the non-consolidated financial position of the Society as at March 31, 2025, and the results of its non-consolidated operations and its non-consolidated 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 Non-Consolidated Financial Statements section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the non-consolidated 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.

Material Uncertainty Related to Going Concern

We draw attention to Note 2 in the non-consolidated financial statements, which indicates that the Society has a working capital deficiency of $44,349,125 (2024 - working capital deficiency of $35,055,540) and realized a deficiency of revenues over expenses of $2,529,952 during the year ended March 31, 2025. In addition, we draw attention to Note 3 which indicates that measurement uncertainty is present in relation to the accrued BCHMC receivable/payable as presented in the statement of financial position and the BCHMC recovery (expense) in the statement of operations. As stated in Note 2, these events or conditions, indicate that a material uncertainty exists that may cast significant doubt on the Society's ability to continue as a going concern, and the Society's plans to mitigate such an event. The Society remains operational in May 2026. Our opinion is not modified in respect of these matters.

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

Management is responsible for the preparation and fair presentation of the non-consolidated 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 non-consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Non-Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the non-consolidated 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 non-consolidated 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 non-consolidated 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 Society'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 Society'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 non-consolidated 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 Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the non-consolidated financial statements, including the disclosures, and whether the non-consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Report on Other Legal and Regulatory Requirements

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

Surrey, British Columbia

MNP LLP

May 15, 2026

Chartered Professional Accountants

Atira Women's Resource Society
Non-Consolidated Statement of Financial Position
As at March 31, 2025

	2025	*2024*
Assets		
Current		
Cash	**2,177,607**	5,819,012
Term deposits	**20,220**	20,220
Accounts receivable	**6,034,506**	5,477,593
Prepaid expenses and deposits	**165,657**	348,963
Accrued BCHMC receivable *(Note 3)*	**2,290,553**	1,849,717
	10,688,543	13,515,505
Restricted cash *(Note 5)*	**3,754,532**	3,884,180
Investment in related parties *(Note 6)*	**25,001**	25,002
Advances to related parties *(Note 7)*	**3,435,320**	3,207,885
Capital assets *(Note 8)*	**96,561,760**	96,957,447
	114,465,156	117,590,019
Liabilities		
Current		
Accounts payable and accruals *(Note 9)*	**17,013,343**	17,061,454
Deferred revenue *(Note 10)*	**432,004**	530,428
Deferred contributions *(Note 11)*	**2,674,990**	3,180,333
Security deposits	**579,543**	633,535
Current portion of long-term debt *(Note 12)*	**34,337,788**	27,165,295
	55,037,668	48,571,045
Long-term debt *(Note 12)*	**12,537,350**	19,574,193
Forgivable loans *(Note 13)*	**14,881,202**	15,553,082
Deferred capital contributions *(Note 14)*	**22,991,859**	22,659,191
	50,410,411	57,786,466
	105,448,079	106,357,511
Commitments and contingencies *(Note 15)*		
Credit facility *(Note 16)*		
Subsequent events *(Note 1), (Note 3), (Note 22)*		
Economic dependence *(Note 3)*		
Net Assets		
Net assets (accumulated deficit)	**(3,846,807)**	(1,508,980)
Invested in capital assets	**11,813,560**	12,005,685
Replacement reserve *(Note 17)*	**1,050,324**	735,803
	9,017,077	11,232,508
	114,465,156	117,590,019

Approved on behalf of the Board

e-Signed by Carolyn Willick
2026-05-15 12:58:16:16 PDT
Director

e-Signed by Anne Kinvig
2026-05-15 13:28:01:01 PDT
Director

The accompanying notes are an integral part of these non-consolidated financial statements

Atira Women's Resource Society
Non-Consolidated Statement of Operations
For the year ended March 31, 2025

	2025	*2024*
Revenue		
BC Housing	**65,850,510**	67,210,450
Rental income	**7,939,932**	9,045,986
Grant revenue *(Note 18)*	**6,295,898**	5,174,517
Health authority funding	**1,708,232**	1,752,156
Federal funding	**1,555,502**	1,834,448
Lu'ma Native Housing Society	**1,189,506**	898,580
Donations	**111,468**	432,228
Other income	**324,361**	449,891
Parent fees childcare	**673,264**	489,599
Interest income	**241,322**	409,855
Administration charge	**247,511**	126,190
	86,137,506	87,823,900
Operating expenses *(Schedule 1)*	**88,882,266**	91,017,579
Deficiency of revenue over expenses before other items	**(2,744,760)**	(3,193,679)
Other income (expense) related to capital assets		
Amortization of forgivable loans	**1,015,392**	680,078
Amortization of deferred capital contributions	**894,671**	921,156
Amortization of capital assets	**(2,618,008)**	(2,579,452)
	(707,945)	(978,218)
Deficiency of revenue over expenses before the following:	**(3,452,705)**	(4,171,897)
BCHMC recovery (Note 3)	**(922,753)**	(1,904,580)
Deficiency of revenue over expenses	**(2,529,952)**	(2,267,317)

The accompanying notes are an integral part of these non-consolidated financial statements

Atira Women's Resource Society
Non-Consolidated Statement of Changes in Net Assets
For the year ended March 31, 2025

	Net assets (accumulated deficit)	*Invested in capital assets*	*Replacement reserve (Note 17)*	***2025***	*2024*
Net assets, beginning of year	**(1,508,980)**	**12,005,685**	**735,803**	**11,232,508**	13,317,970
Deficiency of revenue over expenses	**(1,822,007)**	**(707,945)**	**-**	**(2,529,952)**	(2,267,317)
Increase in replacement reserve	**-**	**-**	**327,188**	**196,040**	196,040
Expenses charged to replacement reserve	**-**	**-**	**(34,712)**	**(34,712)**	(28,472)
Interest earned on replacement reserve	**-**	**-**	**22,045**	**22,045**	14,287
Deferred capital contributions received	**1,113,584**	**(1,113,584)**	**-**	**-**	-
Acquisition of capital assets	**(2,222,321)**	**2,222,321**	**-**	**-**	-
Forgivable loan funding received	**457,267**	**(457,267)**	**-**	**-**	-
Proceeds from long term debt	**948,832**	**(948,832)**	**-**	**-**	-
Repayment of long term debt	**(813,182)**	**813,182**	**-**	**-**	-
Net assets, end of year	**(3,846,807)**	**11,813,560**	**1,050,324**	**8,885,929**	11,232,508

Atira Women's Resource Society
Non-Consolidated Statement of Cash Flows
For the year ended March 31, 2025

	2025	*2024*
Cash provided by (used for) the following activities		
Operating		
Deficiency of revenue over expenses	**(2,529,952)**	(2,267,317)
Amortization of forgivable loans related to capital assets	**(1,015,392)**	(680,078)
Amortization of deferred capital contributions	**(894,671)**	(921,156)
Amortization of capital assets	**2,618,008**	2,579,452
Bad debt expense	**218,272**	755,753
	(1,603,735)	(533,346)
Changes in working capital accounts		
Accounts receivable	**(775,184)**	1,171,607
Prepaid expenses and deposits	**183,308**	(63,120)
Accounts payable and accruals	**(48,111)**	4,864,136
Accrued BCHMC receivable/payable	**(440,836)**	(3,812,753)
Security deposits	**(53,992)**	91,455
Deferred revenue	**(98,425)**	(105,038)
Deferred contributions	**(505,343)**	(518,482)
	(3,342,318)	1,094,459
Financing		
Deferred capital contributions received	**1,113,584**	818,262
Advances of forgivable loans	**457,267**	383,392
Advances of long-term debt related to capital assets	**948,832**	1,481,461
Repayment of long-term debt related to capital assets	**(813,182)**	(792,271)
	1,706,501	1,890,844
Investing		
Purchase of capital assets	**(2,222,321)**	(3,912,849)
Advances to and from related parties, net	**(227,435)**	676,594
Net increase in replacement reserve	**314,521**	182,395
	(2,135,235)	(3,053,860)
Decrease in cash resources	**(3,771,052)**	(68,557)
Cash resources, beginning of year	**9,703,191**	9,771,748
Cash resources, end of year	**5,932,139**	9,703,191
Cash resources are composed of:		
Cash	**2,177,607**	5,819,012
Restricted cash	**3,754,532**	3,884,179
	5,932,139	9,703,191

The accompanying notes are an integral part of these non-consolidated financial statements

1. History and nature of the organization

Atira Women's Resource Society (the “Society”) was incorporated on March 10, 1983 under the Society Act of British Columbia. The Society transitioned to the British Columbia Societies Act on March 7, 2018. The Society is a registered charity under the Income Tax Act (Canada) and is accordingly exempt from income taxes.

The Society is a not-for-profit organization dedicated to supporting women and children affected by violence by offering safe and supportive housing and by delivering education and advocacy aimed at ending all forms of gendered violence. The Society operates from three core principles: we are feminist identified, operate within an anti-oppression framework and utilize harm reduction principles in all our work. We are trauma informed and gender responsive.

In 1987, the Society opened its first transition house, Durrant House (formerly known as Atira House), in the South Surrey/White Rock community. The Society began expanding its services in 1993 and today has more than forty-two housing programs, two community daycare programs and more than a dozen support programs, located across the Lower Mainland. In addition, the Society is the sole shareholder of two for- profit social-purpose businesses, Atira Property Management Inc. ("APMI") and The Painter Sisters Painting Company ("TPSPC"), launched in 2002 and 2008, respectively, and supports three controlled not-for-profit organizations, Atira Development Society ("ADS"), Atira Women’s Arts Society ("AWAS") and Atira Women's Housing Cooperative ("AWHC") (Note 6).

During the fiscal 2024 year end, the Society’s main funder, the British Columbia Housing Management Commission ("BCHMC"), underwent a Financial Systems and Operational Review performed by a third party consulting company on behalf of the Provincial Government of British Columbia (the "Province"). As a result of the findings reported, and, in addition to the ongoing operational review of the Society by the Province, both BCHMC and the Society have established new leadership executive teams. Along with a renewed Board of Directors, the Society's executive team have been working with external consultants on a series of reviews of all aspects of the organization including governance, with a goal to improve transparency, accountability and performance throughout the organization and to its funders and donors.

In addition, management has undertaken a review of the Society's operations and assets to ensure alignment with its core purpose, strategic plan, and ultimately the safety of its clients. As a result of this review, management has made the decision to divest itself of certain programs allowing the Society to focus resources on initiatives that are central to its mission and long-term sustainability. Management continues to monitor and evaluate the Society's operations and assets for further changes.

The Society’s related entity APMI sold its property management business after the resignation of APMI’s Managing Broker on February 21, 2025. BC Financial Services Authority (“BCFSA”) mandates that all brokerages must have a licensed managing broker in place at all times.

With the approval of the Society and APMI Boards, management approved the following Letters of Interest (LOI):

- Korecki Real Estate Services Inc. (“KRESI”) to assume APMI’s strata, rental, and referral properties.
- Red Door Management Corp. (“Red Door”) to assume APMI’s non-profit and seniors’ properties.

Both KRESI and Red Door were chosen for their ability to assume the properties in a short timeframe, their alignment with APMI’s mission, and their commitment to taking on key APMI staff members. The Single-Room Occupancy programs (SROs), which were previously managed by APMI are now managed by the Society effective April 1, 2025.

The Society continues to rely on the continued support of its funders, donors and lenders; any material change to these relationships would create a material uncertainty with respect to the Society being a going concern.

2. Going concern

These non-consolidated financial statements have been prepared on a going concern basis which presumes that the Society will continue in operation for the foreseeable future and will be able to realize assets and discharge liabilities in the normal course of its operations.

As at March 31, 2025, the Society has a working capital deficiency of $44,349,125 (2024 - $35,055,540) and during the year ended March 31, 2025 the Society incurred a deficiency of revenue over expenses of $2,529,952. The working capital deficiency includes the debt associated with a development project that was substantially completed in December 2022 totaling $27,300,947, for which the associated mortgage has not yet been finalized (Note 12). As such, there is a material uncertainty related to these events and conditions that may cast significant doubt on the Society’s ability to continue as a going concern and, therefore, it may be unable to realize its assets and discharge its liabilities in the normal course of business.

To remain a going concern, the Society is dependent upon the support of its members, donors, creditors, BCHMC and other government funding agencies. The Society works closely with BCHMC to develop budgets, taking into account all available information including future expectations up to at least one year from the date of the statement of financial position, that will enable the continued operation of the Society's programs. In addition, the Society works with its lenders to meet the terms of its mortgages and, has, subsequent to year-end, successfully refinanced the mortgages which have matured (Note 12). These non-consolidated financial statements do not reflect the adjustments or reclassification of assets and liabilities which would be necessary if the Society were unable to continue its operations.

3. Economic dependence

The Society's primary source of revenue is government funding from BCHMC and other government agencies. The Society's ongoing operations depend on the renewal of annual funding agreements with various government agencies. For the year ended March 31, 2025, the Society's revenue consists of approximately 76% (2024 - 77%) from BCHMC.

The Society has accrued a receivable of $2,290,553 (2024 - $1,849,717) due from BCHMC as at March 31, 2025. This amount is comprised of the anticipated result of BCHMC's financial review of the year ended March 31, 2025, and adjustments from previous years, and subsequent negotiations between the Society and BCHMC for the years ended March 31, 2020 through March 31, 2025 as follows:

March 31, 2020 - estimated payable due to BCHMC	(448,268)
March 31, 2021 - estimated payable due to BCHMC	(975,924)
March 31, 2022 - estimated payable due to BCHMC	(250,878)
March 31, 2023 - estimated due from BCHMC	1,620,206
March 31, 2024 - estimated due from BCHMC	1,190,342
March 31, 2025 - estimated due from BCHMC	1,155,075
	$ 2,290,553

Management has based its estimate for the year ended March 31, 2025 on a number of factors, including the causes of adjustments in previous financial reviews and the results of negotiations with BCHMC during the year. However, the actual results of BCHMC’s financial review for the year ended March 31, 2025 could materially differ from the amount estimated by management.

In addition to the amounts above, the Society has accrued receivables from BCHMC for recovery of extraordinary expenses totaling $1,025,303 (2024 - $2,157,102) which are included in accounts receivable.

4. Significant accounting policies

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

Cash and restricted cash

Cash and cash equivalents include cash, term deposits and marketable securities with maturities of three months or less. Cash subject to restrictions that prevent its use for current purposes is included in restricted cash.

Investment in subsidiaries and controlled not-for-profit organizations

All transactions with the subsidiary are disclosed as related party transactions.

The Society owns 100% of the issued and outstanding share capital of TPSPC which is a for-profit corporation. APMI and TPSPC's results are not consolidated; TPSPC is reported using the cost method of accounting for investments and providing the disclosure recommended under Part III of the CPA Canada Handbook - Accounting.

The Society controls ADS, a not-for-profit organization, through common directors and management. ADS's results are not consolidated; they are reported by providing the disclosures required under Part III of the CPA Canada Handbook - Accounting.

The Society also controls AWAS, a not-for-profit organization through common directors and management. AWAS's results are not consolidated; they are reported by providing the disclosures required under Part III of the CPA Canada Handbook - Accounting.

Capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution if fair value can be reasonably determined. When fair value cannot be reasonably determined, capital assets have been recorded at nominal value.

The Society amortizes its capital assets using the straight-line method at rates intended to amortize the cost of assets over their estimated useful lives.

	Rate
Buildings	10 - 60 years
Automotive	3 years
Computer equipment	3 years
Computer software	3 years
Equipment	3 - 25 years
Furniture and fixtures	3 years
Building renovations	10 - 15 years

Leasehold improvements are amortized over the respective lease term on a straight-line basis ranging from 25 to 40 years. Building improvements are amortized straight-line over the lesser of the remaining life of the building or their estimated useful lives of 5 to 15 years.

Capital assets under construction are presented as development costs and are not amortized until the completed capital assets are available for use.

Long-lived assets

Long-lived assets consist of capital assets. Long-lived assets held for use are measured and amortized as described in the applicable accounting policies.

When the Society determines that a long-lived asset no longer has any long-term service potential to the organization, the excess of its net carrying amount over any residual value is recognized as an expense in the statement of operations. Write-downs are not reversed.

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

Leases

A lease that transfers substantially all of the benefits and risks of ownership is classified as a capital lease. At the inception of a capital lease, an asset and a payment obligation are recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair market value. Assets under capital leases are amortized on a declining balance basis, over their estimated useful lives estimated useful lives. All other leases are accounted for as operating leases and rental payments are expensed as incurred.

An arrangement contains a lease where the arrangement conveys a right to use the underlying tangible asset, and whereby its fulfillment is dependent on the use of the specific tangible asset. After the inception of the arrangement, a reassessment of whether the arrangement contains a lease is made only in the event that:

- there is a change in contractual terms;
- a renewal option is exercised or an extension is agreed upon by the parties to the arrangement;
- there is a change in the determination of whether the fulfillment of the arrangement is dependent on the use of the specific tangible asset; or
- there is a substantial physical change to the specified tangible asset.

Revenue recognition

The Society 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.

Contributions restricted for the construction or purchase of capital assets are deferred and amortized into revenue on a straight-line basis, at a rate corresponding with the amortization rate for the related capital asset. Contributions for land are recognized as direct increases to net assets.

Deferred contributions represent restricted funding received in the current period that is related to a subsequent period or designated for a specific expenditure that has not yet occurred.

Deferred revenue represents income received in the current period that relates to a subsequent period.

Government assistance

Government assistance in the form of wage premiums is treated in accordance with that of a contribution and recognized in the period the funding is received or becomes receivable.

Forgivable loans

Forgivable loans used to acquire capital assets are accounted for in the same manner as a contribution restricted for the same purpose, whereby revenue is recognized on the same basis as the amortization expense related to the acquired capital assets, notwithstanding that the terms of forgiveness in the loan agreement may differ. For contributions restricted for the purchase of a capital asset that will not be amortized, the contribution us recorded as direct increase to net assets.

Replacement reserve

In accordance with the agreement between the Society and BCHMC, a replacement reserve fund has been established. The replacement reserve is funded from the Society's operating budget through an annual transfer to the reserve. The amount to be transferred is approved annually by BCHMC and is restricted for the replacement or repair of the Society's capital assets.

Employee future benefits

The Society's employee future benefit program consists of a defined contribution pension plan. Accordingly, contributions to the plan are recognized as an expense during the year.

Financial instruments

The Society recognizes financial instruments when the Society becomes party to the contractual provisions of the financial instrument.

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

Financial instruments *(Continued from previous page)*

Arm's length financial instruments

Financial instruments originated/acquired or issued/assumed in an arm's length transaction ("arm's length financial instruments") are initially recorded at their fair value.

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

The Society subsequently measures investments in equity instruments quoted in an active market at fair value. Fair value is determined by published price quotations. All other financial assets and liabilities are subsequently measured at amortized cost.

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

Related party financial instruments

The Society initially measures financial instruments originated/acquired or issued/assumed in a related party transaction at cost on initial recognition. When the financial instrument and the consideration transferred both do not have repayment terms, the cost is equal to the carrying or exchange amount of the consideration transferred or received.

The Society subsequently measures related party financial instruments using the cost method less any reduction for impairment.

Transaction costs and financing fees directly attributable to the origination, acquisition, issuance or assumption of related party financial instruments are immediately recognized in excess of revenues over expenses.

Financial asset impairment

The Society assesses impairment of all its financial assets measured at cost or amortized cost. The Society groups assets for impairment testing when there are numerous assets affected by the same factor. Management considers whether there has been a breach in contract, such as a default or delinquency in interest or principal payments in determining whether objective evidence of impairment exists. When there is an indication of impairment, the Society determines whether it has resulted in a significant adverse change in the expected timing or amount of future cash flows during the year.

With the exception of related party debt instruments and related party equity instruments initially measured at cost, the Society reduces the carrying amount of any impaired financial assets to the highest of: the present value of cash flows expected to be generated by holding the assets; the amount that could be realized by selling the assets at the statement of financial position date; and the amount expected to be realized by exercising any rights to collateral held against those assets.

For related party debt instruments initially measured at cost, the Society reduces the carrying amount of the asset (or group of assets), to the highest of: the undiscounted cash flows expected to be generated by holding the asset, or group of similar assets, excluding the interest and dividend payments of the instrument; the present value of cash flows expected to be generated by holding the assets; the amount that could be realized by selling the assets at the statement of financial position date; and the amount expected to be realized by exercising any rights to collateral held against those assets.

For related party equity instruments initially measured at cost, the Society reduces the carrying amount of the asset (or group of assets), to the amount that could be realized by selling the asset(s) at the statement of financial position date.

Any impairment, which is not considered temporary, is included in current year excess of revenues over expenses.

The Society reverses impairment losses on financial assets when there is a decrease in impairment and the decrease can be objectively related to an event occurring after the impairment loss was recognized. The amount of the reversal is recognized in excess of revenues over expenses in the year the reversal occurs.

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

Measurement uncertainty (use of estimates)

The preparation of non-consolidated financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period.

Accounts receivable and advances to related parties are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Amortization is based on the estimated useful lives of capital assets. The amounts recorded as accrued payables due to BCHMC and certain other amounts recorded as accrued liabilities are subject to management's estimates.

These estimates and assumptions are reviewed periodically and, as adjustments become necessary they are reported in excess of revenues over expenses in the periods in which they become known.

5. Restricted cash

	2025	*2024*
Restricted replacement reserves	**943,334**	675,371
Security deposits	**521,651**	577,029
420 Hawks	**426,452**	414,085
Transition House Cumulative surplus	**797,749**	840,791
Development of The Alex project	**1,063,691**	1,375,277
Bountiful	**1,655**	1,627
	3,754,532	3,884,180

6. Investment in related parties

The Society holds investments in the following subsidiaries, which are accounted for using the cost method:

	2025	*2024*
APMI	**-**	1
TPSPC	**1**	1
East Van Roasters ("EVR")	**25,000**	25,000
	25,001	25,002

6. Investment in related parties *(Continued from previous page)*

APMI

APMI is a wholly owned subsidiary of the Society. It provides property management services across Vancouver and the Lower Mainland. Any net income generated by APMI is used to support the Society's objectives through donations. APMI has a March 31 year-end and its financial information is prepared on a cash basis with the inclusion of certain accruals.

The Society has paid property management fee expense of $1,316,719 (2024 - $1,910,906), rent of $17,600 (2024 - $19,200), and wages and benefits of $153,115 (2024 - $253,673) to APMI. In addition, the Society received a donation of $Nil (2024 - $5,000) from APMI.

Summary financial information of APMI as at March 31, 2025 is as follows:

	2025	*2024*
Financial Position		
Total assets	**568,183**	567,528
Total liabilities	**2,601,279**	2,299,260
Total shareholder's equity (deficit)	**(2,033,096)**	(1,731,732)
Results of Operations		
Total revenue	**3,815,258**	4,759,410
Total expenses	**4,116,626**	5,669,438
Net loss	**(301,368)**	(910,028)

The Society is identified as a guarantor in lending agreements between APMI and Vancouver City Savings Credit Union ("VanCity"). The lending agreements provide APMI with a variable rate term loan of up to $Nil (2024 - $194,578) and a demand operating loan of up to $Nil (2024 - $50,000). As at March 31, 2025, the outstanding balance of the loan was $21,743 (2024 - $21,743). The Society has pledged security in connection with these loans in the form of a general security agreement, a guarantee and postponement of claim by the Society with respect to the assets and liabilities of APMI, and by a third mortgage and an assignment of related rents on a Society's property located at 13733 92 Ave, Surrey, BC.

Under its lending agreements with VanCity, APMI is subject to a debt service coverage ratio, as defined of not less than 1:1. As at March 31, 2025, the financial information required to calculate the debt covenant was not readily available and accordingly the covenant was indeterminable as at APMI's engagement report date (2024 - in compliance).

6. Investment in related parties *(Continued from previous page)*

TPSPC

TPSPC is a wholly owned subsidiary of the Society which is currently operationally inactive. Previously, TPSPC provided job training and client skills development through the provision of painting services throughout the Lower Mainland. TPSPC has a March 31 year end and its financial information is prepared on a cash basis with the inclusion of certain accruals.

Summary financial information of TPSPC as at March 31, 2025 is as follows:

	2025	*2024*
Financial Position		
Total assets	**7,745**	7,745
Total liabilities	**5,911**	5,911
Total shareholder's equity	**1,834**	1,834
Results of Operations		
Net loss	**-**	-

AWAS

AWAS is a controlled not-for-profit organization of the Society. The purpose of AWAS is to provide economic opportunities for women through teaching, making and selling arts and crafts. AWAS has a March 31 year end, is prepared in accordance with ASNPO and its financial information is prepared on a cash basis with the inclusion of certain accruals.

Summary financial information of AWAS as at March 31, 2025 is as follows:

	2025	*2024*
Financial Position		
Total assets	**89,809**	367,928
Total liabilities	**838,755**	765,939
Net assets (accumulated deficit)	**(748,946)**	(398,011)
Results of Operations		
Total revenue	**649,099**	501,319
Total expenses	**1,000,034**	805,913
Deficiency of revenue over expenses	**(350,935)**	(304,594)

6. Investment in related parties *(Continued from previous page)*

ADS

ADS is a controlled not-for-profit organization of the Society. The purpose of ADS is to act as a development arm for the Society by purchasing housing units for social redevelopment. The objectives of the redeveloped properties include providing low income housing to those in need and supporting the programs operated by the Society. In addition, ADS operates two housing programs and provides continuous concierge services and a community animator for each program, ADS has a January 31 year end, is prepared in accordance with ASNPO and its significant accounting policies are consistent with those of the Society.

In 2024, ADS changed its fiscal year-end from January 31 to March 31. As a result, the comparative financial information for the year ended March 31, 2024 reflects a fourteen-month period from February 1, 2023 to March 31, 2024 and is not directly comparable to the current year.

Summary financial information of ADS as at March 31, 2025 is as follows:

	2025 ***(12-Months)***	*2024* *(14-Months)*
Financial Position		
Total assets	**41,491,971**	61,579,186
Total liabilities	**35,160,149**	55,368,302
Net assets	**6,331,822**	6,210,884
Results of Operations		
Total revenue	**5,636,665**	7,769,908
Total expenses	**6,527,191**	9,529,681
Deficiency of revenues over expenses	**(890,526)**	(1,759,773)

On January 31, 2022, ADS purchased 303 Columbia Street, Vancouver, BC, for a purchase price of $16,000,000 to be utilized as additional housing units. This purchase was funded by a $13,500,000 mortgage from VanCity with the remainder being funded by the Society. In April 2022, ADS repaid $1,400,000 and in May 2023, ADS repaid $2,020,940 to the Society, thereby paying the advance in full pertaining to the property located at 303 Columbia Street, Vancouver, BC. The Society is identified as a co-guarantor with APMI and 1336142 BC Ltd., a company controlled by an employee of the Society, in lending agreements between ADS and Vancouver City Savings Credit Union ("VanCity"). The lending agreements provide ADS with one mortgage. As at March 31, 2025, the outstanding balances of the mortgage was $12,392,430 (2024 - $31,622,610; three mortgages).

The Society has pledged security in connection with these lending agreements in the form of a general security agreement, a guarantee and postponement of claim by the Society with respect to the assets and liabilities of ADS.

Under its lending agreements with VanCity, ADS is subject to a combined debt service coverage ratio calculated with the Society and APMI, as defined of not less than 1:1. For the fiscal years ended 2025, VanCity agreed not to apply the covenants as financial information for the three group entities was not available (2024 - debt covenant non-compliance waived by VanCity).

ADS's current credit facilities may be reviewed by VanCity at any time prior or subsequent to this date. The terms of the agreements are anticipated to remain as described in the original lending agreements until such time that a review is completed.

The Society and ADS signed a commercial lease assignment agreement (the "Agreement") for real property located at 40 Powell Street, Vancouver, BC with a term beginning on January 30, 2023 and ending on June 30, 2024. Under the terms of the Agreement, rent is $45,500 per month.

6. Investment in related parties *(Continued from previous page)*

AWHC

AWHC was incorporated under the BC Cooperative Association Act on April 27, 2022 as a new related party to the Society. The purpose of AWHC is to provide housing for some of the Society's employees. AWHC has a January 31 year end and its financial information is prepared on a cash basis with the inclusion of certain accruals.

7. Advances to related parties

Amounts due from the following parties, related by virtue of common board of directors, are unsecured, non-interest bearing and have no specified terms of repayment.

	2025	*2024*
Advances to ADS	**1,268,306**	1,745,049
Advances to AWAS	**719,846**	404,604
Advances to APMI	**1,455,161**	876,323
Advances to APMI - SRO	**(13,583)**	174,135
Advances to AWHC	**4,299**	5,929
Advances to TPSPC	**1,067**	1,067
Advances to EVR	**224**	778
	3,435,320	3,207,885

8. Capital assets

	Cost	***Accumulated amortization***	***2025 Net book value***	*2024 Net book value*
Land	**19,214,051**	**-**	**19,214,051**	19,214,051
Buildings	**80,192,092**	**10,151,608**	**70,040,484**	69,810,545
Automotive	**39,109**	**39,109**	**-**	-
Computer equipment	**391,799**	**311,103**	**80,696**	327,250
Computer software	**171,238**	**133,426**	**37,812**	79,371
Equipment	**106,728**	**99,749**	**6,979**	16,105
Furniture and fixtures	**196,816**	**154,696**	**42,120**	83,156
Leasehold improvements	**1,811,858**	**680,713**	**1,131,145**	1,201,662
Building renovations	**9,118,984**	**3,435,438**	**5,683,546**	6,008,335
Development costs	**324,927**	**-**	**324,927**	216,972
	111,567,602	**15,005,842**	**96,561,760**	96,957,447

Buildings include $968,940 (2024 - $968,940) related to a facility on land leased from The Synod of the Diocese of New Westminster. The land has been leased for an amount of $10 per annum (2024 - $10), and the term of the lease expires on December 31, 2055. Upon expiration of the lease, the building and all fixtures become property of the landlord.

Development costs include $10 (2024 - $10) related to a facility under development on land leased from The Metro Vancouver Regional District. The land has been leased until June 22, 2078. Upon expiration of the lease, the building and all fixtures become property of the landlord.

During the year ended March 31, 2025, the projects relating to capital assets under construction of $Nil (2024 - $2,860,049) were substantially completed and transferred from development costs to buildings. Amortization on the related capital assets commenced upon substantial completion.

9. Accounts payable and accruals

	2025	*2024*
Accounts payable and accruals	**11,797,123**	12,603,693
Wages payable	**2,403,905**	2,019,355
Vacation payable	**1,747,541**	1,003,241
Government agencies payable	**1,064,774**	1,435,165
	17,013,343	17,061,454

10. Deferred revenue

Deferred revenue represents unrecognized rental income received in the year. Deferred revenue recognized to revenue is recorded as rent on the statement of operations.

11. Deferred contributions

During the year ended March 31, 2025, the Society received deferred contributions of $39,033,457 (2024 - $50,108,124) and recognized deferred contributions into revenue of $39,538,800 (2024 - $50,626,606). The balance of the deferred contributions at year end consists of the following:

	2025	*2024*
British Columbia Housing Management Commission	**1,715,410**	1,297,683
Vancouver Coastal Health	**222,294**	558,007
Other deferred contributions	**561,877**	539,737
Ministry of Children and Family Development	**-**	333,917
City of Vancouver	**46,265**	78,526
Law Foundation of BC	**-**	14,830
Affordable Housing	**-**	264,275
Maria Marina Foundation	**28,525**	28,525
Ministry of Public Safety and Solicitor General	**72,140**	54,833
United Way	**10,000**	10,000
Fraser Health Authority	**18,479**	-
	2,674,990	3,180,333

12. Long-term debt

	2025	2024
VanCity mortgage bearing interest at 2.99% per annum, repayable in monthly blended payments of $4,254. The loan matures on January 5, 2031 and is secured by a first mortgage charge and assignment of rents over property 16551 10 Avenue, Surrey, BC, and a general security agreement from the Society over all present and after acquired property.	**792,207**	819,326
VanCity facility bearing interest at 3.25% per annum, repayable in monthly blended payments of $1,691. The loan matures on July 11, 2026 and is secured by an assignment of rents and the property at 9144 135A Street, Surrey, BC.	**267,109**	278,592
Bank of Nova Scotia mortgage bearing interest at 2.315% per annum, repayable in monthly blended payments of $49,122. The mortgage matures on July 1, 2031 and is secured by property at 13733 92nd Avenue, Surrey, BC.	**9,927,129**	10,283,413
MCAP mortgage bearing interest at 2.459% per annum, repayable in monthly blended payments of $18,653. The mortgage matures on June 1, 2031 and is secured by property at 100 East Cordova Street, Vancouver, BC.	**2,199,378**	2,367,173
VanCity mortgage bearing interest at 3.90% per annum, repayable in monthly blended payments of $28,307. The loan matures on March 1, 2027 and is secured by an assignment of rents and property at 143 Dunlevy Avenue, Vancouver, BC, and a general security agreement from the Society over all present and after acquired property.	**4,226,916**	4,399,779
VanCity mortgage bearing interest at 5.55% per annum, repayable in monthly blended payments of $5,697. The mortgage matures on December 17, 2026 and is secured by a first mortgage charge and assignment of rents over property at 1010 Sperling Avenue, Burnaby, BC.	**687,201**	720,621
BCHMC mortgage secured by a first mortgage charge over property 2117 & 2121 Prairie Avenue, Port Coquitlam, BC. As of the audit report date, BCHMC has not yet finalized the terms of the mortgage.	**27,300,947**	26,352,115
Bank of Nova Scotia loan bearing interest at 5.14% per annum, repayable in monthly blended payments of $3,441. The loan matures on November 1, 2033 and is secured by property at 120 Jackson Avenue, Vancouver, BC.	**567,723**	579,813
MCAP mortgage bearing interest at 2.196% per annum, repayable in monthly blended payments of $1,539. The mortgage matures on September 1, 2029 and is secured by property at 100 East Cordova Street, Vancouver, BC.	**293,046**	304,969
VanCity mortgage bearing interest at 2.99% per annum, repayable in monthly blended payments of $2,685. The loan matures on January 5, 2031 and is secured by a general security agreement, second mortgage charge over property at 14523 16th Avenue, Surrey, BC and assignments of rents and insurance.	**499,957**	517,076
Peoples Trust Company loan bearing interest at 2.405% per annum, repayable in monthly blended payments of $487. The loan matures on May 1, 2026 and is secured by property at 100 East Cordova Street, Vancouver, BC.	**113,525**	116,611
	46,875,138	46,739,488
Less: Current portion	**34,337,788**	27,165,295
	12,537,350	19,574,193

12. Long-term debt *(Continued from previous page)*

Principal repayments on long-term debt in each of the next five years, assuming long-term debt subject to refinancing is renewed are estimated as follows:

	Principal
2026	28,131,676
2027	4,779,498
2028	636,180
2029	652,050
2030	655,047
Thereafter	12,020,687
Total	46,875,138

During the year, interest on long-term debt amounted to $1,401,607 (2024 – $1,417,122).

The VanCity lending agreements related to all of the Society's long-term debt with VanCity requires the Society to maintain certain financial and non-financial covenants, including a debt service coverage ratio equal to or greater than 1:1. As at March 31, 2025, the Society was not in compliance with the debt service coverage ratio (2024 – not in compliance with the debt service coverage ratio), which is an event of default under the agreement. As at the audit report date, VanCity has been notified of the non-compliance and has not demanded repayment of the long-term debt. The balances of those mortgages have been included in current portion of long-term debt as no waiver letter has been issued.

As at the audit report date, all remaining mortgage facilities with lenders have continued to be repaid in accordance with the scheduled payments.

13. Forgivable loans

Changes in forgivable loans are as follows:

	2025	*2024*
Balance, beginning of year	**15,553,082**	15,963,522
Funding received during the year	**457,267**	383,392
Less: recognized as revenue during the year	**(1,015,392)**	(680,078)
Transfer to deferred capital contributions (Note 14)	**(113,755)**	(113,754)
Balance, end of year	**14,881,202**	15,553,082

13. Forgivable loans *(Continued from previous page)*

	2025	*2024*
BCHMC $8,300,000 mortgage at 0% interest per annum, forgiven over 35 years beginning February 2031, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $8,300,000.	**7,977,222**	8,300,000
City of Vancouver $874,054 mortgage at 0% interest per annum, forgiven over 20 years beginning October 2020, repayable in full if agreed purpose changes. Unforgiven balance at March 31, 2025 is $724,736.	**724,736**	768,439
Canada Mortgage and Housing Corporation $2,400,000 mortgage at 0% interest per annum, forgiven over 15 years beginning November 2013, repayable in full if agreed purpose changes, secured by first mortgage charge over property at 120 Jackson Avenue, Vancouver, BC and assignment of rents. Unforgiven balance at March 31, 2025 is $573,333 and land component credited directly to net assets is $493,881 as at March 31, 2025.	**429,113**	556,188
BCHMC $5,184,875 mortgage at 0% interest per annum, forgiven over 25 years, beginning June 2027, repayable in full if the agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $5,184,875 and land component credited directly to net assets is $3,078,875 as at March 31, 2025.	**1,639,671**	1,699,843
BCHMC $165,257 mortgage at 0% interest per annum, forgiven over 10 years beginning November 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $89,514.	**89,514**	106,040
BCHMC $2,862,557 mortgage at 0% interest per annum, forgiven over 10 years beginning February 2021, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $1,821,283.	**1,821,283**	2,099,441
BCHMC $1,099,843 mortgage at 0% interest per annum, forgiven over 10 years beginning November 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $366,604.	**366,604**	476,588
BCHMC $500,000 mortgage at 0% interest per annum, forgiven over 25 years beginning January 2016, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $315,000.	**315,000**	335,000
BCHMC $444,872 mortgage at 0% interest per annum, forgiven over 10 years beginning August 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $177,949.	**177,949**	222,436
BCHMC $150,000 mortgage at 0% interest per annum, forgiven over 10 years beginning May 2020, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $82,500.	**82,500**	97,500
BCHMC $167,299 mortgage at 0% interest per annum, forgiven over 10 years beginning February 2020, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $66,920.	**66,920**	83,650
BCHMC $167,325 mortgage at 0% interest per annum, forgiven over 10 years beginning October 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $59,955.	**59,955**	76,687
BCHMC $1,600,000 mortgage at 0% interest per annum, forgiven over 35 years beginning March 2032, repayable in full if the agreed purpose changes. Unforgiven balance at March 31, 2025 is $1,600,000 and land component credited directly to net assets is $1,530,720 as at March 31, 2025.	**63,177**	65,156

13. Forgivable loans *(Continued from previous page)*

	2025	*2024*
BCHMC $53,230 mortgage at 0% interest per annum, forgiven over 10 years beginning March 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $12,491.	**12,491**	17,814
BCHMC $43,127 mortgage at 0% interest per annum, forgiven over 10 years beginning September 2020, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $23,720.	**23,720**	28,033
BCHMC $16,966 mortgage at 0% interest per annum, forgiven over 10 years beginning December 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $6,221.	**6,221**	7,917
BCHMC $10,968 mortgage at 0% interest per annum, forgiven over 10 years beginning September 2021, repayable in full if agreed purpose changes. Unforgiven balance at March 31, 2025, is $7,129.	**7,129**	8,226
BCHMC $4,330,519 mortgage at 0% interest per annum, forgiven over 25 years beginning December 2028, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $4,330,519 and land component credited directly to net assets is $4,124,530 as at March 31, 2025.	**142,387**	147,472
BCHMC $10,000 mortgage at 0% interest per annum, forgiven over 10 years beginning April 2021, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $6,500.	**6,500**	7,500
BCHMC $652,114 mortgage at 0% interest per annum, forgiven over 10 years beginning May 1, 2025, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $652,114.	**652,114**	251,639
BCHMC $42,350 mortgage at 0% interest per annum, forgiven over 10 years beginning February 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $33,527.	**33,527**	37,762
BCHMC $17,425 mortgage at 0% interest per annum, forgiven over 10 years beginning February 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $13,940.	**13,940**	15,682
BCHMC $25,522 mortgage at 0% interest per annum, forgiven over 10 years beginning March 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $22,205.	**22,205**	12,823
BCHMC $18,860 mortgage at 0% interest per annum, forgiven over 10 years beginning March 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $15,088.	**15,088**	16,974
BCHMC $7,300 mortgage at 0% interest per annum, forgiven over 10 years beginning March 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $5,840.	**5,840**	6,570
CHMC $90,352 mortgage at 0%, forgiven over 10 years beginning August 2018, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $22,764.	**22,764**	31,772
BCHMC $21,423 mortgage at 0% interest per annum, forgiven over 10 years beginning July 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $18,967.	**18,967**	21,243

13. Forgivable loans *(Continued from previous page)*

	2025	*2024*
BCHMC $10,610 mortgage at 0% interest per annum, forgiven over 10 years beginning September 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $10,160.	**10,610**	7,846
BCHMC $34,244 mortgage at 0% interest per annum, forgiven over 10 years beginning August 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $28,822.	**28,822**	32,247
BCHMC $15,362 mortgage at 0% interest per annum, forgiven over 10 years beginning September 2023, repayable in full if agreed purpose changes, with interest charged at prime + 2% per annum. Unforgiven balance at March 31, 2025 is $13,058.	**13,058**	14,594
BCHMC $34,721 mortgage at 0% interest per annum, forgiven over 10 years beginning July 2024, repayable in full if agreed purpose changes, with interest charged at prime +2% per annum. Unforgiven balance at March 31, 2025 is $32,175.	**32,175**	-
	14,881,202	15,553,082

14. Deferred capital contributions

Deferred capital contributions consist of the unamortized amount of contributions received for the purchase of capital assets. Recognition of these amounts as revenue is deferred to periods when the related capital assets are amortized. Changes in deferred capital contributions are as follows:

	2025	*2024*
Balance, beginning of year	**22,659,191**	22,648,331
Contributions received during the year	**1,113,584**	818,262
Transferred from forgivable loans (note 13)	**113,755**	113,754
Contributions recognized to revenue during the year	**(894,671)**	(921,156)
Balance, end of year	**22,991,859**	22,659,191

15. Commitments and contingencies

The Society has entered into various premises and equipment leases which expire on various dates through 2033. Minimum payments during the next five years, excluding operating costs, are estimated as follows:

2026	3,701,256
2027	1,078,777
2028	353,061
2029	316,811
2030	316,811

During the year ended March 31, 2025, a claim was made against the Society by a contractor seeking payment for services rendered to the Society which have not been paid. The claim relates to services provided during the year-ended March 31, 2023, March 31, 2024, and March 31, 2025. Amounts owing to the contractor, that were incurred but not paid up to March 31, 2025, are included in accounts payable and accruals.

In the normal conduct of operations, there are other pending claims by and against the Society. Litigation is subject to many uncertainties, and the outcome of individual matters is not predictable with assurance. In the opinion of management, based on the advice and information provided by its legal counsel, final determination of these other litigations will not materially affect the Society's non-consolidated financial position or results of operations.

16. Credit facility

The Society has an operating line of credit to a maximum of $215,000 (2024 - $215,000) with VanCity. Funds advanced under this line of credit bear interest at 1% (2024 - 1%) over VanCity's prime lending rate. The line of credit is secured by a general security agreement providing a charge over all of the assets of the Society. As at March 31, 2025, the line of credit was not drawn upon (2024 - not drawn upon).

17. Replacement reserve

The accounting policy described in Note 2 is applied to the externally restricted replacement reserve and operating reserve for the below noted programs, as required by BC Housing. These amounts are included in restricted cash on the statement of financial position.

	Balance, beginning of year	*Current year provision*	*Expenses charged to replacement reserve*	*Investment income*	***2025***
Durrant	**10,098**	**-**	**-**	**303**	**10,401**
MW Shelter	**106,057**	**19,200**	**(19,183)**	**3,416**	**109,490**
Bridge	**242,612**	**46,500**	**(5,868)**	**7,912**	**291,156**
Sereena's	**44,345**	**41,040**	**(5,649)**	**1,283**	**81,019**
Ama	**21,569**	**-**	**-**	**647**	**22,216**
Maggie	**102,563**	**15,840**	**-**	**3,270**	**121,673**
Empress	**-**	**23,760**	**-**	**-**	**23,760**
The Alex	**70,009**	**56,000**	**-**	**475**	**126,484**
Imuoto	**23,135**	**19,440**	**-**	**768**	**43,343**
Sisele	**115,415**	**27,648**	**-**	**-**	**143,063**
Sorella	**-**	**77,760**	**(4,012)**	**3,971**	**77,719**
	735,803	**327,188**	**(34,712)**	**22,045**	**1,050,324**

18. Grant revenue

Grant revenue consists of the following:

	2025	*2024*
Ministry of Children and Family Development	**2,138,848**	1,457,372
City of Surrey	**-**	142,882
City of Vancouver	**462,948**	722,108
Other grant revenue	**978,980**	653,065
Ministry of Public Safety and Solicitor General	**455,952**	377,362
Ministry of Education and Childcare	**1,613,930**	1,169,899
Ministry of Social Development and Poverty Reduction	**137,200**	134,020
Law Foundation of BC	**508,040**	426,634
Ministry of Tourism, Arts, Culture and Sport	**-**	91,175
	6,295,898	5,174,517

19. Employee future benefits

The Society and certain of its employees contribute to Atira Women's Resource Society Registered Pension Plan (the "Plan"), a defined contribution pension plan issued by Canada Life and in accordance with the Pension Benefits Standards Act (British Columbia). The Plan has approximately 453 (2024 - 741) active plan members and no retired plan members.

On February 28, 2024, AWRS employees became unionized, and the pension plan was transitioned from Canada Life to BC Municipal Pension Plan (MPP). The Canada Life pension plan was officially terminated on April 1, 2024. As of March 31, 2025, the MPP Plan has approximately 480 (2024 - 348) active plan members.

During the 2025 fiscal year, the Society paid employer contribution totaling $291,384 to Canada Life and $2,125,232 to the Municipal Pension Plan (MPP) (2024 - $1,016,787; $115,943). These amounts are included in salaries and benefits (Schedule 1).

20. Employee compensation

In accordance with the Societies Act of British Columbia, the Society is required to provide the total remuneration, if any, paid by the Society to the directors in the period, and the remuneration paid by the Society in the period to the employees of the Society, and to persons under a contract for services with the Society, whose remuneration was at least $75,000.

During the year ended March 31, 2025, the Society paid total remuneration of $8,728,775 (2024 - $4,409,572) for services.

No remuneration was paid to any members of the Society's Board of Directors.

21. Financial instruments

The Society, as part of its operations, carries a number of financial instruments. It is management's opinion that the Society is not exposed to significant interest, currency, credit, liquidity or other price risks arising from these financial instruments except as otherwise disclosed. During the year, there has been no significant change in the exposure to credit risk, liquidity risk and interest rate risk.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Society's financial assets that are exposed to credit risk are cash, accounts receivable and advances to related parties. Cash is held with large Canadian financial institutions where credit risk is low. The Society mitigates credit risk by proactive credit management policies that includes proactive collections of accounts receivable and regular monitoring of payments history and performance. Additionally, the Society works with its related parties to ensure that credit risk is mitigated by regularly reviewing their financial performance. The Society also maintains, if deemed necessary, a provision for potential credit losses, and any such losses to date have been within management's expectations.

Financial instruments that potentially subject the Society to concentrations of credit risk consist primarily of accounts receivable. The Society's accounts receivable is concentrated as 48% (2024 - 57%) of the balance is receivable from BCHMC.

Liquidity risk

Liquidity risk is the risk that the Society will be unable to fulfil its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society’s working capital deficiency and economic dependency on BCHMC elevate the Society’s liquidity risk. Management regularly monitors the Society’s cash flow and continues to work with BCHMC, VanCity and its other creditors to address this risk. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfil its obligations.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Society is exposed to interest rate risk on its fixed and floating interest rate financial instruments. Fixed-rate instruments subject the Society to a fair value risk while the floating rate instruments subject it to cash flow risk. For financial assets, the Society is exposed to fair value risks as a result of investments in term deposits bearing fixed rates of interest and long-term debt.

Unless otherwise noted, it is managements opinion that the Society is not exposed to significant other price risks arising from these financial instruments.

22. Subsequent events

Subsequent to year end, the Society accepted an offer to sell a property located at 10873 132 St, Surrey, BC in the amount of $1,750,000 which closed in April 2026.

Subsequent to year end, operating agreements with BC Housing and other government agencies for six single resident occupancy residencies and four childcare facilities have been terminated as a result of significant ongoing programming deficiencies.

23. Comparative figures

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

Atira Women's Resource Society
Schedule 1 - Non-Consolidated Schedule of Expenses
For the year ended March 31, 2025

	2025	2024
Expenses		
Advertising and fundraising	**26,355**	60,673
Bad debts	**218,276**	755,753
Bank charges and interest	**41,348**	41,921
Computer	**423,392**	507,734
Food and kitchen supplies	**3,566,122**	4,438,829
Furniture and equipment	**217,954**	347,683
Insurance	**1,119,359**	1,060,363
Interest on long-term debt	**1,401,607**	1,417,122
Memberships licenses and dues	**38,820**	22,453
Miscellaneous	**216,090**	503,206
Occupancy costs	**64,849**	72,325
Office expenses	**255,018**	364,949
Professional fees	**1,780,472**	2,302,376
Program direct	**547,063**	969,414
Property management fees	**1,418,424**	1,987,020
Rent	**3,922,685**	3,272,183
Rent supplement	**599,237**	477,536
Repairs and maintenance	**7,871,222**	10,750,125
Replacements reserve	**327,188**	196,040
Restoration expense	**1,911,969**	2,962,296
Salaries and benefits	**59,514,398**	54,519,349
Security costs	**86,536**	217,129
Supplies	**179,135**	174,880
Telephone	**332,109**	332,113
Training and education	**150,708**	182,360
Travel	**139,091**	173,845
Utilities	**2,512,839**	2,907,902
	88,882,266	91,017,579