



Financial Statements

Capital Mental Health Association

March 31, 2011

Contents

	Page
Independent Auditors' Report	1-2
Statement of Financial Position	3
Statement of Operations and Changes in Fund Balances	4
Statement of Cash Flows	5
Notes to the Financial Statements	6-13
Schedule 1 – Operating Income	14
Schedule 2 – Community Programs	15
Schedule 3 – Housing Programs	16
Schedule 4 – Replacement Reserve Funds	17
Schedule 5 – Restricted Funds	18
Schedule 6 – Operating Fund, Satellite Apartments	19

Independent auditors' report

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To the members of Capital Mental Health Association

We have audited the accompanying financial statements of the Capital Mental Health Association, which comprise the statement of financial position as at March 31, 2011, the statements of operations and changes in fund balances and cash flows 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 generally accepted accounting principles, 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.

Auditors' 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 auditors' 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 qualified audit opinion.

Basis for qualified opinion

In common with many non-profit organizations, the Association derives revenue from donations and bequests, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Association and we were not able to determine whether any adjustments might be necessary to revenues, excess of revenue over expenses, assets and fund balances.

Qualified opinion

In our opinion, except for the possible effects of the matter described in the *Basis for qualified opinion* paragraph, the financial statements present fairly, in all material respects, the financial position of Capital Mental Health Association as at March 31, 2011, and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Victoria, Canada

June 6, 2011



Chartered accountants

Capital Mental Health Association

Statement of Financial Position

March 31, 2011

	Operating Funds	Replacement Reserve Funds	Capital Fund	Restricted Funds	Total 2011	Total 2010
Assets						
Current						
Cash and cash equivalents	\$ 634,519	\$ -	\$ -	\$ 141,438	\$ 775,957	\$ 451,602
Portfolio investments	30,145	595,297	761,542	824,079	2,211,063	2,247,610
Receivables	118,969	-	-	-	118,969	86,845
Due from related party	-	-	-	-	-	22,652
Prepays	25,114	-	-	-	25,114	20,555
	<u>808,747</u>	<u>595,297</u>	<u>761,542</u>	<u>965,517</u>	<u>3,131,103</u>	<u>2,829,264</u>
Capital assets (Note 4)	-	-	5,476,694	-	5,476,694	5,616,550
Interfund balances	(10,254)	110,356	(50,000)	(50,102)	-	-
	<u>\$ 798,493</u>	<u>\$ 705,653</u>	<u>\$ 6,188,236</u>	<u>\$ 915,415</u>	<u>\$ 8,607,797</u>	<u>\$ 8,445,814</u>
Liabilities						
Current						
Payables and accruals	\$ 214,975	\$ -	\$ -	\$ -	\$ 214,975	\$ 210,033
Deferred contributions (Note 5)	562,623	-	-	-	562,623	251,935
Third party obligations	-	-	-	-	-	6,558
Current portion of long term debt (Note 7)	-	-	172,589	-	172,589	150,420
	<u>777,598</u>	<u>-</u>	<u>172,589</u>	<u>-</u>	<u>950,187</u>	<u>618,946</u>
Long term debt (Note 7)	-	-	4,395,800	-	4,395,800	4,592,981
	<u>777,598</u>	<u>-</u>	<u>4,568,389</u>	<u>-</u>	<u>5,345,987</u>	<u>5,211,927</u>
Fund Balances						
Invested in capital assets	-	-	908,305	-	908,305	873,149
Internally restricted	-	-	711,542	533,917	1,245,459	1,252,784
Externally restricted	(26,757)	-	-	381,498	354,741	418,858
Replacement reserve	-	705,653	-	-	705,653	654,199
Unrestricted	47,652	-	-	-	47,652	34,897
	<u>20,895</u>	<u>705,653</u>	<u>1,619,847</u>	<u>915,415</u>	<u>3,261,810</u>	<u>3,233,887</u>
	<u>\$ 798,493</u>	<u>\$ 705,653</u>	<u>\$ 6,188,236</u>	<u>\$ 915,415</u>	<u>\$ 8,607,797</u>	<u>\$ 8,445,814</u>

Commitments and contingencies (Notes 9 and 10)

On behalf of the Board:



Director



Director

See accompanying notes to the financial statements.

Capital Mental Health Association

Statement of Operations and Changes in Fund Balances

Year Ended March 31, 2011

	Operating Funds	Replacement Reserve Funds	Capital Fund	Restricted Funds	Total 2011	Total 2010
	(Schedule 1)	(Schedule 4)		(Schedule 5)		
Revenue						
Community	\$ 2,914,336	\$ -	\$ -	\$ -	\$ 2,914,336	\$ 3,566,165
Housing	1,607,141	-	-	-	1,607,141	1,599,033
Other	-	29,281	-	20,243	49,524	64,095
	<u>4,521,477</u>	<u>29,281</u>	<u>-</u>	<u>20,243</u>	<u>4,571,001</u>	<u>5,229,293</u>
Expenses						
Community	2,864,019	-	-	-	2,864,019	2,886,742
Housing	1,353,418	-	-	-	1,353,418	1,401,177
Amortization	-	-	211,009	-	211,009	211,986
Other	-	96,307	-	15,938	112,246	53,132
	<u>4,217,437</u>	<u>96,307</u>	<u>211,009</u>	<u>15,938</u>	<u>4,540,692</u>	<u>4,553,037</u>
Excess (deficiency) of revenue over expenses						
from operations	304,040	(67,027)	(211,009)	4,305	30,309	676,256
Receivable from BC Housing	(2,388)	-	-	-	(2,388)	(9,252)
	<u>301,652</u>	<u>(67,027)</u>	<u>(211,009)</u>	<u>4,305</u>	<u>27,921</u>	<u>667,004</u>
Fund balances, beginning of year						
As previously reported	86,874	654,201	1,634,691	871,110	3,246,876	2,566,883
Prior period adjustment (Note 15)	(12,987)	-	-	-	(12,987)	-
Prior period adjustment (Note 15)	(55,369)	55,369	-	-	-	-
Prior period adjustment (Note 15)	(4,347)	4,347	-	-	-	-
As restated	<u>14,171</u>	<u>713,915</u>	<u>1,634,691</u>	<u>871,110</u>	<u>3,233,889</u>	<u>\$ 2,566,883</u>
Interfund transfers						
Principal payments	(175,012)	-	175,012	-	-	-
Funding transfer	(119,916)	58,763	21,153	40,000	-	-
	<u>(294,928)</u>	<u>58,763</u>	<u>196,165</u>	<u>40,000</u>	<u>-</u>	<u>-</u>
Fund balances, end of year	<u>\$ 20,895</u>	<u>\$ 705,653</u>	<u>\$ 1,619,847</u>	<u>\$ 915,415</u>	<u>\$ 3,261,810</u>	<u>\$ 3,233,887</u>

See accompanying notes to the financial statements.

Capital Mental Health Association Statement of Cash Flows

Year Ended March 31

2011

2010

Increase (decrease) in cash and cash equivalents

	2011	2010
Operating		
Excess of revenue over expenses	\$ 27,921	\$ 679,991
Amortization of capital assets	<u>211,009</u>	<u>211,986</u>
	238,930	891,977
Change in non-cash operating working capital (Note 13)	<u>295,040</u>	<u>(242,888)</u>
	533,970	649,089
Financing		
Repayment of long term debt	<u>(175,010)</u>	<u>(136,948)</u>
Investing		
Change in portfolio investments	36,550	(878,202)
Purchase of capital assets	<u>(71,155)</u>	<u>-</u>
	(34,605)	(878,202)
Net increase (decrease) in cash and cash equivalents	324,355	(366,061)
Cash and cash equivalents, beginning of year	<u>451,602</u>	<u>817,663</u>
Cash and cash equivalents, end of year	\$ 775,957	\$ 451,602

See accompanying notes to the financial statements.

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

1. Purpose of the organization

Capital Mental Health Association (the Association) operates housing, programs and rehabilitation services for persons with mental illness. The Association is incorporated under the British Columbia Society Act 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 to provide sufficient funding to continue day-to-day operations.

2. Summary of significant accounting policies

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 organization's community and housing programs. This fund reports unrestricted contributions and restricted operating grants.

The Replacement Reserve Funds have been established in accordance with the provisions of agreements with the British Columbia Housing Management Commission (BCHMC) 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 Funds 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 revenue awarded for periods subsequent to the current year is deferred to the next fiscal year.

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

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

2. Summary of significant accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents include cash on hand and balances with banks. Long term bank borrowings are considered to be financing activities.

Capital assets

Capital assets are recorded at cost and are amortized over their estimated useful lives, as follows:

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

Long-lived assets

The Association regularly reviews the carrying value of long-lived assets and continually makes estimates regarding future cash flows and other factors to determine the fair value of the respective assets. If these estimates or their related assumptions change in the future, the Association may be required to record impairment charges for these assets.

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 the many volunteers who donate a considerable number of hours. Because of the difficulty of compiling and valuing these hours, contributed services are not recognized in the financial statements.

Portfolio investments

Portfolio investments, which are comprised of bonds and fixed income securities, are classified as held for trading and valued at fair market value.

Use of estimates

In preparing the Association's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenue and expenses during the period. Actual results could differ from these estimates.

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

3. Financial instruments

The Association has classified its financial instruments as follows:

- cash as held for trading (measured at fair value through the statement of operations)
- receivables as loans and receivables, payables and accruals as other financial liabilities (measured at amortized cost using the effective interest rate method)
- portfolio investments as held for trading (measured at fair value through the statement of operations)

Fair values are based on quoted market values where available from active markets, otherwise fair values are estimated using a variety of valuation techniques and models, incorporating credit risk. Cash, receivables, payables and accruals, due from related party, and long term debt approximate their carrying value due to their relatively short-term nature.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market 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.

Liquidity risk

Liquidity risk is the risk that an entity does not have sufficient financial resources to meet obligations as they fall due, or can only obtain such resources at excessive cost. The risk arises from mismatches in timing of cash flows. Funding risk arises when the necessary liquidity to fund asset growth cannot be obtained at the expected terms when required.

Credit risk

Credit risk is the risk of loss resulting from failure of a borrower or counterparty to honour its financial or contractual obligation. Credit risk arises in the Association's investment activities. At this point in time, it is management's opinion the Association is not exposed to significant credit risks arising from its financial instruments.

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

4. Capital assets			<u>2011</u>	<u>2010</u>
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
Land	\$ 783,505	\$ -	\$ 783,505	\$ 783,505
Buildings				
– Darwin Apartments*	131,818	62,191	69,627	76,217
– Edith Gunning Court*	3,278,968	778,746	2,500,222	2,582,196
– McCauley Lodge	507,921	209,161	298,760	324,157
– Meerstille Apartment*	724,048	370,759	353,289	375,369
– Newbridge Apartment	746,701	445,768	300,933	326,009
– Skinner Street Building	1,002,812	381,065	621,747	641,803
Furniture and fixtures	78,246	63,194	15,052	22,876
Computer software	4,296	4,296	-	-
Vehicles	58,375	52,537	5,838	17,513
Leasehold improvements	63,529	60,730	2,799	3,219
Prepaid land leases	552,747	98,979	453,768	463,686
Work in process				
– McCauley	58,656	-	58,656	-
– Greenridge	12,498	-	12,498	-
	<u>\$ 8,004,120</u>	<u>\$ 2,527,426</u>	<u>\$ 5,476,694</u>	<u>\$ 5,616,550</u>

* These buildings are constructed on lands which are leased to the Association for terms ranging in expiration from 2037 to 2061.

5. Deferred contributions

Deferred contributions reported in the operating fund relate to restricted operating funding received in the current period that is related to the subsequent period. Changes in the deferred contributions balance are as follows:

Opening balance	\$ 251,935	\$ 257,370
Restricted contributions received	<u>3,565,525</u>	<u>3,265,426</u>
	<u>3,817,460</u>	<u>3,522,796</u>
Recognition of restricted contributions	<u>3,254,837</u>	<u>3,270,861</u>
Ending balance	<u>\$ 562,623</u>	<u>\$ 251,935</u>

6. Line of credit

The Association has a line of credit available from TD Canada Trust bearing interest at prime. As at year end there is no balance in this account.

Capital Mental Health Association Notes to the Financial Statements

March 31, 2011

7. Long term debt	<u>2011</u>	<u>2010</u>
Newbridge property, TD Canada Trust, 2.897%, payable \$4,396 per month principal and interest, due April 1, 2014, secured by the Newbridge Apartment's land and building at 843 Nigel Avenue	\$ 447,986	\$ 498,222
E Gunning property, Royal Bank of Canada, 4.653%, payable \$17,269 per month principal and interest, due October 1, 2016, secured by lease interest and buildings at 125 Wilson Street	3,110,407	3,180,488
Meerstille property, British Columbia Housing Management Commission, 3.680%, payable \$4,250 per month principal and interest, due December 1, 2018, secured by the lease interest and building at 3250 Alder Street	519,241	552,363
Darwin property, British Columbia Housing Management Commission, 8%, payable \$895 per month principal and interest, due February 1, 2028, secured by the lease interest and building at 801 Darwin Avenue	108,854	112,169
McCauley property, TD Canada Trust, 6.732%, payable \$3,719 per month principal and interest, due December 31, 2022, secured by land and buildings at 1037 and 1039 Lyall Street, plus an assignment of fire insurance, rents and leases	<u>381,901</u>	<u>400,159</u>
	4,568,389	4,743,401
Less: current portion	<u>172,589</u>	<u>150,420</u>
	\$ 4,395,800	\$ 4,592,981

Principal repayments in each of the next five years are due as follows:

2012	\$ 172,589
2013	179,254
2014	186,271
2015	193,574
2016	201,176
Thereafter	<u>3,635,524</u>
	\$ 4,568,389

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

8. 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. As a result of the unfunded liability, the employer and the employee contributions to the Municipal Pension Plan were increased effective July 1, 2011.

9. Commitments

The Association is committed under operating leases for office equipment. Future minimum lease payments for the next five years under these operating leases are as follows:

2012	\$	7,100
2013		7,100
2014		4,877
2015		3,765
2016		<u>1,569</u>
	\$	<u>24,411</u>

10. Contingency

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 totalled \$412,272 as at March 31, 2010 (2009: \$380,088). The balance will be updated by BCHMC once they receive the audited financial statements.

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

11. 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, 2011, the Association held the following amounts in trust, with an offsetting liability:

	<u>2011</u>	<u>2010</u>
Funds held in trust	\$ <u>31,836</u>	\$ <u>25,860</u>
Liability for funds held in trust	\$ <u>31,836</u>	\$ <u>25,860</u>

12. Capital management

The capital structure of the Association consists of a line of credit, long-term debt, net assets invested in capital assets, internally restricted and externally restricted net assets, replacement reserve and unrestricted deficiency. The primary objective of the Association's capital management is to operate housing, programs and rehabilitation services for persons with mental illness.

Net assets invested in capital assets, internally restricted and externally restricted net assets and replacement reserve represent the amount of net assets that are not available for other purposes because they have been invested, internally restricted and/or externally restricted.

As of March 31, 2011, the Association was in compliance with all externally imposed capital requirements.

13. Supplemental cash flow information

	<u>2011</u>	<u>2010</u>
Change in non-cash operating working capital		
Receivables	\$ (9,472)	\$ (20,259)
Prepays	(4,559)	(16,119)
Due from related party	-	12,503
Payables and accruals	4,941	(213,578)
Deferred contributions	310,688	(5,435)
Third party obligations	<u>(6,558)</u>	<u>-</u>
	\$ <u>295,040</u>	\$ <u>(242,888)</u>

Capital Mental Health Association

Notes to the Financial Statements

March 31, 2011

14. Subsequent event

Subsequent to year end the Association purchased the properties and assets and associated goodwill of Greenridge Place and assume a service contract with Vancouver Island Health Authority. The Association will also continue to employ all unionized employees of the above noted facilities. The purchase price was \$1,500,000 which consists of the following:

Land and building	\$	1,355,000
Other assets and goodwill	\$	145,000

15. Prior period adjustment

The Association determined that a portion of the amount recorded as receivable from BC Housing in 2010 was not in fact receivable. This adjustment has been corrected in the comparative period and the opening fund balances have been restated. The correction in the prior year is to reduce the receivable from BC Housing per the following:

	<u>Increase</u>	<u>Decrease</u>
Receivables	\$ -	\$ 12,987
Operating fund balance	\$ -	\$ 12,987
Receivable from BC Housing	\$ -	\$ 12,987

During the year the Association determined that the Darwin Apartment's Accumulated Operating Surplus is in excess of the agreement with BC Housing. There is no net effect on net assets of the prior period. The transfer affects the following beginning fund balances:

Operating fund	\$	(55,369)
Replacement reserve fund	\$	55,369

During the year, BC Housing adjusted the Association's surplus for Edith Gunning Court. There is no net effect on net assets of the prior period. This adjustment has affected the following funds:

Operating fund	\$	(4,347)
Replacement reserve fund	\$	4,347

Capital Mental Health Association

Schedule of Operating Income

Year Ended March 31, 2011

Schedule 1

	Operating		2011 Total	2010 Total
	Community Programs	Housing Programs		
	(Schedule 2)	(Schedule 3)		
Revenue				
Contracts and grants	\$ 2,546,567	\$ 708,270	\$ 3,254,837	\$ 3,339,262
Caretakers rent	-	14,814	14,814	21,608
Conferences	24,129	-	24,129	18,969
Donations and memberships	65,815	665	66,480	658,003
Gift shop	3,200	-	3,200	3,200
Investment income	10,330	-	10,330	20,643
Laundry	-	5,080	5,080	6,302
Miscellaneous	7,477	2,139	9,616	12,384
Programs	36,597	-	36,597	45,494
Rent from residents	211,820	860,103	1,071,923	1,018,567
Rental of premises	5,901	-	5,901	7,596
Utilities recovery	2,500	16,070	18,570	13,170
	<u>2,914,336</u>	<u>1,607,141</u>	<u>4,521,477</u>	<u>5,165,198</u>
Expenses				
Advertising and promotion	17	-	17	1,643
Apartment rents	60,874	742,641	803,515	791,610
Conferences	24,129	-	24,129	18,969
Equipment rent	11,755	-	11,756	8,904
Gift shop expenses	3,200	-	3,200	3,117
Insurance	24,473	16,731	41,204	36,646
Interest on long-term debt	34,061	165,180	199,241	236,366
Land lease	-	61,380	61,380	61,380
Office supplies	35,120	4,037	39,157	30,467
Professional fees	19,547	11,986	31,533	24,643
Program expense	168,228	787	169,015	174,516
Property taxes	7,179	45,328	52,507	83,028
Repairs and maintenance	46,213	42,023	88,236	87,916
Salaries and benefits	2,304,853	107,662	2,412,515	2,445,875
Staff development & training	5,312	-	5,312	4,391
Transportation	18,429	1,746	20,175	19,272
Utilities	100,629	153,917	254,546	259,176
	<u>2,864,019</u>	<u>1,353,418</u>	<u>4,217,437</u>	<u>4,287,919</u>
Excess of revenue over expenses from operations	50,317	253,723	304,040	877,279
Payments from B.C. Housing	-	(2,388)	(2,388)	(9,252)
Excess of revenue over expenses	\$ 50,317	\$ 251,335	\$ 301,652	\$ 868,027

Capital Mental Health Association Schedule of Community Programs

Year Ended March 31, 2011

Schedule 2

	Administration	Alzheimer's Support	Bridge Centre	Friendship Centre	GROW	Housing Support	McCauley Lodge	NetWorks	Total 2011	Total 2010
Revenue										
VIHA Contracts	\$ -	\$ 241,869	\$ 122,181	\$ 66,000	\$ 369,267	\$ 244,459	\$ 1,022,254	\$ 384,752	\$ 2,450,782	\$ 2,430,786
United Way Base Funding	-	-	-	-	-	-	-	-	-	68,400
United Way Designations	2,177	-	-	-	-	-	-	-	2,177	2,910
Min of Employment & Inc Assist	-	-	-	-	-	-	93,608	-	93,608	96,574
Conference Revenue	24,129	-	-	-	-	-	-	-	24,129	18,969
Donations	3,751	8,716	6,549	1,400	1,453	270	11,119	-	33,258	36,734
Gift Shop Revenue	3,200	-	-	-	-	-	-	-	3,200	3,200
Interest	10,330	-	-	-	-	-	-	-	10,330	20,643
Legacies & Bequests	32,137	-	-	-	-	-	-	-	32,137	621,000
Memberships	420	-	-	-	-	-	-	-	420	270
Miscellaneous	7,177	-	-	-	300	-	-	-	7,477	7,013
Program Fees	-	13,222	1,823	2,576	-	-	18,976	-	36,597	45,494
Rent from Residents	-	-	-	-	-	-	211,820	-	211,820	206,576
Rental of Premises to Canadian	2,400	-	-	-	-	-	-	-	2,400	3,600
Rental of Building	3,501	-	-	-	-	-	-	-	3,501	3,996
Rental of Van	-	-	-	2,500	-	-	-	-	2,500	-
Total Revenue	89,222	263,807	130,553	72,476	371,020	244,729	1,357,777	384,752	2,914,336	3,566,165
Expenses										
Salaries & Benefits	307,830	165,208	69,550	64,745	219,668	198,243	972,242	307,367	2,304,853	2,337,750
Staff Travel / Mileage	2,175	144	18	211	1,543	4,923	1,706	7,709	18,429	18,395
Staff Education	595	592	-	99	995	35	1,996	1,000	5,312	4,391
Advertising	17	-	-	-	-	-	-	-	17	1,167
Bank Fees	5,416	-	-	-	-	-	-	-	5,416	5,235
Conference Expense	24,129	-	-	-	-	-	-	-	24,129	18,969
Equipment Rent	3,167	-	633	633	3,522	1,900	-	1,900	11,756	8,904
Gift Shop Expenses	3,200	-	-	-	-	-	-	-	3,200	3,117
Insurance	2,809	250	60	40	3,500	780	16,434	600	24,473	19,931
Janitorial	263	4,604	1,380	801	7,950	1,126	8,852	904	25,880	28,924
Office & Miscellaneous	23,948	1,115	871	756	1,564	3,034	1,182	2,650	35,120	26,394
Professional Fees	6,241	232	174	174	232	476	1,103	405	9,036	2,380
Program Expenses	634	21,499	10,519	13,225	21,746	3,693	94,791	2,121	168,228	174,368
Rent - Residents	-	-	-	-	-	-	60,874	-	60,874	72,210
Repairs and Maintenance	9,021	5,604	2,233	1,588	7,452	1,496	9,386	1,242	38,022	40,292
Telephone/Fax/Cable/Internet	516	2,141	791	1,520	4,365	3,216	1,755	4,006	18,310	21,967
Van Expenses	3,012	-	2,519	202	-	-	2,458	-	8,191	4,922
Audit Fees	2,110	900	600	300	2,400	1,200	1,500	1,500	10,510	10,347
Garbage Removal	332	990	315	405	1,214	121	1,783	162	5,322	6,418
Mortgage Interest	-	-	-	-	-	-	28,645	-	28,645	26,359
Property Taxes	122	14	-	-	-	-	7,043	-	7,179	8,231
Utilities Expenses	5,170	3,750	3,126	1,958	11,766	2,373	21,655	1,319	51,117	46,071
Total Expense	400,707	207,043	92,789	86,657	287,917	222,616	1,233,405	332,885	2,864,019	2,886,742
Excess revenue over expenses										
	(311,485)	56,764	37,764	(14,181)	83,103	22,113	124,372	51,867	50,317	701,315
Administration Fees	229,831	(23,991)	(21,808)	(7,269)	(34,335)	(21,695)	(58,765)	(32,468)	29,500	20,099
Rental of Premises	54,744	(1,200)	(8,064)	(5,376)	(25,788)	(4,860)	-	(3,456)	6,000	6,035
Mortgage Principal	-	-	-	-	-	-	(18,259)	-	(18,259)	(20,544)
Transfers to / from restricted funds	-	-	-	20,000	-	-	(10,000)	-	10,000	(16,667)
Net surplus (deficit) from operations	(26,910)	31,573	7,892	(6,826)	22,980	(4,442)	37,348	15,943	77,562	668,346
Utilized to cover accumulated deficit	-	-	-	-	-	-	-	-	-	(135,000)
Transfer to restricted funds	-	-	-	-	-	-	-	-	-	(484,000)
Net Surplus (deficit)	\$ (26,910)	\$ 31,573	\$ 7,892	\$ (6,826)	\$ 22,980	\$ (4,442)	\$ 37,348	\$ 15,943	\$ 77,562	\$ 49,346

Capital Mental Health Association

Schedule of Housing Programs

Year Ended March 31, 2011

Schedule 3

	Darwin Apartments	E Gunning Court	Housing Administration	Meerstile Apartments	Newbridge Apartments	Satellite Apartments	Total 2011	Total 2010
Revenue								
BC Housing	\$ 33,290	\$ 162,912	\$ -	\$ 34,008	\$ 54,096	\$ 423,964	\$ 708,270	\$ 740,591
Caretakers Rent	5,658	9,156	-	-	-	-	14,814	21,608
Donations	-	-	-	665	-	-	665	-
Laundry Income	2,840	2,240	-	-	-	-	5,080	6,302
Miscellaneous	423	365	877	255	219	-	2,139	5,371
Rent from Residents	185,912	202,035	-	80,437	63,136	328,583	860,103	811,991
Utilities Recovery	2,900	-	-	7,500	5,670	-	16,070	13,170
Total Revenue	231,023	376,708	877	122,865	123,121	752,547	1,607,141	1,599,033
Expenses								
Controllable costs								
Salaries & Benefits	21,254	23,413	34,479	14,595	13,921	-	107,662	108,125
Staff Travel / Mileage	77	615	246	808	-	-	1,746	877
Advertising	-	-	-	-	-	-	-	476
Bank Fees	-	25	182	-	-	-	207	30
Insurance	6,187	5,912	-	2,472	2,160	-	16,731	16,715
Janitorial	503	1,021	-	1,088	56	-	2,668	2,303
Office & Miscellaneous	431	1,705	493	284	272	852	4,037	4,073
Professional Fees	29	329	707	628	129	-	1,822	2,227
Program Expenses	-	-	-	787	-	-	787	148
Rent - Residents	-	-	-	-	-	742,641	742,641	719,400
Non-Recurring Maintenance	2,479	669	-	-	2,106	-	5,254	2,645
Landscaping	1,534	2,099	-	2,443	1,994	-	8,071	1,035
Repairs & Maintenance	9,095	7,670	-	6,833	5,100	-	28,698	39,022
Service Contracts	2,626	4,250	-	1,281	373	-	8,530	7,391
Telephone/Fax/Cable/Internet	1,614	949	-	515	1,094	-	4,172	5,642
Total controllable costs	45,828	48,658	36,107	31,735	27,205	743,493	933,025	910,109
Non-controllable costs								
Audit Fees	750	3,780	300	2,080	2,090	1,164	10,164	9,689
Garbage Removal	5,106	4,964	-	3,137	4,009	-	17,216	16,430
Land Lease	61,380	-	-	-	-	-	61,380	61,380
Mortgage Interest	7,421	137,147	-	17,885	2,520	-	164,973	204,742
Property Taxes	22,323	29,108	-	(2,955)	(3,149)	-	45,327	74,797
Utilities Expenses	52,590	35,403	-	15,559	17,781	-	121,333	124,030
Total non-controllable costs	149,570	210,402	300	35,706	23,251	1,164	420,393	491,068
Total Expense	195,398	259,060	36,407	67,442	50,456	744,657	1,353,418	1,401,177
Excess (deficiency) of revenue over expenses	35,625	117,647	(35,530)	55,424	72,665	7,891	253,723	197,856
Administration Fees	(14,660)	(24,000)	41,550	(9,090)	(5,100)	(18,200)	(29,500)	(20,100)
Rental of Premises	-	-	(6,000)	-	-	-	(6,000)	(6,000)
Mortgage Principal	(3,314)	(70,081)	-	(33,122)	(50,236)	-	(156,753)	(116,404)
Transfers To Replacement Reserves	(23,537)	(17,383)	-	(3,654)	(14,189)	-	(58,763)	(58,758)
Net surplus (deficit) from operations	(5,887)	6,185	20	9,559	3,140	(10,310)	2,707	(3,406)
Due to BC Housing	-	-	-	(9,559)	(3,140)	10,310	(2,389)	3,735
Net surplus (deficit) after adjustments	\$ (5,887)	\$ 6,185	\$ 20	\$ -	\$ -	\$ -	\$ 319	\$ 329

Capital Mental Health Association

Schedule of Replacement Reserve Funds

Schedule 4

Year Ended March 31, 2011

					2011	2010
	Meerstile	Newbridge	E Gunning	Darwin	TOTAL	TOTAL
Revenue						
Interest	\$ 7,850	\$ 4,139	\$ 11,551	\$ 5,740	\$ 29,281	\$ 26,731
Expenses						
Bike Storage	-	-	-	-	-	1,732
Carpet Replacements	9,983	2,911	4,820	2,823	20,537	4,783
Counter Tops	421	-	-	-	421	-
Drapes	-	-	438	-	438	252
Dryer Replacements	-	-	820	-	820	-
Enterphone Repair / Replace	-	573	5,128	-	5,701	-
Fan Motors	-	-	-	-	-	122
Faucet Replacements	190	-	576	-	766	-
Fence Repair / Replace	-	2,970	-	-	2,970	-
Fridge Replacements	15,094	2,352	1,386	1,420	20,252	3,669
Hot Water Tanks	-	13,245	-	-	13,245	2,135
Paint Suites	1,386	776	2,857	1,593	6,612	23,887
Re-Key Locks	-	-	-	-	-	263
Shed Repair / Replace	-	-	-	-	-	860
Smoke Detectors Replaced	-	-	-	381	381	-
Stove Replacements	15,471	543	-	1,826	17,840	742
Toilet Replacements	146	383	157	132	818	223
Window Replacements	4,607	507	230	162	5,506	-
	47,298	24,260	16,412	8,337	96,307	38,668
Deficiency of revenues over expenses	(39,448)	(20,121)	(4,861)	(2,597)	(67,027)	(11,937)
Fund Balances, previously stated	175,384	92,482	258,018	128,317	654,201	667,096
prior period adjustment (note 14)			4,347	55,369	59,716	-
beginning fund balances restated	175,384	92,482	262,365	183,686	713,917	-
Transfers from Operating	3,654	14,189	17,383	23,537	58,763	58,758
Fund Balances, ending	\$ 139,590	\$ 86,550	\$ 274,887	\$ 204,626	\$ 705,653	\$ 713,917

Capital Mental Health Association

Schedule of Restricted Funds

Year Ended March 31, 2011

Schedule 5

	Internally Restricted				Externally Restricted						2011 TOTAL	2010 TOTAL	
	Elmes	E Gunning	Thomas	Building	Dumka	Per Ardua	Housing	Christmas	Robertson	Huston			Langtry
	Fund	Fund	Fund	Fund	Fund	Fund	Fund	Fund	Fund	Fund			Fund
Revenue													
Donations	\$ -	\$ 600	\$ 1,085	\$ -	\$ 190	\$ -	\$ -	\$ 1,112	\$ 1,500	\$ 175	\$ -	\$ 4,662	\$ 22,415
Interest	-	-	-	-	-	10,627	-	-	-	-	4,954	15,581	14,949
	-	600	1,085	-	190	10,627	1,112	1,500	175	4,954	20,243	37,364	
Expenses													
Bursary	-	-	-	-	1,311	-	-	-	-	-	-	1,311	1,661
Miscellaneous	-	-	6,382	2,629	-	-	2,182	933	-	-	2,501	14,627	12,803
	-	-	6,382	2,629	1,311	-	2,182	933	-	2,501	15,938	14,464	
Excess (deficiency) of revenues over expenses	-	600	(5,297)	(2,629)	(1,121)	10,627	(1,070)	567	175	2,453	4,305	22,900	
Fund Balances, Beginning	484,000	1,545	5,697	-	10,852	237,429	5,929	10,000	4,965	110,693	871,110	359,218	
Transfers from Operating	-	-	-	-	-	10,000	-	-	-	-	10,000	500,667	
Transfers from/to other fund:	-	-	-	50,000	-	-	-	-	-	(20,000)	30,000	(11,675)	
Fund Balances, ending	\$ 484,000	\$ 2,145	\$ 400	\$ 47,371	\$ 9,731	\$ 258,056	\$ 4,859	\$ 10,567	\$ 5,140	\$ 93,146	\$ 915,415	\$ 871,110	

Capital Mental Health Association

Schedule of Operating Fund, Satellite Apartments

Schedule 6

Year Ended March 31, 2011

BCHMC Project No.	BCHMC Subsidies	Residents Contributions	Rent Expense	Administrative Fees	Audit Fees and Other	Net Revenue (Expenditure)
13002	\$ 5,412	\$ 3,576	\$ 8,564	\$ 285	\$ 91	\$ 48
13003	4,620	3,570	8,280	285	91	(466)
13004	4,620	3,576	8,564	285	91	(744)
13007	4,260	3,777	8,232	285	91	(571)
13008	20,684	14,430	37,117	1,135	352	(3,490)
13009	23,832	21,872	49,470	1,700	529	(5,995)
13010	21,624	21,353	43,652	1,420	442	(2,537)
13011	19,106	14,666	33,714	1,285	329	(1,556)
13012	115,846	87,449	194,399	3,960	-	4,936
13014	93,505	76,162	166,595	3,600	-	(528)
13015	49,509	33,856	80,478	1,800	-	1,087
13016	17,760	15,656	32,984	720	-	(288)
13095	43,185	28,640	70,591	1,440	-	(206)
Total	\$ 423,965	\$ 328,583	\$ 742,640	\$ 18,200	\$ 2,016	\$ (10,310)