

ISLAND COMMUNITY MENTAL HEALTH ASSOCIATION

Financial Statements

Year Ended March 31, 2016

Island Community Mental Health Association
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Year ended March 31, 2016

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INDEPENDENT AUDITOR'S REPORT

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, 2016 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.

Independent Auditor's Report to the Members of Island Community Mental Health Association (continued)

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, 2016 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.

Report on Other Legal and Regulatory Requirements


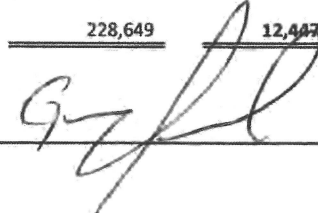
As required by the Society Act, we report that, in our opinion, the accounting principles in the Canadian accounting standards for not-for-profit organizations have been applied on a consistent basis.

Victoria, BC
June 21, 2016

Hayes Stewart Little & Co

CHARTERED PROFESSIONAL ACCOUNTANTS

Island Community Mental Health Association
Statement of Financial Position
As at March 31, 2016

	Operating Fund	Replacement Reserve Fund	Capital Fund	Restricted Fund	Total 2016	Total 2015
Assets						
Current:						
Cash and cash equivalents (Note 3)	492,171	-	-	-	492,171	276,757
Portfolio investments	138,711	621,780	-	228,649	989,140	1,091,593
Receivables	84,597	-	-	-	84,597	119,123
Goods and service tax receivable	21,047	-	-	-	21,047	83,803
Prepays	5,631	-	-	-	5,631	80,032
	<u>742,157</u>	<u>621,780</u>	<u>-</u>	<u>228,649</u>	<u>1,592,586</u>	<u>1,651,308</u>
Tangible capital assets (Note 4)	-	-	10,854,589	-	10,854,589	11,357,534
	<u>742,157</u>	<u>621,780</u>	<u>10,854,589</u>	<u>228,649</u>	<u>12,447,175</u>	<u>13,008,842</u>
Liabilities						
Current:						
Payables and accruals (Note 3)	373,413	-	-	-	373,413	314,611
Deferred contributions	409,727	-	-	-	409,727	377,881
Current portion of long term debt (Note 5)	-	-	6,964,129	-	6,964,129	300,713
	<u>783,140</u>	<u>-</u>	<u>6,964,129</u>	<u>-</u>	<u>7,747,269</u>	<u>993,205</u>
Long term debt (Note 5)	-	-	640,679	-	640,679	7,626,916
	<u>783,140</u>	<u>-</u>	<u>7,604,808</u>	<u>-</u>	<u>8,387,948</u>	<u>8,620,121</u>
Fund Balances						
Invested in tangible capital assets	-	-	3,234,517	-	3,234,517	3,429,905
Internally restricted	-	-	-	154,155	154,155	169,020
Externally restricted	(41,483)	-	-	74,494	33,011	27,882
Replacement reserve	-	621,780	-	-	621,780	658,598
Unrestricted	15,764	-	-	-	15,764	103,316
	<u>(25,719)</u>	<u>621,780</u>	<u>3,234,517</u>	<u>228,649</u>	<u>4,059,227</u>	<u>4,388,721</u>
	<u>757,421</u>	<u>621,780</u>	<u>10,839,325</u>	<u>228,649</u>	<u>12,447,175</u>	<u>13,008,842</u>
Commitments and contingencies (Note 10, 11)						
Approved 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
Year Ended March 31, 2016

	Operating Fund	Replacement Reserve Fund	Capital Fund	Restricted Fund (Schedule 3)	Total 2016	Total 2015
Revenue						
Community	4,598,860	-	-	-	4,598,860	4,474,994
Housing	1,776,080	-	-	-	1,776,080	1,738,786
Other	-	14,144	-	11,467	25,611	23,258
	<u>6,374,940</u>	<u>14,144</u>	<u>-</u>	<u>11,467</u>	<u>6,400,551</u>	<u>6,237,038</u>
Expenses						
Community	4,488,923	-	-	-	4,488,923	4,405,893
Housing	1,561,204	-	-	-	1,561,204	1,508,948
Amortization	-	-	502,944	-	502,944	501,328
Other	-	103,611	-	73,363	176,974	141,675
	<u>6,050,127</u>	<u>103,611</u>	<u>502,944</u>	<u>73,363</u>	<u>6,730,045</u>	<u>6,557,844</u>
Excess (deficiency) of revenue over expenses from operations	324,813	(89,467)	(502,944)	(61,896)	(329,494)	(320,806)
Fund balances, beginning of year	37,827	658,598	3,429,905	262,391	4,388,721	4,709,527
Interfund transfers:						
Net Principal payments	(307,556)	-	307,556	-	-	-
Net Funding transfers	(80,803)	52,649	-	28,154	-	-
	<u>(388,359)</u>	<u>52,649</u>	<u>307,556</u>	<u>28,154</u>	<u>-</u>	<u>-</u>
Fund balances, end of year	<u>(25,719)</u>	<u>621,780</u>	<u>3,234,517</u>	<u>228,649</u>	<u>4,059,227</u>	<u>4,388,721</u>

See accompanying notes to the financial statements.

Island Community Mental Health Association
Statement of Cash Flows
Year Ended March 31, 2016

	<u>2016</u>	<u>2015</u>
Increase (decrease) in cash and cash equivalents		
Operating		
Deficiency of revenue over expenses	(329,494)	(320,806)
Gain on sale of assets	(8,000)	-
Amortization of tangible capital assets	<u>502,944</u>	<u>501,328</u>
	<u>165,450</u>	<u>180,522</u>
Change in non-cash operating working capital (Note 6)	<u>262,626</u>	<u>(358,529)</u>
Cash flow from (used by) operating activities	<u>428,076</u>	<u>(178,007)</u>
Financing		
Net proceeds from long term debt	-	615,406
Repayment of long term debt	<u>(322,821)</u>	<u>(268,210)</u>
Cash flow (used by) from financing activities	<u>(322,821)</u>	<u>347,196</u>
Investing		
Proceeds from sale of portfolio investments	366,195	397,172
Purchase of portfolio investments	(264,036)	-
Proceeds from sale of tangible capital asset	8,000	-
Purchase of tangible capital assets	<u>-</u>	<u>(825,745)</u>
Cash flow from (used by) investing activities	<u>110,159</u>	<u>(428,573)</u>
Net increase (decrease) in cash and cash equivalents	215,414	(259,384)
Cash and cash equivalents, beginning of year	<u>276,757</u>	<u>536,141</u>
Cash and cash equivalents, end of year	<u>492,171</u>	<u>276,757</u>
 Cash Flows Supplementary Information:		
Interest received	15,982	19,647
Interest paid	340,465	341,463

See accompanying notes to the financial statements.

Island Community Mental Health Association

Notes to Financial Statements

Year Ended March 31, 2016

1. PURPOSE OF THE ASSOCIATION

Island Community Mental Health Association (the "Association") operates housing programs and psycho-social rehabilitation services for persons with mental illness and substance use issues. 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.

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

The 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 tangible 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, 2016

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 with financial institutions.

Capital assets

Tangible capital assets are accounted for at cost or deemed cost less accumulated amortization. Contributed tangible capital assets are recorded at their fair values as at the date of contribution.

Tangible capital assets are amortized over their estimated useful lives on a straight-line basis at the following rates:

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

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

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

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

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.

Portfolio investments

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

Financial instruments policy

Financial instruments are recorded at fair value on initial recognition. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income in the period incurred. 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.

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 useful life of tangible capital assets, collectability of receivables, and accrual of liabilities.

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, 2016, the Association held the following amounts in trust, with an offsetting liability in accounts payable:

	2016	2015
Funds held in trust	\$ 6,516	\$ 50,068
Liability for funds held in trust	(6,516)	(50,068)
	\$ -	\$ -

Island Community Mental Health Association

Notes to Financial Statements

Year Ended March 31, 2016

4. TANGIBLE CAPITAL ASSETS

	Cost	Accumulated amortization	2016 Net book value	2015 Net book value
Buildings	\$ 12,357,958	\$ 3,764,100	\$ 8,593,859	\$ 9,049,976
Computer software	4,296	4,296	-	-
Furniture and fixtures	318,733	122,521	196,212	228,086
Land	1,637,237	-	1,637,237	1,637,237
Leasehold improvements	75,404	64,716	10,688	11,875
Prepaid land leases	552,747	148,419	404,328	414,174
Vehicles	48,797	36,532	12,265	16,188
	\$ 14,995,172	\$ 4,140,584	\$ 10,854,589	\$ 11,357,536

The following costs included in land leases \$552,747 (2015 - \$552,747) and buildings \$4,134,834 (2015 - \$4,134,834) relates to the Darwin, Meerstille and Edith Gunning properties that are held under mortgage. Once repaid, ownership of the land and building for these properties 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

	2016	2015
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.	\$ 215,808	\$ 275,935
Greenridge property, TD Canada Trust loan bearing interest at 3.80% per annum, repayable in monthly blended payments of \$7,176. The loan matures on May 25, 2018 and is secured by land and buildings at 970 and 972 Greenridge Crescent and a portion of land and building at 125 Skinner Street.	985,044	1,038,007
E. Gunning property, Royal Bank of Canada loan bearing interest at 4.65% 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.	2,753,673	2,831,246
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.	344,067	381,716

(continues)

Island Community Mental Health Association

Notes to Financial Statements

Year Ended March 31, 2016

5. LONG TERM DEBT (continued)

	2016	2015
Darwin property, British Columbia Housing Management Commission loan bearing interest at 10.00% 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.	96,068	99,045
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.	3,225,412	3,301,680
	7,620,072	7,927,629
Amounts payable within one year	(6,964,129)	(300,713)
	\$ 655,943	\$ 7,626,916

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 for the McCauley and Greenridge mortgages. As at March 31, 2016 the Association's Debt Service Coverage ratio is in technical default. The bank has not indicated its intention to call the loans.

6. CHANGES IN NON-CASH WORKING CAPITAL

	2016	2015
Receivables	\$ 34,526	\$ 39,898
GST receivable	62,756	(191,954)
Prepaid expenses	74,401	6,851
Accounts payable and accrued liabilities	59,097	(364,396)
Deferred contributions	31,846	151,072
	\$ 262,626	\$ (358,529)

7. LINE OF CREDIT

TD Canada Trust has made available to the Association an operating loan with a credit limit of \$100,000, bearing interest at TD Canada Trust prime rate. This operating loan is secured by land and building. At year end, no funds had been drawn on this operating loan.

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, 2016.

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.

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 available, the Municipal Pension Plan has an unfunded liability for basic pension benefits of \$1.370 billion. A valuation took place on December 31, 2015 with results not yet available. The Association paid \$193,404 (2015 - \$193,500) for employer contributions to the plan in the fiscal year.

Island Community Mental Health Association

Notes to Financial Statements

Year Ended March 31, 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:

2017	\$	3,972
2018		1,476
2019		<u>306</u>
	\$	<u>5,754</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 \$524,087 as at March 31, 2016 (2015: \$511,487). The balance will be updated by BCHMC once it receives the audited financial statements.

Island Community Mental Health Association
Schedule of Community Programs
Year Ended March 31, 2016

Schedule 1

	Administration	Restful Creations	Young Adult Engagement	Alzheimers Support	Bridge Centre	Senior Support Network	McCauley Outreach	Greenridge Place	GROW	Housing and Rehabilitation	McCauley Lodge	NetWorks Research Project	NetWorks	Total 2016	Total 2015
Revenue															
Donations	39,162	-	-	5,870	-	-	-	-	200	1,310	1,680	-	-	48,222	9,568
Gain on Sale	8,000	-	-	-	-	-	-	-	-	-	-	-	-	8,000	-
Gift Shop Revenue	6,769	-	-	-	-	-	-	-	-	-	-	-	-	6,769	7,621
Interest	1,838	-	-	-	-	-	-	-	-	-	-	-	-	1,838	6,207
Legacies and Bequests	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,767
Memberships	140	-	-	-	-	-	-	-	-	-	-	-	-	140	-
Min. of Empl. and Inc. Assist	-	-	-	-	-	-	-	179,651	-	-	107,591	-	-	287,242	280,667
Miscellaneous	7	-	-	-	-	-	-	-	-	-	2,463	-	-	2,470	3,380
Program Fees	-	2,173	-	22,313	1,404	1,943	-	-	110	-	-	-	-	27,943	26,372
Program Fees - Private Pay	-	-	-	4,815	-	-	-	-	-	-	-	-	-	4,815	6,210
Rent from Residents	-	-	-	-	-	-	4,212	-	-	-	228,627	-	-	232,839	269,081
Rental of Building	-	-	-	1,045	-	-	-	-	-	-	-	-	-	1,045	1,110
Rental of Van	-	-	-	-	-	2,500	-	-	-	-	-	-	-	2,500	2,500
United Way Focus Grant	-	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000	-
Utilities Recovery	-	-	-	-	-	-	-	-	-	-	4,365	-	-	4,365	4,130
Victoria Foundation grant	-	17,941	-	-	-	-	-	-	-	-	-	-	-	17,941	2,133
VIHA Contracts	-	-	-	255,353	127,000	68,504	162,339	837,039	388,241	254,812	1,426,113	1,678	401,652	3,922,731	3,847,248
	55,916	20,114	30,000	289,396	128,404	72,947	166,551	1,016,690	388,551	256,122	1,770,839	1,678	401,652	4,598,860	4,474,994
Expenses															
Advertising	-	-	-	-	-	-	-	-	204	-	-	-	-	204	-
Audit Fees	-	-	-	600	400	150	-	1,200	2,400	1,200	1,500	-	1,400	8,850	9,630
Bad Debts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Fees	6,615	-	-	318	-	53	-	99	-	-	150	-	-	7,235	7,394
Equipment Rental	4,526	-	-	226	1,051	1,051	-	559	3,503	277	141	-	2,352	13,686	7,917
Garbage Removal	619	-	-	343	1,279	1,279	-	2,529	2,587	-	4,331	-	410	13,377	11,656
Gift Shop Expenses	6,769	-	-	-	-	-	-	-	-	-	-	-	-	6,769	7,621
Insurance	4,321	-	-	841	846	492	-	6,586	2,037	775	16,180	-	981	33,059	25,724
Janitorial	6,755	-	-	10,782	2,211	2,141	-	6,974	3,781	849	28,579	-	3,653	65,725	54,677
Mortgage Interest	-	-	-	-	-	-	-	36,193	-	-	152,349	-	-	188,542	176,319
Office and Miscellaneous	24,786	-	203	5,743	758	736	-	4,526	7,125	1,051	5,079	-	3,377	53,384	36,324
Professional Expenses	2,863	-	-	828	621	620	-	7,658	2,519	2,063	8,291	-	2,558	28,021	40,279
Program Expenses	49,202	3,777	18,198	21,772	5,875	5,939	1,340	43,568	24,176	3,133	109,769	-	9,129	295,878	254,525
Property Taxes	149	-	-	-	-	-	-	-	-	-	-	-	-	149	168
Rent - Residents	-	-	-	-	-	-	4,212	-	-	-	-	-	-	4,212	48,930
Repairs and Maintenance	6,476	-	-	17,926	2,975	1,562	-	10,646	8,170	506	30,922	-	5,959	85,142	78,128
Salaries and Benefits	365,017	16,156	12,902	171,601	79,198	36,201	147,909	708,490	269,800	220,144	1,153,706	853	311,920	3,493,897	3,447,905
Staff Travel and Mileage	7,076	-	-	1,211	285	202	4,009	2,997	717	6,879	1,381	94	11,221	36,072	28,425
Staff Education	8,715	-	110	360	389	237	110	1,298	2,013	1,558	1,339	-	2,249	18,378	22,464
Telephone, internet and cable	5,336	181	-	4,905	1,501	3,850	1,529	8,467	4,044	5,029	9,899	-	7,885	52,626	51,739
Utilities Expenses	6,997	-	-	3,706	1,866	1,327	-	14,155	8,879	-	31,824	-	1,803	70,557	82,702
Van Expenses	1,752	-	-	-	2,500	4,317	-	1,765	-	-	2,826	-	-	13,160	13,366
	507,974	20,114	31,413	241,162	101,755	60,157	159,109	857,710	341,955	243,464	1,558,266	947	364,897	4,488,923	4,405,893
(Deficiency) excess of revenue over expenses	(452,058)	-	(1,413)	48,234	26,649	12,790	7,442	158,980	46,596	12,658	212,573	731	36,755	109,937	69,101
Administration Fees	369,201	-	-	(23,991)	(12,007)	(6,785)	(6,223)	(86,698)	(32,164)	(23,726)	(125,682)	-	(35,125)	16,800	16,800
Rental of Premises	49,882	-	-	(1,200)	(8,064)	(5,376)	-	-	(25,788)	-	-	-	(3,454)	6,000	6,000
Mortgage Principal	-	-	-	-	-	-	-	(52,963)	-	-	(76,267)	-	-	(129,230)	(104,142)
Transfers From Special Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,038
Transfers To Restricted Funds	-	-	-	-	-	-	-	(8,000)	-	-	(8,250)	-	-	(16,250)	(16,250)
Net (deficit) surplus from operations	(32,975)	-	(1,413)	23,043	6,578	629	1,219	11,319	(11,356)	(11,068)	2,374	731	(1,824)	(12,743)	(15,453)

Island Community Mental Health Association
Schedule of Housing Programs
Year Ended March 31, 2016

Schedule 2

	Darwin Apartments	E Gunning Court	Housing Administration	Meerstile Apartments	Newbridge Apartments	Satellite Apartments (Schedule 4)	Total 2016	Total 2015
Revenue								
BC Housing	43,075	125,748	-	29,652	72,806	504,594	775,875	752,052
Laundry Income	2,919	5,245	-	-	-	-	8,164	8,324
Miscellaneous	-	-	950	-	-	-	950	596
Parking Income	2,170	2,070	-	-	-	-	4,240	3,650
Rent from Residents	198,871	267,965	-	84,016	69,011	337,212	957,075	944,388
Utilities Recovery	15,196	-	-	7,770	6,810	-	29,776	29,776
	262,231	401,028	950	121,438	148,627	841,806	1,776,080	1,738,786
Expenses								
Audit Fees	750	3,780	300	2,076	2,090	1,164	10,160	7,194
Bad Debt	-	-	34,954	-	-	-	34,954	-
Bank Fees	-	-	105	-	-	-	105	81
Garbage Removal	5,952	7,638	-	3,522	3,832	-	20,944	17,825
Insurance	12,582	11,317	-	4,886	5,553	-	34,338	34,937
Janitorial	294	254	-	314	282	-	1,144	1,560
Land Lease	61,380	-	-	-	-	-	61,380	61,380
Landscaping	3,228	5,251	-	2,429	3,649	-	14,557	6,440
Mortgage Interest	5,025	128,235	-	14,265	4,399	-	151,923	165,144
Office and Miscellaneous	191	3,900	609	94	94	950	5,838	5,544
Professional Expenses	103	403	100	403	250	-	1,259	1,565
Program Expenses	-	-	-	-	-	-	-	478
Property Taxes	25,493	17,366	-	-	-	-	42,859	56,580
Rent - Residents	-	-	-	-	-	827,970	827,970	812,102
Repairs and Maintenance	11,679	9,024	-	4,799	6,572	-	32,074	27,778
Salaries and Benefits	27,951	23,602	50,799	16,589	14,739	-	133,680	122,774
Service Contracts	6,620	12,059	-	3,382	3,179	-	25,240	18,158
Staff Travel and Mileage	-	-	1,043	-	-	-	1,043	2,275
Staff Education	-	-	592	-	-	-	592	1,031
Telephone, internet and cable	13,172	1,973	181	1,115	1,627	-	18,068	23,366
Utilities Expenses	62,480	29,985	-	23,668	26,943	-	143,076	142,736
	236,900	254,787	88,683	77,542	73,209	830,084	1,561,204	1,508,948
Excess (deficiency) of revenue over expenses	25,331	146,241	(87,733)	43,896	75,418	11,722	214,876	229,838
Administration Fees	(21,003)	(17,850)	54,443	(9,090)	(5,100)	(18,200)	(16,800)	(16,800)
Rental of Premises	-	-	(6,000)	-	-	-	(6,000)	(6,000)
Mortgage Principal	(2,977)	(77,572)	-	(37,650)	(60,127)	-	(178,326)	(164,068)
Transfers To Replacement Reserves	(23,435)	(15,840)	-	(3,654)	(9,720)	-	(52,649)	(52,649)
				-	-	-		
Net (deficit) surplus from operations	(22,084)	34,979	(39,290)	(6,498)	471	(6,478)	(38,899)	(9,679)

Island Community Mental Health Association
Schedule of Restricted Funds
Year Ended March 31, 2016

Schedule 3

	Internally Restricted						Externally Restricted						Total 2016	Total 2015
	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		
Revenue														
Donations	-	-	2,187				6,000	3,000	280		-	-	11,467	9,818
	-	-	2,187	-	-	-	6,000	3,000	280	-	-	-	11,467	9,818
Expenses														
Bursary	-	-	-	-	-	-	3,879	-	-	-	-	-	3,879	3,380
Miscellaneous	-	-	-	-	-	-	-	-	450	2,522	-	-	2,972	347
Repairs and maintenance	-	-	-	42,172	782	2,168	-	21,306	-	-	-	-	66,428	32,318
Staff Education	-	-	84	-	-	-	-	-	-	-	-	-	84	7,288
	-	-	84	42,172	782	2,168	3,879	21,306	450	2,522	-	-	73,363	43,333
Excess (deficiency) of revenues over expenses	-	-	2,103	(42,172)	(782)	(2,168)	2,121	(18,306)	(170)	(2,522)	-	-	(61,896)	(33,515)
Fund Balances, Beginning	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
Transfers from operating	-	-	-	-	8,000	20,154	-	-	-	-	-	-	28,154	16,250
Transfers to capital	-	-	-	-	-	-	-	-	-	-	-	-	-	(209,927)
Transfers to other funds	-	-	-	-	-	-	-	-	-	-	-	-	-	(13,038)
Fund Balances, ending	98,620	2,245	4,937	18,077	6,351	23,925	8,263	34,883	656	7,241	5,125	18,326	228,649	262,391

Island Community Mental Health Association
Schedule of Operating Fund, Satellite Apartments
Year Ended March 31, 2016

Schedule 4

<u>BCHMC Project No.</u>	<u>BCHMC Subsidies</u>	<u>Residents Contributions</u>	<u>Rent Expense</u>	<u>Administrative Fees</u>	<u>Audit Fees and Other</u>	<u>Due from BC Housing</u>
13002	6,612	3,576	9,728	285	94	81
13003	5,676	3,576	9,066	285	94	(193)
13004	6,432	3,528	9,668	285	94	(87)
13007	6,036	3,840	9,340	285	94	157
13008	28,016	13,237	37,518	1,135	365	2,235
13009	37,840	22,643	57,050	1,700	548	1,185
13010	27,072	21,871	48,074	1,420	458	(1,009)
13011	25,560	13,683	37,790	1,285	367	(199)
13012	129,704	82,042	217,589	3,960	-	(9,803)
13014	100,944	81,205	180,049	3,600	-	(1,500)
13015	59,968	42,994	100,280	1,800	-	882
13016	21,260	15,360	35,960	720	-	(60)
13095	49,474	29,657	75,858	1,440		1,833
	<u>504,594</u>	<u>337,212</u>	<u>827,970</u>	<u>18,200</u>	<u>2,114</u>	<u>(6,478)</u>