



STAFF REPORT

Board Meeting

MEETING DATE: March 2, 2023
REPORT: B.3.2 Annual Financial Report
AUTHOR: Jennifer Bisley, Executive Director

A. Recommendation

THAT The Blue Mountains Attainable Housing Corporation receive Item B.3.2 Annual Financial Report for information.

AND THAT The Blue Mountains Attainable Housing Corporation approves the Balance Sheet Report as of December 31, 2022, and Profit and Loss Report from January 1 to December 31, 2022, for audit purposes.

B. Background

The Board is responsible for overseeing the Entity's financial reporting process.

Management is responsible for the preparation and fair presentation of annual financial statements in accordance with Canadian public sector accounting standards 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.

KPMG was reappointed as auditor at the November 10, 2022, Annual Meeting. KPMG will also assist in the preparation of final financial statements including formatting and account grouping changes.

The Q4 Financial Report before yearend adjustments was presented and received for information at the February 2, 2023 Board meeting ([B.3.2 Quarterly Financial Report, February 2, 2023](#)).

C. Analysis

Attached are the Balance Sheet Report as of December 31, 2022, and the Profit and Loss Report from January 1 to December 31, 2022, for approval for submission to KPMG for audit purposes.

An updated Financial Report after yearend adjustments is attached for information purposes.

D. Financial Impact

None

Attachments: Balance Sheet Report as of December 31, 2022
Profit and Loss Report, January 1 to December 31, 2022
Financial Report after yearend adjustments, January 1-December 31, 2022

The Blue Mountains Attainable Housing Corporation

Balance Sheet

As of December 31, 2022

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	\$44,161.54
Accounts Receivable (A/R)	\$2,000.79
10700 Prepaid Expenses & Deposits	3,125.88
Total Current Assets	\$49,288.21
Non-current Assets	
Property, plant and equipment	
17002 8-000-0000-14000 Work In Progress - Gateway Project	423,955.14
17004 Work in Progress - Napier Street	7,385.39
Total Property, plant and equipment	\$431,340.53
10300 Trade Receivable	33,000.00
Total Non Current Assets	\$464,340.53
Total Assets	\$513,628.74
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	\$28,079.20
11700 HST rec	-26,467.42
20200 Payroll Liabilities	3,132.50
Last Months Rent Napier St.	1,475.00
Total Current Liabilities	\$6,219.28
Non-current Liabilities	
20500 Due to Town	
CW24 8-810-8008-21000 AP TBM down payment loan program	33,000.00
CW30 Promissory Note TBM	559,497.84
Total 20500 Due to Town	592,497.84
20700 Deferred Capital Contributions	183,705.33
Accrued Liabilities	
Accounting	1,000.00
CW26 Auditing	7,300.00
Gateway Project	104,335.00
Total Accrued Liabilities	112,635.00
Deferred Income	14,857.07
Total Non-current Liabilities	\$903,695.24
Total Liabilities	\$909,914.52
Equity	
CW31 8-000-0000-34000 Opening Balance Equity	170,040.66
Retained Earnings	-348,899.82
Profit for the year	-217,426.62
Total Equity	\$ -396,285.78
Total Liabilities and Equity	\$513,628.74

The Blue Mountains Attainable Housing Corporation

Profit and Loss

January - December 2022

	TOTAL
INCOME	
40500 Interest Income	1,568.29
Napier St. Rental Income	13,275.00
Total Income	\$14,843.29
GROSS PROFIT	
	\$14,843.29
EXPENSES	
60500 Human Resources and Office	179,736.06
61400 Marketing	5,051.13
62520 Interest & Bank charges	13,084.67
915070 Professional fees	21,954.00
Napier Rental Expenses	11,989.59
Amortization Expense - Napier St.	1,692.48
Total Expenses	\$233,507.93
OTHER INCOME	\$1,238.02
PROFIT	\$ -217,426.62

The Blue Mountains Attainable Housing Corporation
Financial Report, January 1 - December 31, 2022 (after yearend adjustments)

	Budget 2022	Before Adj 2022	After Adj 2022	As % of Budget	Notes -Yearend adjustments
Operating Revenues					
Rental Revenue	\$ 13,275	\$ 13,275	\$ 13,275	100%	
Operating Grants	\$ -	\$ -	\$ -	-	
Investment and Interest Income and Other		\$ 2,806	\$ 2,806	-	
Total Operating Revenues	\$ 13,275	\$ 16,081	\$ 16,081	121%	
Total Rental Expenses	\$ 14,200	\$ 14,469	\$ 11,990	84%	Chargebacks and HST adj
Amortization Expense - Napier			\$ 1,692		Amortization of Napier St. costs
Administration Expenses					
Human Resources and Office	\$ 235,600	\$ 182,204	\$ 179,736	76%	Reallocation of costs to B/S accounts
Marketing	\$ 3,300	\$ 5,051	\$ 5,051	153%	
Interest and Service Charges	\$ 15,000	\$ 13,085	\$ 13,085	87%	
Professional Fees	\$ 25,300	\$ 21,954	\$ 21,954	87%	
Grants	\$ -				
Total Administration Expenses	\$ 279,200	\$ 222,294	\$ 219,826	79%	
Annual Operating Deficit	-\$ 280,125	-\$ 220,681	-\$ 217,427	78%	
Purchase of tangible capital assets					
Napier Street	\$ -		\$ 165		HST Adjustment due to PSB
Gateway Project - Soft Costs	-\$ 561,667	-\$ 64,734	-\$ 170,465	30%	Accrual of Consultant Fees
Gateway Project - Hard Costs	\$ 3,150,000	\$ -	\$ -		
Total Purchase of Tangible Capital Assets	-\$ 3,711,667	-\$ 64,734	-\$ 170,301	5%	
Change in Prepaid/AP/AR		-\$ 27,778	\$ 44,458		
Change in net financial assets (debt)	-\$ 3,991,792	-\$ 313,194	-\$ 343,269	9%	
Non-cash adjustments	\$ 79,961	\$ 12,785	\$ 12,785		
Total funding required	\$ 3,911,831	\$ 300,409	\$ 330,484	8%	
Funding sources					
Opening Cash Balance	\$ 22,010	\$ 64,818	\$ 64,818		
Town: Operating Loan Draw 1	\$ 170,000	\$ 170,000	\$ 170,000	100%	
Town: Operating Loan Draw 2	\$ 360,000	\$ 100,000	\$ 100,000	28%	
Town: Building Permit/Application fees	\$ 33,920	\$ -			
Town: Development Fee Contribution					
Town (+County) Land Contribution	\$ 3,150,000	\$ -		0%	
County: Development Fee Contribution					
FCM Grant	\$ 76,312	\$ -	\$ 30,075	39%	
CMHC SEED Grant	\$ 23,000	\$ 9,753	\$ 9,753	42%	
CMHC SEED Loan	\$ 99,000	\$ -		0%	
CMHC Co-Investment Grant/Loan (Construction/Takeout)					
Other					
Total Funding Sources	\$ 3,934,242	\$ 344,571	\$ 374,646	10%	
Cash Balance		\$ 44,162	\$ 44,162		