

**ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION**

**Financial Statements**

**Year Ended March 31, 2015**

# Island Community Mental Health Association

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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Island Community Mental Health Association

We have audited the accompanying financial statements of Island Community Mental Health Association, which comprise the statement of financial position as at March 31, 2015 and the statements of revenues and expenditures, changes in net assets and cash flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

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Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Island Community Mental Health Association as at March 31, 2015 and the results of its operations and its cash flow for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Other Matter

As required by the Society Act, we report that, in our opinion, the accounting principles in the Canadian accounting standards for not-for-profit organizations have been applied on a consistent basis.

Victoria, BC  
June 16, 2015



*Hayes Stewart Little & Co*  
CHARTERED ACCOUNTANTS

Island Community Mental Health Association  
Statement of Financial Position  
March 31, 2015

Assets	Operating Funds	Replacement Reserve Funds	Capital Fund	Restricted Funds	Total 2015	Total 2014
Current						
Cash and cash equivalents (Note 3)	276,757	-	-	-	276,757	536,141
Portfolio investments	170,604	658,598	-	262,391	1,091,593	1,488,716
Receivables	119,123	-	-	-	119,123	159,021
Goods and service tax receivable	83,803	-	-	-	83,803	-
Prepays	80,032	-	-	-	80,032	86,884
	730,319	658,598	-	262,391	1,651,308	2,270,762
Capital assets (Note 4)						
	-	-	11,357,534	-	11,357,534	11,033,117
	730,319	658,598	11,357,534	262,391	13,008,842	13,303,879
<b>Liabilities</b>						
Current						
Loan advance from BC Housing	-	-	-	-	-	2,447,620
Payables and accruals (Note 3)	314,611	-	-	-	314,611	678,958
Deferred contributions	377,881	-	-	-	377,881	226,809
Goods and service tax payable	-	-	-	-	-	108,152
Current portion of long term debt (Note 5)	-	-	300,713	-	300,713	518,859
	692,492	-	300,713	-	993,205	3,980,398
Long term debt (Note 5)						
	-	-	7,626,916	-	7,626,916	4,613,954
	692,492	-	7,927,629	-	8,620,121	8,594,352
<b>Fund Balances</b>						
Invested in capital assets	-	-	3,429,905	-	3,429,905	3,453,096
Internally restricted	-	-	-	169,020	169,020	392,835
Externally restricted	(65,489)	-	-	93,371	27,882	69,502
Replacement reserve	-	658,598	-	-	658,598	690,851
Unrestricted	103,316	-	-	-	103,316	103,243
	37,827	658,598	3,429,905	262,391	4,388,721	4,709,527
	730,319	658,598	11,357,534	262,391	13,008,842	13,303,879

Commitments and contingencies (Notes 10 and 11)

On behalf of the Board:

 DIRECTOR  
 DIRECTOR

See accompanying notes to the financial statements.

**Island Community Mental Health Association**  
**Statement of Operations and Changes in Fund Balances**  
March 31, 2015

	Operating Funds (Schedule 1)	Replacement Reserve Funds	Capital Fund	Restricted Funds (Schedule 4)	<b>Total 2015</b>	Total 2014
Revenue						
Community	4,474,994	-	-	-	4,474,994	3,938,312
Housing	1,738,786	-	-	-	1,738,786	1,730,916
Other	-	13,440	-	9,818	23,258	46,713
	<u>6,213,780</u>	<u>13,440</u>	<u>-</u>	<u>9,818</u>	<u>6,237,038</u>	<u>5,715,941</u>
Expenses						
Community	4,405,893	-	-	-	4,405,893	3,881,894
Housing	1,508,948	-	-	-	1,508,948	1,481,259
Amortization	-	-	501,328	-	501,328	220,670
Other	-	98,342	-	43,333	141,675	127,326
	<u>5,914,841</u>	<u>98,342</u>	<u>501,328</u>	<u>43,333</u>	<u>6,557,844</u>	<u>5,711,149</u>
(Deficiency) excess of revenue over expenses from operations	298,939	(84,902)	(501,328)	(33,515)	(320,806)	4,792
Receivable from BC Housing	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(Deficiency) excess of revenue over expenses	298,939	(84,902)	(501,328)	(33,515)	(320,806)	4,792
Fund balances, beginning of year	62,959	690,851	3,453,096	502,621	4,709,527	4,704,735
Interfund transfers						
Net Principal payments	(268,210)	-	268,210	-	-	-
Net Funding transfers	(55,861)	52,649	209,927	(206,715)	-	-
	<u>(324,071)</u>	<u>52,649</u>	<u>478,137</u>	<u>(206,715)</u>	<u>-</u>	<u>-</u>
Fund balances, end of year	<u>37,827</u>	<u>658,598</u>	<u>3,429,905</u>	<u>262,391</u>	<u>4,388,721</u>	<u>4,709,527</u>

See accompanying notes to the financial statements.

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**Island Community Mental Health Association****Statement of Cash Flows**

Year Ended March 31

**2015****2014**

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Increase (decrease) in cash and cash equivalents

**Operating**

Excess of revenue over expenses	(320,806)	4,792
Amortization of capital assets	501,328	220,670
	<u>180,522</u>	<u>225,462</u>
Change in non-cash operating working capital (Note 6)	<u>(358,529)</u>	<u>470,929</u>
Cash flow from operating activities	<u>(178,007)</u>	<u>696,391</u>

**Financing**

Net proceeds from additional long term debt	615,406	2,447,620
Repayment of long term debt	<u>(268,210)</u>	<u>(249,881)</u>
Cash flow from financing activities	<u>347,196</u>	<u>2,197,739</u>

**Investing**

Proceeds from sales of portfolio investments	397,172	523,065
Purchase of capital assets	<u>(825,745)</u>	<u>(3,207,856)</u>
Cash flow from investing activities	<u>(428,573)</u>	<u>(2,684,791)</u>

Net (decrease)/increase in cash and cash equivalents (259,384) 209,339

Cash and cash equivalents, beginning of year 536,141 326,802Cash and cash equivalents, end of year 276,757 536,141**Cash Flows Supplementary Information**

Interest received	19,647	27,928
Interest paid	341,463	204,895

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See accompanying notes to the financial statements.

# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

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### 1. PURPOSE OF THE ASSOCIATION

Island Community Mental Health Association (the "Association") operates housing programs and rehabilitation services for persons with mental illness. The Association is incorporated under the Society Act of British Columbia as a not-for-profit organization and is a registered charity under the Income Tax Act.

The Association is dependent on the Vancouver Island Health Authority and British Columbia Housing Management Commission ("BC Housing") to provide sufficient funding to continue day-to-day operations.

During the year the Association changed its legal name from Capital Mental Health Association to Island Community Mental Health Association.

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Basis of presentation

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

#### Fund accounting

Island Community Mental Health Association follows the restricted fund method of accounting for contributions. The Association records its activities in the following funds:

The Operating Fund accounts for the Association's community and housing programs. This fund reports unrestricted contributions and restricted operating grants.

The Replacement Reserve Fund has been established in accordance with the provisions of agreements with the BC Housing and Canada Mortgage and Housing Corporation ("CMHC") to pay for the long-term maintenance of the buildings. Annually, investment income earned on such funds and specific contributions received are recorded as revenue, and maintenance costs incurred as expenses of the funds.

The Capital Fund reports the assets and liabilities related to the Association's capital assets.

Restricted Fund includes a number of special purpose funds which account for individually significant contributions received for which the donor and/or the Association have specified certain uses.

#### Revenue recognition

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 revenue of the appropriate restricted fund.

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.

Operating grant revenue is recognized in the period for which the grant is awarded. Accordingly, operating grant contributions awarded for periods subsequent to the current year are deferred to the next fiscal year.

Investment income is recognized as earned and is allocated to operating funds, replacement reserve funds and restricted funds.

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# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

#### Government grants

Government grants are recorded when there is a reasonable assurance that the Association has complied with and will continue to comply with, all the necessary conditions to obtain the grants.

#### Donations-in-kind

The Association records donated materials, services and facilities in those cases where:

the Association controls the way they are used;

there is a measurable basis for arriving at fair value; and

the services are essential services, which would normally be purchased and paid for if not donated.

The Association would not be able to carry out its activities without the services of many volunteers who donate a considerable number of hours. Because of the difficulty of compiling and valuing these hours, contributed services, where a fair market value has not been established, are not recognized in the financial statements.

#### Cash and cash equivalents

Cash and cash equivalents consist primarily of cash on hand and balances held by banks. Long term bank borrowings are considered to be financing activities.

#### Capital assets

Capital assets are stated at cost or deemed cost less accumulated amortization. Capital assets are amortized over their estimated useful lives on a straight-line basis at the following rates and methods:

Buildings	20 - 50 years
Computer software	2 years
Furniture and fixtures	10 years
Leasehold improvements	10 years
Prepaid land leases	Over the term of the lease
Vehicles	3 - 5 years

The Association regularly reviews its capital assets to eliminate obsolete items. Government grants are treated as a reduction of capital assets cost.

Capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

#### Impairment of long lived assets

The Association tests for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. Recoverability is assessed by comparing the carrying amount to the projected future net cash flows the long-lived assets are expected to generate through their direct use and eventual disposition. When a test for impairment indicates that the carrying amount of an asset is not recoverable, an impairment loss is recognized to the extent the carrying value exceeds its fair value.

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# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

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### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

#### Portfolio investments

Portfolio investments, which are comprised of bonds and fixed income securities, are valued at fair market value.

#### Financial instruments policy

##### Initial measurement

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred. Cash, receivables, payables and accruals, and deferred contributions approximate their carrying value due to their relatively short-term nature.

##### Subsequent measurement

At each reporting date, the Association measures its financial assets and liabilities at cost or amortized cost (less impairment in the case of financial assets), except for equities quoted in an active market, which must be measured at fair value. All changes in fair value of the Association's investments are recorded in the statement of operations. The financial instruments measured at amortized cost are cash and cash equivalents, accounts receivable, accounts payable and long-term debt.

For financial assets measured at cost or amortized cost, the Association assesses whether there are any indications of impairment at the end of each reporting period. If there is an indication of impairment, and the Association determines that there is a significant adverse change in the expected timing or amount of future cash flows from the financial asset, it recognizes an impairment loss in the statement of operations. Any reversals of previously recognized impairment losses are recognized in operations in the year the reversal occurs.

#### Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates. The Association's material estimates include the economic life of capital assets, collectability of receivables, and accrual of liabilities.

# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

### 3. FUNDS HELD IN TRUST

The Association receives funds from the residents of McCauley Lodge and holds these funds in trust to be used to pay the rent for these residents. As of March 31, 2015, the Association held the following amounts in trust, with an offsetting liability in accounts payable:

	2015	2014
Funds held in trust	\$ 50,068	\$ 39,438
Liability for funds held in trust	(50,068)	(39,438)
	\$ -	\$ -

### 4. CAPITAL ASSETS

	Cost	Accumulated amortization	2015 Net book value	2014 Net book value
Buildings	\$ 12,357,958	\$ 3,307,984	\$ 9,049,975	\$ 4,129,928
Buildings under construction	-	-	-	4,789,091
Computer software	4,296	4,296	-	-
Furniture and fixtures	318,733	90,648	228,085	52,771
Land	1,637,237	-	1,637,237	1,637,237
Land leases	552,747	138,573	414,174	424,090
Leasehold improvements	75,404	63,529	11,875	-
Vehicles	77,985	61,797	16,188	-
	\$ 15,024,360	\$ 3,666,827	\$ 11,357,534	\$ 11,033,117

The following costs included in land leases \$552,747 (2014 - \$552,747) and buildings \$4,134,834 (2014 - \$4,134,834) relates to the Darwin, Meerstille and Edith Gunning properties that are held under mortgage, that once repaid, ownership of the land and building will revert back to BC Housing. These buildings are constructed on lands which are leased to the Association for terms ranging in expiration from 2037 to 2061. Management is of the opinion that BC Housing will not enforce this clause of the agreement once the mortgages have been fully repaid.

### 5. LONG TERM DEBT

	2015	2014
Newbridge property, Bank of Montreal loan bearing interest at 3.15% per annum, repayable in monthly blended payments of \$5,762. The loan matures on May 1, 2019 and is secured by Newbridge Apartment's land and building at 843 Nigel Avenue.	\$ 279,171	\$ 326,912
Greenridge property, TD Canada Trust - renewed loan bearing interest at 3.8% per annum, repayable in monthly blended payments of \$7,176. The loan matures on May 25, 2015 and is secured by land and buildings at 970 and 972 Greenridge Crescent and a portion of land and building at 125 Skinner Street. Subsequent to year end the mortgage was renewed under the existing terms until May 2018.	1,035,570	1,081,383

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# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

### 5. LONG TERM DEBT (continued)

	2015	2014
E. Gunning property, Royal Bank of Canada loan bearing interest at 4.653% per annum, repayable in monthly blended payments of \$17,269. The loan matures on October 1, 2016 and is secured by lease interest and buildings at 125 Wilson Street.	2,831,245	2,905,298
Meerstille property, British Columbia Housing Management Commission loan bearing interest at 3.68% per annum, repayable in monthly blended payments of \$4,250. The loan matures on December 1, 2018 and is secured by lease interest and building at 3250 Alder Street.	381,658	418,006
McCauley property, TD Canada Trust loan bearing interest at 4% per annum, repayable in monthly blended payments of \$3,719. The loan matures on December 31, 2022 and is secured by land and buildings at 1037 and 1039 Lyall Street, plus an assignment of fire insurance, rents and leases.	-	299,419
Darwin property, British Columbia Housing Management Commission loan bearing interest at 8% per annum, repayable in monthly blended payments of \$895. The loan matures on February 1, 2028 and is secured by lease interest and building at 801 Darwin Avenue.	99,040	101,794
McCauley property, TD Canada Trust loan bearing interest at 4.75% per annum, repayable in monthly blended payments of \$19,159. The loan matures on May 29, 2024 and is secured by Land and buildings at 1037 and 1039 Lyall Street.	3,300,945	-
	7,927,629	5,132,812
Amounts payable within one year	(300,713)	(518,859)
	<u>\$ 7,626,916</u>	<u>\$ 4,613,953</u>

Principal repayment terms are approximately:

2016	\$ 300,713
2017	2,985,922
2018	241,744
2019	1,310,188
2020	101,317
Thereafter	2,987,745
	<u>\$ 7,927,629</u>

As part of its credit facility with TD Canada Trust, the Association is subject to a financial covenant requiring a Debt Service Coverage ratio of not less than 1.00 to be maintained at all times. As at March 31, 2015 the Association's Debt Service Coverage ratio is in technical default. The bank has not indicated its intention to call the loans.

# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

### 6. CHANGES IN NON-CASH WORKING CAPITAL

	2015	2014
Receivables	\$ 39,898	\$ 8,493
GST receivable	(191,954)	215,497
Prepays	6,851	342
Payables and accruals	(364,396)	315,085
Deferred contributions	151,072	(68,488)
	<u>\$ (358,529)</u>	<u>\$ 470,929</u>

### 7. LINE OF CREDIT

The Association has a line of credit available from TD Canada Trust bearing interest at prime. As at year end there was no balance outstanding on this facility.

### 8. FINANCIAL INSTRUMENTS

The Association is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Association's risk exposure and concentration as of March 31, 2015.

#### Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Association is exposed to credit risk from tenants. In order to reduce its credit risk, the Association reviews a new tenant's credit history before extending credit and conducts regular reviews of its existing tenants' credit performance. An allowance for doubtful accounts is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information. The Association has a significant number of tenants which minimizes concentration of credit risk.

#### Currency risk

Currency risk is the risk to the Association's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Association does not perform significant transactions in foreign currencies and is not exposed to significant currency risk.

#### Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. Interest rate risk arises primarily from the Association's investment in interest bearing financial instruments. The value of fixed income securities will generally rise when interest rates fall and decrease when interest rates rise. Changes in interest rates may also affect the value of any equity securities. In seeking to minimize the risks from interest rate fluctuations, the Association manages exposure through its normal operating and financing activities.

#### Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Association is exposed to this risk mainly in respect of its receipt of funds from its tenants and other related sources, long term debt, and payables and accruals.

# ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

## Notes to Financial Statements

Year Ended March 31, 2015

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### 9. EMPLOYEE BENEFITS

The Association and certain of its employees contribute to the Municipal Pension Plan in accordance with the Public Sector Pension Plans Act. The British Columbia Pension Corporation administers the Plan, including the payment of pension benefits on behalf of employers and employees to whom the Act applies.

The Plan is a multi-employer defined benefit plan. Defined contribution accounting has been applied to the plan as the Association has insufficient information to apply defined benefit plan accounting. Accordingly, the Association's contributions are expensed in the year in which the services are rendered and represent its total pension obligation. Under joint trusteeship, which became effective April 5, 2001 for the Municipal Pension Plan, the risks and rewards associated with the Plan's unfunded liability or funding surplus are shared between the employers and the Plans' members and may be reflected in their future contributions. Portions of the unfunded liability or funding surplus are not attributed to individual employers. Based on the most recent actuarial valuation, the Municipal Pension Plan has an unfunded liability for basic pension benefits of \$1.370 billion. The next valuation will be as at December 31, 2015 with results available in 2016.

### 10. COMMITMENTS

The Association is committed under operating leases for office equipment. Future minimum lease payments for the remaining terms of these operating leases are as follows:

Contractual obligation repayment schedule:

2016	\$	5,712
2017		3,972
2018		1,476
2019		306
		<hr/>
	\$	<u>11,466</u>

### 11. CONTINGENT LIABILITY

Non-Rent-Geared-to-Income (non-RGI) assistance received from the British Columbia Housing Management Commission ("BCHMC") is contingently repayable to BCHMC in the event that the total non-RGI tenant rent contribution in any year exceeds the economic rent of the suites occupied by non-RGI tenants. The Association is required to commence repayment of the cumulative non-RGI assistance on the first day of the year of the fiscal year following the fiscal year in which the preceding event occurs. The balance then bears interest at bank prime and the required monthly payments are set annually, based upon the amount by which non-RGI tenant rent contribution exceeds economic rent for these suites in the prior year.

The non-RGI assistance that could become repayable in the future in the circumstances described above totaled \$511,487 as at March 31, 2014 (2013: \$474,058). The balance will be updated by BCHMC once they receive the audited financial statements.

The Association has contributed to the Healthcare Benefit Trust, a multi-employer plan for group life insurance, extended health and dental, and long-term disability coverage. The Healthcare Benefit Trust has informed the Association that there is an unfunded liability associated with the long-term disability coverage under the plan. Based on a valuation estimate from 2014, the amount of the liability allocated to the Association was \$90,000. The amount has not been accrued by the Association as management is of the opinion that this amount will not have to be repaid by the time the Association exits from the plan.

**Island Community Mental Health Association**  
**Schedule of Operating Income**  
Year Ended March 31, 2015

Schedule 1

	Operating			
	Community Programs (Schedule 2)	Housing Programs (Schedule 3)	2015 Total	2014 Total
<b>Revenue</b>				
Contracts and grants	4,127,915	752,052	4,879,967	4,379,648
Donations and memberships	9,568	-	9,568	11,264
Gift shop	7,621	-	7,621	12,589
Investment income	6,207	-	6,207	6,720
Legacies and bequests	8,767	-	8,767	-
Laundry	-	8,324	8,324	9,684
Miscellaneous	5,513	596	6,109	22,191
Parking	-	3,650	3,650	3,760
Programs	32,582	-	32,582	26,688
Rent from residents	269,081	944,388	1,213,469	1,159,130
Rental of premises and van	3,610	-	3,610	5,285
Utilities recovery	4,130	29,776	33,906	32,269
	<u>4,474,994</u>	<u>1,738,786</u>	<u>6,213,780</u>	<u>5,669,228</u>
<b>Expenses</b>				
Apartment rents	48,930	812,102	861,032	856,352
Bad debts	-	-	-	15,380
Bank fees	7,394	81	7,475	6,884
Equipment rent	7,917	-	7,917	9,633
Gift shop expenses	7,621	-	7,621	12,739
Insurance	25,724	34,937	60,661	41,553
Interest on long-term debt	176,319	165,144	341,463	204,895
Land lease	-	61,380	61,380	61,380
Office supplies	36,324	5,544	41,868	44,395
Professional fees	49,909	8,759	58,668	32,093
Program expense	254,525	478	255,003	185,481
Property taxes	-	56,580	56,580	52,975
Repairs and maintenance	78,128	27,778	105,906	84,936
Salaries and benefits	3,447,905	122,774	3,570,679	3,312,704
Staff development and training	22,464	1,031	23,495	17,402
Transportation	41,791	2,275	44,066	33,975
Utilities	200,942	210,085	411,027	390,379
	<u>4,405,893</u>	<u>1,508,948</u>	<u>5,914,841</u>	<u>5,363,156</u>
Excess of revenue over expenses from operations	69,101	229,838	298,939	306,075
Payments from B.C. Housing	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenue over expenses before interfund transfers	<u>69,101</u>	<u>229,838</u>	<u>298,939</u>	<u>306,075</u>

Island Community Mental Health Association  
Schedule of Community Programs  
Year Ended March 31, 2015

Schedule 2

	Administration	Alzheimer's Support Additional Funding	Alzheimer's Support	Bridge Centre	SARIN Project	Friendship Centre	Greenridge Place	GROW	Housing & Rehabilitation	McCauley Lodge	NetWorks Additional Funding	NetWorks	Total 2015	Total 2014
<b>Revenues</b>														
VIHA Contracts	-	-	250,912	125,758	40,880	68,504	828,751	384,397	252,261	1,497,656	462	397,667	<b>3,847,248</b>	3,396,521
Min of Social Development	-	-	-	-	-	-	171,699	-	-	108,968	-	-	<b>280,667</b>	251,284
Donations & Memberships	6,562	-	1,650	36	-	-	-	20	270	1,030	-	-	<b>9,568</b>	11,264
Gift Shop Revenue	7,621	-	-	-	-	-	-	-	-	-	-	-	<b>7,621</b>	12,589
Interest	6,207	-	-	-	-	-	-	-	-	-	-	-	<b>6,207</b>	6,720
Legacies & Bequests	8,767	-	-	-	-	-	-	-	-	-	-	-	<b>8,767</b>	-
Miscellaneous	353	2,133	-	-	-	-	-	-	-	3,027	-	-	<b>5,513</b>	8,301
Program Fees	-	165	21,426	1,807	-	2,482	-	492	-	-	-	-	<b>26,372</b>	26,688
Program Fees - Private Pay	-	-	6,210	-	-	-	-	-	-	-	-	-	<b>6,210</b>	-
Rent from Residents	-	-	-	-	-	-	423	-	-	268,658	-	-	<b>269,081</b>	217,160
Rental of Building	-	-	1,110	-	-	-	-	-	-	-	-	-	<b>1,110</b>	5,285
Rental of Van	-	-	-	-	-	2,500	-	-	-	-	-	-	<b>2,500</b>	2,500
Utilities Recovery	-	-	-	-	-	-	-	-	-	4,130	-	-	<b>4,130</b>	-
<b>Total Income</b>	<b>29,510</b>	<b>2,298</b>	<b>281,308</b>	<b>127,601</b>	<b>40,880</b>	<b>73,486</b>	<b>1,000,873</b>	<b>384,909</b>	<b>252,531</b>	<b>1,883,469</b>	<b>462</b>	<b>397,667</b>	<b>4,474,994</b>	<b>3,938,312</b>
<b>Expenses</b>														
Salaries & Benefits	324,073	1,945	187,791	86,573	22,334	59,022	741,177	243,786	205,383	1,254,432	338	321,051	<b>3,447,905</b>	3,188,069
Staff Travel / Mileage	5,198	-	437	499	-	170	2,251	1,315	4,790	4,102	45	9,618	<b>28,425</b>	31,218
Staff Education	3,484	-	1,364	1,624	410	-	-	4,308	545	3,850	-	6,879	<b>22,464</b>	16,435
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	387
Bad Debts	-	-	-	-	-	-	-	-	-	-	-	-	-	15,380
Bank Fees	6,882	-	93	5	-	80	193	-	-	141	-	-	<b>7,394</b>	6,790
Equipment Rent	1,953	-	239	391	-	391	729	2,522	520	-	-	1,172	<b>7,917</b>	9,633
Gift Shop Expenses	7,621	-	-	-	-	-	-	-	-	-	-	-	<b>7,621</b>	12,739
Insurance	3,727	-	325	78	-	52	5,203	3,255	-	12,355	-	729	<b>25,724</b>	11,892
Janitorial	5,001	-	6,206	1,682	-	1,680	5,978	7,008	1,314	23,349	-	2,459	<b>54,677</b>	45,428
Office & Miscellaneous	11,328	-	2,349	804	355	637	4,215	2,152	3,181	6,774	-	4,529	<b>36,324</b>	40,086
Professional Expenses	14,076	-	1,620	1,515	154	565	3,953	2,522	1,632	11,739	-	2,503	<b>40,279</b>	14,210
Program Expenses	1,656	417	26,070	7,903	206	8,809	42,336	31,157	3,341	130,461	-	2,169	<b>254,525</b>	185,117
Rent - Residents	-	-	-	-	-	-	-	-	-	48,930	-	-	<b>48,930</b>	54,023
Repairs and Maintenance	10,738	-	15,676	2,817	-	2,004	14,836	12,809	790	16,726	-	1,732	<b>78,128</b>	59,701
Telephone/Fax/Cable/Internet	5,426	-	4,529	2,124	-	3,407	9,764	3,369	5,462	10,116	-	7,542	<b>51,739</b>	34,780
Van Expenses	48	-	-	2,500	-	2,912	4,556	-	-	3,350	-	-	<b>13,366</b>	10,766
Audit Fees	-	-	600	300	-	150	1,200	3,000	1,200	1,200	-	1,980	<b>9,630</b>	9,630
Garbage Removal	937	-	307	776	-	776	2,522	2,657	-	3,370	-	311	<b>11,656</b>	14,229
Mortgage Interest	-	-	-	-	-	-	42,629	-	-	133,690	-	-	<b>176,319</b>	34,517
Property Taxes	149	-	19	-	-	-	-	-	-	-	-	-	<b>168</b>	475
Utilities Expenses	11,342	-	3,625	2,619	-	1,746	14,910	8,376	-	38,961	-	1,123	<b>82,702</b>	86,391
<b>Total Expense</b>	<b>413,639</b>	<b>2,362</b>	<b>251,250</b>	<b>112,210</b>	<b>23,459</b>	<b>82,401</b>	<b>896,452</b>	<b>328,236</b>	<b>228,158</b>	<b>1,703,546</b>	<b>383</b>	<b>363,797</b>	<b>4,405,893</b>	<b>3,881,896</b>
<b>Net Income</b>	<b>(384,129)</b>	<b>(64)</b>	<b>30,058</b>	<b>15,391</b>	<b>17,421</b>	<b>(8,915)</b>	<b>104,421</b>	<b>56,673</b>	<b>24,373</b>	<b>179,923</b>	<b>79</b>	<b>33,870</b>	<b>69,101</b>	<b>56,416</b>
Administration Fees	310,685	-	(23,991)	(12,007)	(4,088)	(8,896)	(79,206)	(32,164)	(23,726)	(74,682)	-	(35,125)	<b>16,800</b>	17,628
Rental of Premises	52,520	-	(1,150)	(8,064)	(2,688)	(5,376)	-	(25,788)	-	-	-	(3,454)	<b>6,000</b>	6,000
Mortgage Principal	-	-	-	-	-	-	(43,376)	-	-	(60,766)	-	-	<b>(104,142)</b>	(98,532)
Transfers From Special Funds	-	-	-	-	-	13,038	-	-	-	-	-	-	<b>13,038</b>	25,000
Transfers To Restricted Funds	-	-	-	-	-	-	(8,000)	-	-	(8,250)	-	-	<b>(16,250)</b>	(8,000)
<b>Net (deficit) surplus from operations</b>	<b>(20,924)</b>	<b>(64)</b>	<b>4,917</b>	<b>(4,680)</b>	<b>10,645</b>	<b>(10,149)</b>	<b>(26,161)</b>	<b>(1,279)</b>	<b>647</b>	<b>36,225</b>	<b>79</b>	<b>(4,709)</b>	<b>(15,453)</b>	<b>(1,488)</b>



Island Community Mental Health Association  
Schedule of Housing Programs  
Year Ended March 31, 2015

Schedule 3

	Darwin Apartments	E Gunning Court	Housing Administration	Meerstile Apartments	Newbridge Apartments	Satellite Apartments (Schedule 5)	Total 2015	Total 2014
<b>Revenue</b>								
BC Housing	38,155	122,409	-	34,848	69,024	487,616	752,052	731,843
Laundry Income	3,419	4,905	-	-	-	-	8,324	9,684
Miscellaneous	(281)	-	877	-	-	-	596	13,890
Rent from Residents	195,433	255,894	-	83,714	68,885	340,462	944,388	941,970
Utilities Recovery	15,196	-	-	7,800	6,780	-	29,776	29,769
Parking Income	1,650	2,000	-	-	-	-	3,650	3,760
<b>Total Revenue</b>	<b>253,572</b>	<b>385,208</b>	<b>877</b>	<b>126,362</b>	<b>144,689</b>	<b>828,078</b>	<b>1,738,786</b>	<b>1,730,916</b>
<b>Expenses</b>								
Salaries & Benefits	26,752	20,809	47,999	16,095	11,119	-	122,774	124,635
Staff Travel / Mileage	928	1,096	223	28	-	-	2,275	2,757
Staff Education	-	-	1,031	-	-	-	1,031	967
Bank Fees	-	12	69	-	-	-	81	94
Insurance	13,980	11,319	-	4,541	5,097	-	34,937	29,661
Janitorial	801	319	-	173	267	-	1,560	1,299
Office & Miscellaneous	740	3,138	520	163	106	877	5,544	4,309
Professional Expenses	94	460	357	460	194	-	1,565	1,059
Program Expenses	178	100	200	-	-	-	478	364
Rent - Residents	-	-	-	-	-	812,102	812,102	802,329
Landscaping	2,283	1,009	-	1,292	1,856	-	6,440	4,946
Repairs & Maintenance	10,546	8,939	-	4,298	3,995	-	27,778	25,235
Service Contracts	5,973	6,762	-	2,463	2,960	-	18,158	12,923
Telephone/Fax/Cable/Internet	17,951	2,141	181	1,393	1,700	-	23,366	18,009
Audit Fees	750	2,580	300	1,200	1,200	1,164	7,194	7,194
Garbage Removal	4,231	7,025	-	3,185	3,384	-	17,825	14,688
Land Lease	61,380	-	-	-	-	-	61,380	61,380
Mortgage Interest	7,986	133,175	-	14,718	9,265	-	165,144	170,378
Property Taxes	22,486	34,094	-	-	-	-	56,580	52,500
Utilities Expenses	57,561	40,857	-	20,091	24,227	-	142,736	146,532
<b>Total Expense</b>	<b>234,620</b>	<b>273,835</b>	<b>50,880</b>	<b>70,100</b>	<b>65,370</b>	<b>814,143</b>	<b>1,508,948</b>	<b>1,481,259</b>
<b>Excess (deficiency) of revenue over expenses</b>	<b>18,952</b>	<b>111,373</b>	<b>(50,003)</b>	<b>56,262</b>	<b>79,319</b>	<b>13,935</b>	<b>229,838</b>	249,657
Administration Fees	(21,603)	(17,850)	55,043	(9,090)	(5,100)	(18,200)	(16,800)	(17,628)
Rental of Premises	-	-	(6,000)	-	-	-	(6,000)	(6,000)
Mortgage Principal	(2,749)	(74,052)	-	(36,289)	(50,978)	-	(164,068)	(151,349)
Transfers To Replacement Reserves	(23,435)	(15,840)	-	(3,654)	(9,720)	-	(52,649)	(76,149)
	-	-	-	-	-	-	-	-
<b>Net (deficit) surplus from operations</b>	<b>(28,835)</b>	<b>3,631</b>	<b>(960)</b>	<b>7,229</b>	<b>13,521</b>	<b>(4,265)</b>	<b>(9,679)</b>	<b>(1,469)</b>

Island Community Mental Health Association

Schedule of Restricted Funds

Year Ended March 31, 2015

Schedule 4

	Internally Restricted						Externally Restricted						Total 2015	Total 2014
	Elmes Fund	E Gunning Fund	Thomas Fund	Building Fund	Greenridge Reserve	McCauley Reserve	Dumka Fund	Per Ardua Fund	Christmas Fund	Robertson Fund	Huston Fund	Langtry Fund		
<b>Revenue</b>														
Donations	-	-	9,468	-	-	-	-	-	350	-	-	-	9,818	5,380
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	9,468	-	-	-	-	-	350	-	-	-	9,818	5,380
<b>Expenses</b>														
Bursary	-	-	-	-	-	-	2,996	-	-	384	-	-	3,380	2,750
Staff Education	-	-	7,288	-	-	-	-	-	-	-	-	-	7,288	-
Repairs and maintenance	-	-	-	-	30,007	2,311	-	-	-	-	-	-	32,318	-
Miscellaneous	-	-	-	-	-	-	-	-	347	-	-	-	347	2,608
	-	-	7,288	-	30,007	2,311	2,996	-	347	384	-	-	43,333	5,358
(Deficiency) excess of revenues over expenses	-	-	2,180	-	(30,007)	(2,311)	(2,996)	-	3	(384)	-	-	(33,515)	22
Fund Balances, Beginning	308,547	2,245	654	60,249	21,140	-	9,138	53,189	823	10,147	5,125	31,364	502,621	519,599
Transfers from operating	-	-	-	-	8,000	8,250	-	-	-	-	-	-	16,250	8,000
Transfers to capital	(209,927)	-	-	-	-	-	-	-	-	-	-	-	(209,927)	-
Transfers to other funds	-	-	-	-	-	-	-	-	-	-	-	(13,038)	(13,038)	(25,000)
Fund Balances, ending	98,620	2,245	2,834	60,249	(867)	5,939	6,142	53,189	826	9,763	5,125	18,326	262,391	502,621

Island Community Mental Health Association  
Schedule of Operating Fund, Satellite Apartments  
Year Ended March 31, 2015

Schedule 5

<b>BCHMC Project No.</b>	<b>BCHMC Subsidies</b>	<b>Residents Contributions</b>	<b>Rent Expense</b>	<b>Administrative Fees</b>	<b>Audit Fees and Other</b>	<b>Due from BC Housing</b>
13002	\$ 6,420	\$ 3,576	\$ 9,576	\$ 285	\$ 91	\$ 44
13003	5,520	3,576	8,859	285	91	(139)
13004	6,312	3,576	9,516	285	91	(4)
13007	5,556	3,840	9,216	285	91	(196)
13008	25,320	12,925	37,213	1,135	352	(455)
13009	36,060	22,464	57,650	1,700	529	(1,355)
13010	27,396	21,483	46,881	1,420	442	136
13011	23,160	14,710	36,875	1,285	354	(644)
13012	127,946	84,385	208,254	3,960	-	117
13014	100,944	82,499	183,963	3,600	-	(4,120)
13015	54,466	41,898	93,704	1,800	-	860
13016	20,662	15,360	35,258	720	-	44
13095	47,853	30,170	75,137	1,440	-	1,446
<b>Total</b>	<b>\$ 487,615</b>	<b>\$ 340,462</b>	<b>\$ 812,102</b>	<b>\$ 18,200</b>	<b>\$ 2,041</b>	<b>\$ (4,266)</b>