FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

17th floor, 1030 West Georgia St., Vancouver, BC, Canada V6E 2Y3

Tel: 604. 714. 3600 **Fax:** 604. 714. 3669 **Web:** manningelliott.com

INDEPENDENT AUDITORS' REPORT

To the Members of First United Church Community Ministry Society

Report on the Audit of the Financial Statements

Qualified Opinion

We have audited the financial statements of First United Church Community Ministry Society (the "Society"), which comprise the statement of financial position as at September 30, 2025, and the statements of changes in net assets, operations and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at September 30, 2025, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many charitable organizations, the Society derives revenue from donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of donation revenue was limited to the amounts recorded in the records of the Society and we were unable to determine whether any adjustments might be necessary to donation revenue, excess of revenue over expenses and cash flows from operations for the years ended September 30, 2025 and September 30, 2024, total assets as at September 30, 2025 and September 30, 2024, and net assets at both the beginning and end of the September 30, 2025 and September 30, 2024 years. Our audit opinion on the financial statements for the year ended September 30, 2024 also contained a qualification because of the possible effects of this limitation in scope.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Society in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

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

Management is responsible for the preparation and fair presentation of the 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.

In preparing the financial statements, management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

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INDEPENDENT AUDITORS' REPORT

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Society's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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INDEPENDENT AUDITORS' REPORT

Report on Other Legal and Regulatory Requirements

As required by the British Columbia Societies Act, we report that, in our opinion, the accounting policies applied in preparing and presenting the financial statements in accordance with Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding year.

Manning Elliott LLP

Chartered Professional Accountants

Vancouver, British Columbia

March 04, 2026

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY

STATEMENT OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2025

	Operating	Redevelopment	Internally restricted	**2025**	2024
ASSETS					
CURRENT					
Cash and cash equivalents	$ 435,169	$ 437,863	$ -	**$ 873,032**	$ 1,476,854
Term deposits *(Note 3)*	420,000	10,310	-	**430,310**	410,000
Investments *(Notes 4, 13)*	-	-	1,138,734	**1,138,734**	1,213,919
Accounts receivable *(Note 5)*	415,543	105,913	-	**521,456**	162,363
Prepaid expenses	53,726	20,534	-	**74,260**	71,954
	1,324,438	574,620	1,138,734	**3,037,792**	3,335,090
CAPITAL ASSETS *(Note 6)*	3,000,000	761,974	-	**3,761,974**	4,064,077
DEVELOPMENT COSTS *(Note 7)*	-	66,994,205	-	**66,994,205**	32,754,522
	$ 4,324,438	$ 68,330,799	$ 1,138,734	**$ 73,793,971**	$ 40,153,689

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY
STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2025

	Operating	Redevelopment	Internally restricted	**2025**	2024
LIABILITIES					
CURRENT					
Accounts payable and accrued liabilities	$ 365,796	$ 2,934,938	$ -	**$ 3,300,734**	$ 3,090,364
Government remittances payable	43,328	-	-	**43,328**	38,698
Deferred revenue *(Note 8)*	343,704	-	-	**343,704**	318,151
	752,828	2,934,938	-	**3,687,766**	3,447,213
LONG-TERM DEBT *(Note 9)*	-	28,711,649	-	**28,711,649**	-
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS *(Note 10)*	-	536,422	-	**536,422**	715,229
DEFERRED CONTRIBUTIONS RELATED TO DEVELOPMENT COSTS *(Note 11)*	-	32,484,127	-	**32,484,127**	30,175,519
HOLDBACK PAYABLE	-	3,663,663	-	**3,663,663**	1,369,237
	752,828	68,330,799	-	**69,083,627**	35,707,198
NET ASSETS	3,571,610	-	1,138,734	**4,710,344**	4,446,491
	$ 4,324,438	$ 68,330,799	$ 1,138,734	**$ 73,793,971**	$ 40,153,689

ECONOMIC DEPENDENCE *(Note 2)*

OPERATING LEASE COMMITMENTS *(Note 14)*

ON BEHALF OF THE BOARD

Signed by:
Dr. Heather F. Clarke _Director_
C87656ABBDA464...

Signed by:
Lauren Payne _Director_
CC47462FD2EB42A...

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY
STATEMENT OF CHANGES IN NET ASSETS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Operating	Redevelopment	Internally restricted	**2025 Balance**
NET ASSETS - BEGINNING OF YEAR	$ 3,386,343	$ -	$ 1,060,148	**$ 4,446,491**
Excess of revenue over expenses	263,853	-	-	**263,853**
Interfund transfers *(Note 17)*	(78,586)	-	78,586	**-**
NET ASSETS - END OF YEAR	$ 3,571,610	$ -	$ 1,138,734	**$ 4,710,344**

	Operating	Redevelopment	Internally restricted	2024 Balance
NET ASSETS - BEGINNING OF YEAR	$ 3,280,423	$ -	$ 914,276	$ 4,194,699
Excess of revenue over expenses	55,920	-	195,872	251,792
Interfund transfers *(Note 17)*	50,000	-	(50,000)	-
NET ASSETS - END OF YEAR	$ 3,386,343	$ -	$ 1,060,148	$ 4,446,491

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY

STATEMENT OF OPERATIONS

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Operating	Redevelopment	Internally restricted	**2025**	2024
REVENUE					
BC Housing Management Commission *(Schedule)*	$ 2,758,374	$ -	$ -	**$ 2,758,374**	$ 2,393,125
Donations *(Note 12)*	1,864,337	7,217	-	**1,871,554**	1,560,149
Grants and Government funding	805,001	230,000	-	**1,035,001**	1,381,839
Amortization of deferred contributions related to development costs *(Note 11)*	-	978,958	-	**978,958**	556,794
Amortization of deferred contributions related to capital assets *(Note 10)*	-	178,807	-	**178,807**	476,820
Sponsorships and fees	99,786	-	-	**99,786**	96,145
Bequest funds received	65,000	-	-	**65,000**	57,996
Sundry income	48,951	-	-	**48,951**	47,992
Special projects	7,765	-	-	**7,765**	10,018
	5,649,214	1,394,982	-	**7,044,196**	6,580,878

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY

STATEMENT OF OPERATIONS *(continued)*

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Operating	Redevelopment	Internally restricted	**2025**	2024
EXPENSES					
Salaries and benefits *(Notes 15, 16)*	4,349,318	468,984	-	**4,818,302**	4,647,906
Rent	19,947	415,157	-	**435,104**	437,707
Office	307,733	36,703	-	**344,436**	295,501
General and program *(Note 12)*	329,348	-	-	**329,348**	315,937
Fundraising	131,138	197,998	-	**329,136**	299,337
Amortization of capital assets	-	302,103	-	**302,103**	610,826
Repairs and maintenance - buildings	113,742	-	-	**113,742**	94,444
Property taxes	95,203	-	-	**95,203**	101,597
Professional fees	47,740	15,058	-	**62,798**	72,846
Utilities	49,929	9,318	-	**59,247**	62,151
Telephone	24,900	8,206	-	**33,106**	31,758
Insurance	27,660	4,320	-	**31,980**	29,544
Vehicle	11,519	17,933	-	**29,452**	28,597
Legal	22,470	-	-	**22,470**	18,114
Special projects	7,765	-	-	**7,765**	10,018
	5,538,412	1,475,780	-	**7,014,192**	7,056,283
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FROM OPERATIONS	110,802	(80,798)	-	**30,004**	(475,405)
OTHER INCOME (EXPENSES)					
Gain (loss) on sale of investments	70,167	(224)	-	**69,943**	36,453
Investment income	23,995	81,022	-	**105,017**	531,891
Unrealized gain on investments	65,484	-	-	**65,484**	165,090
Investment management fees	(6,595)	-	-	**(6,595)**	(6,237)
	153,051	80,798	-	**233,849**	727,197
EXCESS OF REVENUE OVER EXPENSES FOR THE YEAR	$ 263,853	$ -	$ -	**$ 263,853**	$ 251,792

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	2025	2024
OPERATING ACTIVITIES		
Excess of revenue over expenses for the year	**$ 263,853**	$ 251,792
Items not affecting cash:		
Amortization of capital assets	**302,103**	610,826
Amortization of deferred contributions related to capital assets	**(178,807)**	(476,820)
Amortization of deferred contributions related to development costs	**(978,958)**	(556,794)
Unrealized gain on investments	**(65,484)**	(165,090)
Gain on sale of investments	**(69,943)**	(36,453)
	(727,236)	(372,539)
Changes in non-cash working capital:		
Accounts receivable	**(359,093)**	211,411
Prepaid expenses	**(2,306)**	29,162
Accounts payable and accrued liabilities	**210,370**	1,322,975
Government remittances payable	**4,630**	1,981
Deferred revenue	**25,553**	129,273
Holdback payable	**2,294,426**	987,031
	2,173,580	2,681,833
	1,446,344	2,309,294
INVESTING ACTIVITIES		
(Purchase) redemption of term deposits	**(20,310)**	11,090,000
Proceeds from sale of investments	**354,828**	401,477
Purchase of investments	**(144,216)**	(499,577)
Purchase of capital assets	**-**	(12,466)
Development costs incurred	**(34,239,683)**	(23,325,811)
	(34,049,381)	(12,346,377)
FINANCING ACTIVITIES		
Proceeds from long-term debt	**28,711,649**	-
Deferred contributions related to development costs received	**3,287,566**	9,392,716
	31,999,215	9,392,716
DECREASE IN CASH FLOW	**(603,822)**	(644,367)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	**1,476,854**	2,121,221
CASH AND CASH EQUIVALENTS - END OF YEAR	**$ 873,032**	$ 1,476,854

PURPOSE OF THE SOCIETY

First United Church Community Ministry Society (the "Society") is incorporated under the British Columbia Societies Act. The Society's activities consist of work related to the ministry of social justice, hospitality and pastoral care in the Downtown Eastside of Vancouver. The Society is a registered charity under the Income Tax Act (Canada) and as such is exempt from income taxes.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") under Part III of the CPA Canada Handbook - Accounting.

These financial statements have, in management's opinion been prepared within reasonable limits of materiality using the significant accounting policies noted below:

(a) Fund accounting

The accounts of the Society are maintained in accordance with the principles of fund accounting following the deferral method of accounting for contributions. These funds are held in accordance with the objectives specified by the funders, donors or in accordance with directives issued by the Board of Directors ("the Board").

The Society presents its financial statements using the following funds:

i) Operating Fund

The Operating Fund is for the Society's operating activities.

ii) Redevelopment Fund

The Redevelopment Fund is externally restricted and to be used for the redevelopment of the Society's property.

iii) Internally Restricted Fund

The Internally Restricted Fund is to be used for specific purposes determined by the Board.

(b) Cash and cash equivalents

Cash includes cash on hand and balances held with banks.

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

(c) Financial instruments

i) Measurement

The Society's financial instruments consist of cash and cash equivalents, term deposits, investments, accounts receivable, accounts payable, long-term debt and holdback payable. The Society initially measures all of its financial assets and liabilities at fair value. The Society subsequently measures all of its financial assets and liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value of equity instruments carried at fair value are recognized in the statement of operations in the period incurred.

ii) Impairment

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of any write-down that is determined is recognized in the statement of operations. A previously recognized impairment loss may be reversed to the extent of any improvement, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in the statement of operations in the period in which it is determined.

iii) Transaction costs

Transaction costs are recognized in the statement of operations in the period incurred, except for financial instruments that will be subsequently measured at amortized cost. Transaction costs associated with the financial instruments measured at amortized cost are capitalized and are included in the acquisition cost or deducted against proceeds on disposal.

(d) Use of estimates

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions about future events that affect the reported amounts of assets, liabilities, revenue and expenses as at the end of, or during, the reporting period. Management believes that the estimates used are reasonable and prudent, however, actual results could differ from those estimates. Significant areas requiring the use of management estimates relate to the valuation of accounts receivable, the determination of the useful lives of capital assets used for calculating amortization, measurement of deferred revenue, deferred contributions related to capital assets and deferred contributions related to development costs and the amounts recorded as accrued liabilities.

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

(e) Capital assets and development costs

Capital assets are stated at cost less accumulated amortization and amortized over their estimated useful lives on the straight line basis as follows:

Furniture and equipment	10 years
Leasehold improvements	term of the lease
Computer equipment	5 years
Automobiles	2 to 10 years

The Society's policy is to record a write-down to a capital asset's fair value or replacement cost when conditions indicate that a capital asset is impaired. Such conditions include when the capital asset no longer contributes to the Society's ability to provide goods and services or when the value of future economic benefits or service potential associated with the capital asset is less than its net carrying amount. Write-downs are recognized as an expense in the statement of operations and are not reversed.

The Society continues to incur development costs for the re-development of the building. No amortization will be recorded on the building until the building is substantially put into use.

(f) Revenue recognition

The Society follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Investment income, including realized and unrealized capital gains, is recognized in the period the investment income is earned.

Deferred revenue represents operating funding received in the current period that is designated for a subsequent period.

Deferred contributions related to capital assets represent contributions that are restricted for the purchase of capital assets. These contributions are amortized and recognized as revenue on the same basis as the amortization expense related to the acquired capital assets.

Deferred contributions related to development costs represent contributions that are restricted for the future re-development of the building. These contributions are recognized on the same basis as the related development costs and are not amortized at this time, unless the costs relate to expenditures expensed during the year.

(g) Contributed services and materials

The Society benefits from contributed services in the form of volunteer time and contributed materials. Contributed services are not recognized in the financial statements. Contributed materials are recorded at their fair value only when a realizable value of the related benefit can be reasonably estimated and the materials are used in the normal course of operations and would otherwise have been purchased.

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

(h) Employee future benefits

Eligible employees of the Society participate in a defined benefit plan administered by the United Church of Canada as disclosed in Note 15. Pension benefits are expensed during the period that the contributions are made. Although the benefits have been earned under defined benefit plans, because they are multi-employer plans, sufficient information to follow the accounting standards on defined benefit plans is not available. Accordingly, the Society accounts for its employees' pension benefits by following accounting standards for defined contribution plans whereby the costs for the period are recognized as an expense.

2. FINANCIAL INSTRUMENTS RISKS

The Society's financial instruments are described in Note 1(c). In management's opinion, the Society is not exposed to significant credit, liquidity, market, currency, interest rate or other price risks arising from these financial instruments, except as described below. In addition, there has been no significant change in risk exposure from the prior year.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Society's main credit risk relates to its accounts receivable. The Society maintains, if deemed necessary, a provision for potential credit losses, and any such losses to date have been within management’s expectations. Based on the nature of the Society's accounts receivable, management has determined the Society's credit risk to be minimal and will continue to monitor receivables to mitigate any potential credit risk. As at September 30, 2025 and 2024, an allowance for doubtful accounts was not considered necessary by management.

Liquidity risk

Liquidity risk is the risk that the Society will encounter difficulty in meeting obligations associated with liabilities. The Society is exposed to this risk mainly in respect of its accounts payable, long-term debt and holdback payable. The Society's objective is to have sufficient financial liquidity to meet its financial obligations as they become due. The Society’s ability to meet obligations depends on the receipt of government funding and the generosity of its donors. The Society controls liquidity risk by working closely with funders to manage its working capital and cash flows.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk.

Currency risk

Currency risk is the risk to the Society's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Society is not exposed to significant currency risk, as all operations and financial instruments are conducted and denominated in Canadian dollars.

2. FINANCIAL INSTRUMENTS RISKS *(continued)*

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in interest rates. The primary financial risk to the Society lies in the exposure of its investment income stream to the effects of fluctuations in market interest rates and its long-term debt, which bears interest at a variable rate as disclosed in Note 9. In seeking to minimize the risks from interest rate fluctuations, the Society manages exposure by maintaining a diversified portfolio actively managed by an investment advisor. As at September 30, 2025, management has not fixed the rate of interest on its long-term debt, however, continues to monitor interest rate fluctuations.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Society is exposed to other price risk through its investments. The Society mitigates this risk by maintaining a diversified portfolio actively managed by an investment advisor and by regularly reviewing its investment structure and strategy.

Concentration of risk and economic dependence

The Society is economically dependent on British Columbia Housing Management Commission ("BCHMC") for its shelter operating funding. In 2025, BCHMC funding comprised 47% of operating revenue (2024 - 45%).

3. TERM DEPOSITS

Term deposits consist of investments in guaranteed investment certificates with maturity dates of June 1, 2026 and September 9, 2026 and interest rates of 2.70% and 2.35% respectively (2024 - 3.10% to 4.95%).

4. INVESTMENTS

Investments within the Operating Fund include mutual funds managed through RBC Direct Investing. Investments are measured at fair value, in accordance with the policy as described in Note 1(c). The investments have a cost base of $Nil (2024 - $153,771).

Internally restricted investments consist of a large diversified long-term fund invested through the Pacific Mountain Region (PMR) of the United Church of Canada by Connor Clark & Lunn (see Note 13). The investments have a cost base of $1,084,103 (2024 - $959,082).

5. ACCOUNTS RECEIVABLE

	2025	2024
Accounts receivable	**$ 396,574**	$ 57,500
Goods and services tax recoverable	**109,268**	93,319
Other receivables	**10,287**	3,441
Interest receivable	**5,327**	8,103
	$ 521,456	$ 162,363

6. CAPITAL ASSETS

	Cost	Accumulated amortization	**2025 Net book value**	2024 Net book value
Land	$ 3,000,000	$ -	**$ 3,000,000**	$ 3,000,000
Furniture and equipment	202,664	92,545	**110,119**	131,533
Leasehold improvements	2,328,406	1,761,633	**566,773**	815,672
Computer equipment	12,747	11,473	**1,274**	3,824
Automobiles	206,349	122,541	**83,808**	113,048
	$ 5,750,166	$ 1,988,192	**$ 3,761,974**	$ 4,064,077

7. DEVELOPMENT COSTS

The Society is redeveloping its property and has incurred development costs as follows:

	2025	2024
Balance at beginning of year	**$ 32,754,522**	$ 9,428,711
Development costs incurred during the year	**34,239,683**	23,325,811
	$ 66,994,205	$ 32,754,522

8. DEFERRED REVENUE

Deferred revenue represents funds received in advance for the purpose of delivering specific programs or special projects, the costs for which have not yet been incurred. The amounts will be recognized as revenue on the statement of operations within BC Housing Management Commission, Donations and Grants and Government funding in subsequent years when the expenses are incurred.

	2025	2024
Balance at beginning of year	**$ 318,151**	$ 188,878
Contributions received during the year	**479,163**	312,661
Contributions recognized as revenue during the year	**(453,610)**	(183,388)
	$ 343,704	$ 318,151

8. DEFERRED REVENUE (continued)

Deferred revenue is comprised of the following:

	2025	2024
BC Housing Management Commission - Shelter funding	$ 194,364	$ 194,364
Other donations	77,500	-
The Law Foundation	57,916	-
Street to Home Foundation	13,924	21,689
BC Housing Management Commission - IT infrastructure	-	102,098
	$ 343,704	$ 318,151

9. LONG-TERM DEBT

	2025	2024
BC Housing Management Commission construction loan as described below	$ 28,711,649	$ -

The BC Housing Management Commission ("BCHMC") construction loan is authorized up to $48,642,818, of which $28,711,649 (2024 - $Nil) has been advanced. Upon completion of the redevelopment construction, the principal and interest will be repaid in such amounts and manner as to be directed by BCHMC, at the BCHMC variable rate which is equal to the interest charged by the Ministry of Finance of the Government of Canada plus a spread of up to 0.5625% to a maximum of the RBC Prime Rate plus 1.00%. The loan is secured against a registered first priority mortgage on the property located at 438 Gore Avenue and 320 East Hastings Street, Vancouver, as well as a first priority assignment of rents, all present and after-acquired personal property and a general assignment agreement between the Society and BCHMC.

10. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS

Deferred contributions related to capital assets, represent restricted contributions that have been spent to purchase capital assets. These contributions are amortized at the same rate as the capital assets.

	2025	2024
Balance at beginning of year	$ 715,229	$ 1,192,049
Contributions recognized as revenue during the year	(178,807)	(476,820)
	$ 536,422	$ 715,229

11. DEFERRED CONTRIBUTIONS RELATED TO DEVELOPMENT COSTS

Deferred contributions related to development costs represent funds received in advance for the future development of its property and certain related expenditures.

	2025	2024
Balance at beginning of year	$ 30,175,519	$ 21,339,597
Contributions received during the year	3,287,566	9,392,716
Contributions recognized as revenue during the year	(978,958)	(556,794)
	$ 32,484,127	$ 30,175,519

12. DONATIONS IN-KIND

In addition to monetary donations, the Society receives donations in-kind. During the year, the Society received donations of food and supplies in the amount of $48,602 (2024 - $50,062). These amounts have been recorded as donation revenue and a corresponding expense has been included in general and program expense.

During the year, the Society received equity shares traded on a public stock exchange. The shares were recorded at fair market value as at the date they were contributed and sold shortly after. Total revenue of $121,786 (2024 - $83,041) from these donations in-kind was included in donation revenue in the statement of operations. Additional shares totaling $22,430 (2024 - $318,884) were received for the Redevelopment Fund and have been recorded as deferred contributions related to development costs on the statement of financial position.

13. INTERNALLY RESTRICTED FUNDS

Internally restricted funds are to be used for specific purposes determined by the Board of Directors and the capital would only be used for general operations on a temporary basis or in extraordinary circumstances. Income earned on the original donations is used to fund charitable program expenses, unless otherwise approved by the Board of Directors.

	2025	2024
Chalmers fund	$ 937,781	$ 873,062
Brownridge fund	124,685	116,081
Mountain View fund	76,268	71,005
	$ 1,138,734	$ 1,060,148

14. OPERATING LEASE COMMITMENTS

The Society has entered into agreements for the lease of equipment and properties due to the relocation for the redevelopment expiring at varying dates through March 2029. Minimum lease payments under these agreements during the next four fiscal years are anticipated to be as follows:

2026	$ 341,233
2027	183,704
2028	177,725
2029	88,236
	$ 790,898

15. PENSION PLAN

Retirement benefits for employees of the Society are provided through the pension plan of The United Church of Canada (the "Plan"). The Plan is a multi-employer pension plan which provides pensions for members of the Ministry personal and lay employees of the Office of the General Council and any Regional Council or Pastoral Charge of the United Church of Canada. The Plan is a contributory defined benefit pension plan which is financed by contributions from participating employers and employees, and by the investment earnings of the Plan.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of Plan funding. The most recent valuation as at December 31, 2024, indicated an actuarial surplus of $278,000,000 for basic pension benefits. The next valuation will be as at December 31, 2027 with results available in 2028. The actuary does not attribute portions of the unfunded liability to individual employers.

The Society's expense for the year in respect of pension contributions for eligible employees to the defined benefit pension plan amounted to $150,807 (2024 - $141,042) and has been recorded as salaries and benefits expense in the statement of operations.

16. SALARIES AND EMPLOYEE BENEFITS

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

Included within salaries and benefits expense are fourteen employees (2024 - thirteen employees) that earned over $75,000 for a total of $1,354,495 (2023 - $1,257,181). During fiscal 2025, no persons under a contract (2024 - two persons under a contract) earned over $75,000, for a total of $Nil (2024 - $157,637). No directors were compensated in fiscal 2025 and 2024.

17. INTERFUND TRANSFERS

During the year, interfund transfers were made from the internally restricted fund to the operating fund to cover operating activities. The operating fund also transferred the gain on sale of investments, unrealized gain on investments and investment management fees to the internally restricted fund for amounts recognized on the investments. Transfers between the funds are typically made annually with approval of the board. The interfund transfers are recorded in the statement of changes in net assets.

18. COMPARATIVE FIGURES

Certain amounts from the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year financial statements. Such reclassification does not have any impact on the total assets, total net assets, or excess of revenue over expenses previously reported.

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY
SCHEDULE OF SHELTER OPERATIONS — SCHEDULE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	2025	2024
REVENUE		
BC Housing Management Commission - Operational Funding	$ 2,332,362	$ 2,276,810
BC Housing Management Commission - Prior Period Adjustments	343,778	116,315
BC Housing Management Commission - One-time Funding	82,234	-
	2,758,374	2,393,125
EXPENSES		
Salaries and benefits	1,964,233	1,891,671
General and program	172,796	166,726
Property taxes	95,510	101,597
Repairs and maintenance - buildings	91,932	70,145
Utilities	41,695	41,216
Professional fees	41,275	34,600
Office	41,222	36,429
Insurance	19,215	16,420
Legal fees	9,373	-
Telephone	5,924	5,898
	2,483,175	2,364,702
EXCESS OF REVENUE OVER EXPENSES FROM SHELTER OPERATIONS	$ 275,199	$ 28,423

manning elliott

17th floor, 1030 West Georgia St., Vancouver, BC, Canada V6E 2Y3

Tel: 604. 714. 3600 **Fax:** 604. 714. 3669 **Web:** manningelliott.com

March 4, 2026

First United Church Community Ministry Society
320 East Hastings St
Vancouver BC V6A 1P4

Dear members of the board of directors,

We recently expressed an audit opinion on the financial statements (the “Financial Statements”) of First United Church Community Ministry Society (the “Society”) for the period ended September 30, 2025. We have prepared the comments below to summarize our discussions with you and also to satisfy our professional obligations under Canadian Auditing Standards (“CAS”) 260 “Communication with Those Charged with Governance” of the Chartered Professional Accountants of Canada Handbook.

Evaluation of Internal Controls

In planning our audit, we performed a review and evaluation of the system of internal controls to assist in determining the level of reliance that may or should be placed on the system in assessing the nature and extent of audit procedures to be undertaken. We elected not to test the Society’s system of internal control and no reliance was placed on the operating effectiveness of internal controls. However, if during the course of the audit, certain significant deficiencies in internal control came to our attention, these will be discussed with management and reported to you.

Illegal Acts, Fraud, Intentional Misstatements and Errors

The objective of our audit is to express an opinion on the Financial Statements, and our audit conducted in accordance with Canadian Generally Accepted Auditing Standards may not detect all errors and fraud, illegal or possibly illegal acts, significant deficiencies in internal control or other irregularities. An audit cannot provide absolute assurance or guarantee that material misstatements in the Financial Statements will be detected because of factors such as the use of judgement, the inherent limitations of internal control, the use of testing, and the fact that much of the evidence is persuasive rather than conclusive in nature. An audit does not usually identify all important issues that may be of interest to or the responsibility of management and the board of directors.

During our audit we did not find any evidence of any actual or suspected fraud, illegal acts or intentional misstatements. The board of directors is required to advise us if they are aware of or suspect fraud, illegal acts or intentional misstatements. In addition, the board of directors is also to advise us how it exercises oversight with respect to management’s processes for identifying and responding to the risks of fraud and error in the Society and the internal controls that management has established to mitigate these risks.

Related Party Transactions

During our audit, we conduct various tests and procedures to identify transactions considered to involve related parties. Related parties exist when one party has the ability to exercise, directly or indirectly, control, joint control or significant influence over the other. Two or more parties are related when they are subject to common control, joint control or common significant influence. Related parties also include management, directors and their immediate family members and companies with which these individuals have an economic interest.

All related party transactions that were identified during the audit have been represented by management to have been disclosed in the notes to the Financial Statements, recorded in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO"), and have been reviewed with you. All gains and losses occurring as a result of transactions with related parties have been recorded in accordance with ASNPO. Management has advised that no other related party transactions have occurred that have not been disclosed to us. The board of directors is required to advise us if they are aware of or suspect any other related party transactions have occurred which have not been disclosed in the Financial Statements.

Significant Accounting Principles and Policies

The Society's Financial Statements are prepared by management using various accounting principles, which have been incorporated into the Society's accounting policies, and disclosed in the notes to the Financial Statements. Where accounting policies have changed from one period to the next, such change has been noted and the effect of these changes has been disclosed.

The adopted accounting policies are acceptable policies under ASNPO; however, alternative policies may also be acceptable under ASNPO. The Society and the board of directors have a responsibility to not adopt extreme or inappropriate interpretations of ASNPO that may have inappropriate or misleading results. Alternative policies, if adopted, may produce significant changes in the reported results of the operations, financial position and disclosures of the Society.

The board of directors has a responsibility to review the accounting policies adopted by the Society, and where alternative policies are available, make determinations as to the most appropriate policies to be adopted under the circumstances. If members of the board of directors are concerned that the adoption or change of an accounting policy may produce an inappropriate or misleading result in financial reporting or disclosure, this concern must be discussed with management and the auditors.

The Society's significant accounting policies, as determined by management, are set forth in Note 1 to the Financial Statements. These policies are consistent with those adopted by organizations of a similar nature and are reasonable based on our assessment.

Management Judgments and Accounting Estimates

The preparation of the Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities, disclosure of information related to going concern issues, and disclosure of information related to economic and financial dependency. We have reviewed the significant accounting estimates used by management to prepare the Financial Statements and the judgments made related to the disclosure of information.

Based on our audit procedures, we have concluded such estimates and judgments are reasonable in the context of the Financial Statements when taken as a whole.

Audit Adjustments and Uncorrected Misstatements

In the course of our audit, we have not identified any material uncorrected misstatements or significant uncorrected misstatements that, in aggregate, exceed materiality thresholds established for the audit, nor have we identified any significant uncorrected misstatements that would likely cause future Financial Statements to be materially misstated.

We have prepared a schedule, which we have previously provided to you, with regard to audit adjustments that we proposed and that management has accepted and recorded in the Financial Statements. In our judgment these adjustments, either individually or in the aggregate, have a significant effect on the Society's financial reporting process. An audit adjustment, whether or not recorded by the Society, is a proposed correction of the Financial Statements that, in the auditor's judgment, may not have been detected except through the auditing procedures performed. Matters underlying adjustments proposed by the auditor but not recorded by the Society could potentially cause future Financial Statements to be materially misstated.

Disagreements with Management

In the course of our audit, we did not have any significant disagreements with management, nor were we under any significant time pressures or poor working conditions. We are not aware of any cause for concern as to management's attitude, competence or credibility with respect to matters affecting the Financial Statements.

Going Concern

Based on our audit procedures, we are satisfied that management's use of the going concern assumption in the preparation and presentation of the Financial Statements is appropriate.

Consultation with Other Accountants

We are not aware of any consultations with other accountants or auditors regarding accounting or audit matters.

Laws and Regulations

We are not aware of any matters involving non-compliance with laws and regulations, other than when the matters were clearly inconsequential. Management and the board of directors have represented that the Society is compliant with all relevant laws and regulations that are recognized to have a direct effect on the determination of material amounts and disclosures in the Financial Statements, and that they are unaware of any instances of non-compliance with other laws and regulations that may have a material effect on the Financial Statements.

Independence Matters

CAS 260 provides that we may communicate with you regarding relationships between the Society and us that may reasonably be thought to bear on our independence.

In determining which relationships to report, these standards require us to consider rules and interpretations prescribed by the Organization of Chartered Professional Accountants of British Columbia and applicable legislation, covering such matters as:

- holding a financial interest, either directly or indirectly, in a client;
- holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- economic dependence on a client; and
- provision of services in addition to the audit engagement.

We are not aware of any relationships between the Society and ourselves that, in our professional judgement, may reasonably be thought to bear on our independence.

CAS 260 provides that we may confirm our independence to the board of directors in the context of the CPA Code of Professional Conduct of the Organization of Chartered Professional Accountants of British Columbia. Accordingly, we hereby confirm that we are independent with respect to the Society within the meaning of the CPA Code of Professional Conduct and also confirm that we have complied with the relevant ethical requirements of the Organization of Chartered Professional Accountants of British Columbia.

Use of Report

This report is intended solely for the use of the board of directors, management and others with your Society and should not be used for any other purpose.

Should any member of the board of directors wish to discuss or review any matter addressed in this letter or any other matters related to financial reporting, please do not hesitate to contact us at any time.

Yours truly,

MANNING ELLIOTT LLP
Chartered Professional Accountant

Manning Elliott LLP

First United Church Community Ministry Society

DocuSigned by:
Signature: Dr. Heather F. Clarke   Title: President & Chair of the Board
C877656ABBDA464...

Signed by:
Signature: Lauren Payne   Title: Treasurer
CC47462FD2EB42A...

FIRST UNITED CHURCH COMMUNITY MINISTRY SOCIETY

320 East Hastings St
Vancouver, BC V6A 1P4

March 4, 2026

Manning Elliott LLP
Accountants and Business Advisors
17th floor,1030 West Georgia St.
Vancouver, British Columbia V6E 2Y3

We are providing this letter in connection with your audit of the financial statements (the “Financial Statements”) of First United Church Community Ministry Society (the "Society") as of September 30, 2025 and for the year then ended for the purpose of expressing an opinion as to whether the Financial Statements present fairly, in all material respects, the financial position, results of operations, and cash flows of the Society in accordance with ASNPO. We confirm that we are responsible for the fair presentation of the Financial Statements in accordance with ASNPO. We have acknowledged that we are responsible for the implementation and operation of effective internal controls that are designed to prevent and detect fraud and error.

We understand that your audit was made in accordance with Canadian generally accepted audit standards and accordingly included such tests of the accounting records and such other auditing procedures as you considered necessary in the circumstances for the purpose of obtaining reasonable assurance that the Financial Statements are free from material misstatement. However, such an audit is based on selective tests. Because you do not perform a detailed examination of all transactions, there is a risk that material fraud, error, violation or possible violation of laws or regulation may exist, but not be detected. Based on our assessment, we believe the risk that the Financial Statements may be materially misstated as a result of fraud to be acceptably low.

Certain representations in this letter are described as being limited to matters that are material. Misstatements, including omissions, are considered material, if they, individually or in the aggregate, could reasonably be expected to influence the economic decisions of users taken on the basis of the Financial Statements. Materiality is a matter of professional judgement in the particular circumstances.

The purpose of this letter is to confirm information provided to you during your audit engagement. In this regard, we confirm, to the best of our knowledge and belief, the following representations.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated September 30, 2025, for the preparation of the Financial Statements in accordance with ASNPO; in particular, the Financial Statements are fairly presented in accordance therewith.

2. The Financial Statements present fairly, in all material respects, the financial position of the Society as at September 30, 2025, the results of its operations and its cash flows for the year then ended, in accordance with ASNPO.

3. The selection, application and disclosure of accounting policies, principles and practices are appropriate and have been properly recorded or disclosed in the Financial Statements. Changes in accounting policies, principles and practices during the year have also been appropriately recorded and disclosed.

4. We have reviewed and approved all of the journal entries, account coding, classification of transactions, presentation and disclosure notes in the Financial Statements that you proposed.

Correction of Misstatements

5. There are no material transactions that have not been properly recorded in the accounting records underlying the Financial Statements.

   All omissions from and misstatements in the Financial Statements which were identified and discussed with us have been corrected except as otherwise approved as noted above.

Comparative information

6. There have been no significant accounting, financial reporting, or other matters that have arisen which require a restatement of the prior year’s comparative figures presented in the Financial Statements.

7. There are no changes in the representations previously made by us to you regarding the prior year’s comparative figures presented in the Financial Statements.

Completeness of Information

8. We have responded fully to all inquiries made to us and have made available to you all:
   - access to all information of which we are aware that is relevant to the preparation of the Financial Statements, such records, documentation and other matters;
   - additional information that you have requested from us for the purpose of the audit;
   - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence; and
   - all minutes of the meetings of directors; and resolutions of the directors.

9. All transactions have been recorded in the accounting records and are reflected in the Financial Statements.

10. The minute books of the Society are a complete record of all meetings and all resolutions of directors throughout the period and to the present date.

11. We are not aware of any instances of actual or probable non-compliance with or deficiencies in financial reporting practices relative to the requirements of regulatory authorities affecting the Society.

12. We are aware of the environmental laws and regulations that impact our Society and we are in compliance with them. There are no known environmental liabilities that have not been accrued for or disclosed in the Financial Statements.

13. All liabilities or contingencies related to environmental matters affecting the Society have been recognized, measured and disclosed, as appropriate, in the Financial Statements.

14. All commitments related to environmental matters affecting the Society have been measured and disclosed, as appropriate, in the Financial Statements.

15. The Society has considered the effect of environmental matters and the carrying value of the relevant assets is recognized, measured and disclosed, as appropriate, in the Financial Statements.

16. The Society has complied with all aspects of contractual agreements and covenants that would have a material effect on the Financial Statements in the event of non-compliance.

17. Adequate insurance is in force to protect the interests of the Society.

18. We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing Financial Statements.

Related Parties

19. All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of ASNPO.

20. We have disclosed to you the identity of the Society’s related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

21. We have disclosed to you the results of our assessment of the risk that the Financial Statements may be materially misstated as a result of fraud.

22. We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the Society and involves:
    - management;
    - employees who have significant roles in internal control; or
    - others where the fraud could have a material effect on the Financial Statements.

23. We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's Financial Statements communicated by employees, former employees, analysts, regulators or others.

24. There have been no:
    - cases of fraud or irregularities involving management or employees who have significant roles in internal control, whether or not they are perceived to have a material effect on the Financial Statements;
    - cases of fraud involving others that could have a material effect on the Financial Statements;
    - cases of suspected fraud or allegations of fraud communicated by employees, former employees or others which we have not disclosed to you;
    - violations or possible violations of laws or regulations (including the failure to file reports required by regulatory bodies) whose effects should be considered for disclosure in the Financial Statements or as a basis for recording a loss contingency, which we have not disclosed to you; and
    - legal actions or possible claims which have not been provided for or disclosed in the Financial Statements.

25. We acknowledge that:
    - we have responsibility for the implementation and operation of effective internal controls that are designed to prevent fraud and error;
    - the effects of those uncorrected Financial Statements misstatements aggregated on the attached summary are immaterial, both individually and in the aggregate, to the Financial Statements taken as a whole; and
    - we have disclosed to you the results of our assessment of the risk that the Financial Statements may be materially misstated as a result of fraud.

Recognition, Measurement and Disclosure

26. We are aware of no events or conditions that may cast significant doubt on the Society's ability to continue as a going concern.

27. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, and equity of the Society.

28. We acknowledge our responsibility for determining the accounting estimates required for the preparation of the financial statements in accordance with Canadian accounting standards for private enterprises. Those estimates reflect our judgment based on our knowledge and experience of past and current events, and on our assumptions about conditions we expect to exist and courses of action we expect to take. We confirm the methods, the data and the significant assumptions used in making accounting estimates (including (list relevant estimates) i.e. allowance for doubtful accounts, write-down of inventory, impairment of property plant and equipment) and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of Canadian accounting standards for private enterprises.

29. All events subsequent to the date of the Financial Statements and for which ASNPO require adjustment or disclosure have been adjusted or disclosed.

30. The following have been properly recorded or disclosed in the Financial Statements, as applicable:
    - share repurchase options or agreements or securities reserved for options, warrants, conversions, or other requirements;

- guarantees whether written or oral, under which the Society is contingently liable;
- liabilities of the Society, including contingent liabilities;
- financial instruments which may result in exposure to interest rate risk, credit risk, or foreign exchange risk;
- actual or anticipated losses on the fulfillment or inability to fulfill commitments or other obligations;
- gain or loss contingencies (e.g., potential or pending claims, lawsuits (whether or not discussed with a lawyer), labour claims or negotiations and anticipated tax assessments);
- major commitments such as lease obligations, debt obligations, obligations to acquire or dispose of assets, deferred compensation arrangements, bonuses, employee future benefits, profit-sharing plans, stock based compensation arrangements, obligations to purchase or sell all of or a portion of a business, and commitments to issue, redeem or modify debt or equity instruments;
- measurement uncertainties, including all estimates where it is reasonably possible that the estimate will change in the near term;
- contingent assets (such as legal claims relating to potential recoveries or unfulfilled contacts whose values depends on satisfying conditions regarded as uncertain);
- plans or intentions that may affect the carrying value or classification of assets and liabilities;
- liabilities, both actual and contingent;
- title to, or control over, assets, the liens or encumbrances on assets, and assets pledged as collateral; and
- aspects of laws, regulations and contractual agreements that may affect the Financial Statements, including non-compliance.

31. We have communicated to you all deficiencies in internal control of which management is aware.

32. We have disclosed to you all significant customers and suppliers of the Society who individually represent a significant volume of transactions with our Society. We are of the opinion that the volume of transactions (e.g., sales, services, purchases, borrowing and lending) with any one party is not of sufficient magnitude that discontinuance would have a material negative effect on the ongoing operations of the Society, except as disclosed in the Financial Statements.

33. The Society has satisfactory title to all assets, and there are no liens or encumbrances on assets nor has any asset been pledged as collateral, except as disclosed in the Financial Statements. The rates and methods used to calculate amortization properly reflect the expected useful lives of assets which are subject to amortization. Where the value of any asset has been impaired, an appropriate provision has been made in the Financial Statements for such impairment. This includes:
    - appropriate provisions for idle, abandoned, destroyed or obsolete assets or where site restoration costs will be necessary; and
    - appropriate provisions for impairment in the value of goodwill, intangible assets, or other long-lived assets.

34. The accounts receivable represent bona fide claims against customers for sales or other charges arising on or before the year end in accordance with the Society's revenue recognition policy. Accounts receivable do not include any amounts for goods shipped on consignment or approval. The allowance for doubtful accounts is adequate to cover all known or anticipated losses from uncollectible accounts and those accounts that are not likely to be fully recovered.

Yours truly,
First United Church Community Ministry Society

Signature: ______________________ Title: Senior Director, Finance & Administration

First United Church Community Ministry Society
Year End: September 30, 2025
Adjusting journal entries
Date: 10/01/24 To 9/30/25

Prepared by	Reviewed by	Manager review
		ECU 12/15/25
Partner review	**EQCR review**	**Tax review**
NFJ 1/11/26		

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
PBC1	9/30/25	Vancity - Capital Campaign Fund	1030 RD	5A. 1			20.00		
PBC1	9/30/25	Bank charges	8311 RD	5A. 1		20.00			
		To record the Vancity account service charge.							
PBC2	9/30/25	Accrued Liabilities	2007 OP	5A. 1			38,578.18		
PBC2	9/30/25	Accrued Liabilities	2007 RD	5A. 1			2,129.26		
PBC2	9/30/25	Wages Expense	6201 OP	5A. 1		35,365.33			
PBC2	9/30/25	Wages:Wages Expense	6201 RD	5A. 1		2,010.11			
PBC2	9/30/25	Wages:Wages Expense	6201 RD	5A. 1		40.10			
PBC2	9/30/25	CPP Expense RP0001	6210 OP	5A. 1		1,557.78			
PBC2	9/30/25	EI Expense RP0001	6220 OP	5A. 1		525.62			
PBC2	9/30/25	Employee Benefits:EI Expense RP0001	6220 RD	5A. 1		16.00			
PBC2	9/30/25	WCB Expense	6275 OP	5A. 1		1,129.46			
PBC2	9/30/25	Employee Benefits:WCB Expense	6275 RD	5A. 1		63.04			
		To record the payroll accrual for September 27 to 30, 2025.							
PBC3	9/30/25	Vacation Accrual	2081 OP	5A. 1			2,001.36		
PBC3	9/30/25	Wages Expense	6201 OP	5A. 1		2,001.36			
		To record the vacation accrual at year end.							
PBC4	9/30/25	In-kind goods receipted	5610 OP	5A. 2			10,104.12		
PBC4	9/30/25	In-kind goods unreceipted	5615 OP	5A. 2			38,498.00		
PBC4	9/30/25	Gifts in Kind	8420 OP	5A. 2		48,602.12			
		To adjust for gift in kind balances at year end.							
PBC5	9/30/25	Prepaid Postage	1262 OP	5A. 3			804.17		
PBC5	9/30/25	Redevelopment Project	5206 RD	5A. 3			20.00		
PBC5	9/30/25	Redevelopment Project	5206 RD	5A. 3			57.69		
PBC5	9/30/25	Redevelopment Project	5206 RD	5A. 3			2,129.26		
PBC5	9/30/25	Postage / Delivery	8070 OP	5A. 3		746.48			
PBC5	9/30/25	Postage / Delivery	8070 RD	5A. 3		57.69			
PBC5	9/30/25	Food Supplies	8170 OP	5A. 3			1,061.11		
PBC5	9/30/25	Building Operation	8190 OP	5A. 3		1,696.55			
PBC5	9/30/25	Pest Control	8200 OP	5A. 3			1,696.55		
PBC5	9/30/25	Janitorial Supplies	8260 OP	5A. 3		1,061.11			
PBC5	9/30/25	*Accounts Receivable Control	11000 OP	5A. 3		343,778.00			
PBC5	9/30/25	REDEVELOPMENT:DESIGN CONSULTANTS:F	12410 RD	5A. 3		14,000.00			
PBC5	9/30/25	REDEVELOPMENT:DESIGN CONSULTANTS:I	12415 RD	5A. 3			14,000.00		
PBC5	9/30/25	Shelter funding (prior periods)	59100 OP	5A. 3			343,778.00		
PBC5	9/30/25	Deferred contributions - released	2806-9 RD	5A. 3		20.00			
PBC5	9/30/25	Deferred contributions - released	2806-9 RD	5A. 3		57.69			
PBC5	9/30/25	Deferred contributions - released	2806-9 RD	5A. 3		2,129.26			
PBC5	9/30/25	REDEVELOPMENT:MISCELLANEOUS SOFT C	12410.1 RD	5A. 3		335.61			
PBC5	9/30/25	REDEVELOPMENT:MISCELLANEOUS SOFT C	12415.1 RD	5A. 3			335.61		
		To record adjusting entries subsequent to year end.							
PBC6	9/30/25	Operating Account - RBC 4205	1010 OP	5A. 4		184.80			
PBC6	9/30/25	*Accounts Payable Control	2005 OP	5A. 4		160.76			
PBC6	9/30/25	*Accounts Payable Control	2005 RD	5A. 4			724.07		
PBC6	9/30/25	Vancity VISA RV 8486	2116 OP	5A. 4		378.51			
PBC6	9/30/25	Redevelopment Project	5206 RD	5A. 4			37.69		
PBC6	9/30/25	Wages Expense	6201 OP	5A. 4		40.09			
PBC6	9/30/25	CPP Expense RP0001	6210 OP	5A. 4			40.09		
PBC6	9/30/25	Postage / Delivery	8070 OP	5A. 4		57.69			
PBC6	9/30/25	Bank charges	8311 OP	5A. 4			20.00		
		To adjust to agree trial balance to internal financial statements.							
						456,035.16	**456,035.16**		

Prepared by	Reviewed by	Manager review
		ECU 12/15/25
Partner review	**EQCR review**	**Tax review**
NFJ 1/11/26		

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
		Net Income (Loss)	263,853.39						

We have reviewed and approved all of the above adjusting journal entries for the period ended September 30, 2025:

Signature

Amanda Burrows

Title: Executive Directo

Signature

Rob Vandermey

Title: Senior Director, Finance & Administration

First United Church Community Ministry Society
Year End: September 30, 2025
Reclassifying entries
Date: 10/01/24 To 9/30/25

5B

Prepared by	Reviewed by	Manager review
		ECU 12/15/25
Partner review	**EQCR review**	**Tax review**
NFJ 1/11/26		

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
R1	9/30/25	Chalmers fund	4030 OP	TT. 2			237,779.00		
R1	9/30/25	Mountain View fund	4040 OP	TT. 2			26,268.00		
R1	9/30/25	Brownridge fund	4041 OP	TT. 2			24,685.00		
R1	9/30/25	General fund (unrestricted)	4100 OP	TT. 2		288,732.00			
		To reconcile the restricted fund balances.							
R2	9/30/25	GST rebate on purchases (50%)	1410 OP			3,376.23			
R2	9/30/25	GST rebate on purchases (50%)	1410 RD			103,294.82			
R2	9/30/25	*Accounts Receivable Control	11000 OP				3,047.35		
R2	9/30/25	*Accounts Receivable Control	11000 OP				328.88		
R2	9/30/25	*Accounts Receivable Control	11000 RD				103,294.82		
		To reclassify GST from accounts receivable.							
R3	9/30/25	Payworks Clearing	2016 OP	BB. 4		43,327.98			
R3	9/30/25	Payroll remittance	ME 2025 OP	BB. 4			43,327.98		
		To reclassify government remittances payable for financial statement presentation.							
R4	9/30/25	Redevelopment Project	5206 RD	NN. 5			122,879.23		
R4	9/30/25	Redevelopment Project	5206 RD	NN. 5			37.69		
R4	9/30/25	Deferred Contributions - P&E	5730 RD	NN. 5		122,879.23			
R4	9/30/25	Deferred Contributions - P&E	5730 RD	NN. 5		37.69			
		To reclassify deferred contributions related to development costs.							
R5	9/30/25	Unrealized gains	5720 OP	B. 1		63,101.00			
R5	9/30/25	Investment Fees	5721 OP	B. 1		6,595.00			
R5	9/30/25	Gain on sale of investments	59010 OP	B. 1			69,696.00		
		To agree internally restricted year end investment statement balances.							
R6	9/30/25	Shelter Operation Funding	5124 OP	30			82,234.00		
R6	9/30/25	Released Provincial Grant Revenue	5292 OP	30		82,234.00			
		To reclass the additional one-time funding received from BCH during the current year for financial statement presentation and disclosure purposes.							
						713,577.95	**713,577.95**		

Net Income (Loss) **263,853.39**

We have reviewed and approved all of the above reclassifying journal entries for the period ended September 30, 2025:

Signature ______________________
Amanda Burrows

Title Executive Director

Signature ______________________
Rob Vandermey

Title Senior Director, Finance & Administration

First United Church Community Ministry Society 5E

Year End: September 30, 2025

Grouping/Mapping trial balance

Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
1001 OP Petty Cash	770.80	0.00	0.00	770.80		247.05	523.75	212
1010 OP Operating Account - RBC 4205	130,016.64	184.80	0.00	130,201.44		85,547.21	44,654.23	52
1012 OP Operating Savings - RBC	162,334.81	0.00	0.00	162,334.81		319,845.52	(157,510.71)	(49)
1014 OP RBC - Advocacy	0.00	0.00	0.00	0.00		786.71	(786.71)	(100)
1015 OP Development - RBC 7463	29,706.00	0.00	0.00	29,706.00		0.00	29,706.00	0
1016 OP Operating Reserve - RBC	11,297.52	0.00	0.00	11,297.52		11,451.17	(153.65)	(1)
1060 OP RBC - Development	0.00	0.00	0.00	0.00		2,926.05	(2,926.05)	(100)
1070 OP RBC - Redevelopment	55,814.00	0.00	0.00	55,814.00		0.00	55,814.00	0
1095 OP Telpay Clearing	45,044.89	0.00	0.00	45,044.89		47,061.50	(2,016.61)	(4)
Operating	434,984.66	184.80	0.00	435,169.46		467,865.21	(32,695.75)	(7)
1010 RD RBC - Operating Account	0.00	0.00	0.00	0.00		17,292.00	(17,292.00)	(100)
1015 RD Development - RBC 7463	2,652.57	0.00	0.00	2,652.57		0.00	2,652.57	0
1030 RD Vancity - Capital Campaign Fund	542.30	(20.00)	0.00	522.30		542.30	(20.00)	(4)
1070 RD RBC - Redevelopment 9059	434,687.66	0.00	0.00	434,687.66		991,154.76	(556,467.10)	(56)
Redevelop	437,882.53	(20.00)	0.00	437,862.53		1,008,989.06	(571,126.53)	(57)
111.1000 Cash and cash equivalents	**872,867.19**	**164.80**	**0.00**	**873,031.99**		**1,476,854.27**	**(603,822.28)**	**(41)**
1080 OP RBC Direct Investing	0.00	0.00	0.00	0.00		153,769.89	(153,769.89)	(100)
Operating	0.00	0.00	0.00	0.00		153,769.89	(153,769.89)	(100)
1950 IRF First United Vancouver Fund	1,138,734.00	0.00	0.00	1,138,734.00		1,060,148.62	78,585.38	7
Internally restricted fund	1,138,734.00	0.00	0.00	1,138,734.00		1,060,148.62	78,585.38	7
113.1180 Investments	**1,138,734.00**	**0.00**	**0.00**	**1,138,734.00**		**1,213,918.51**	**(75,184.51)**	**(6)**
1017 OP RBC GIC Operating Reserve	420,000.00	0.00	0.00	420,000.00		400,000.00	20,000.00	5
Operating	420,000.00	0.00	0.00	420,000.00		400,000.00	20,000.00	5
1031 RD Vancity - GIC Capital Campaign	10,310.00	0.00	0.00	10,310.00		10,000.00	310.00	3
Redevelop	10,310.00	0.00	0.00	10,310.00		10,000.00	310.00	3
113.1181 Term deposits	**430,310.00**	**0.00**	**0.00**	**430,310.00**		**410,000.00**	**20,310.00**	**5**
1201 OP Accounts Receivable Other	10,016.65	0.00	0.00	10,016.65		3,423.71	6,592.94	193
1202 OP Interest Receivable	4,421.47	0.00	0.00	4,421.47		1,252.17	3,169.30	253
1203 OP Payroll Advances	270.22	0.00	0.00	270.22		17.87	252.35	1412
1410 OP GST rebate on purchases (50%)	883.76	0.00	3,376.23	4,259.99		7,478.66	(3,218.67)	(43)
11000 OP *Accounts Receivable Control	56,172.55	343,778.00	(3,376.23)	396,574.32		0.00	396,574.32	0
Operating	71,764.65	343,778.00	0.00	415,542.65		12,172.41	403,370.24	3314
1202 RD Interest Receivable	905.09	0.00	0.00	905.09		6,850.50	(5,945.41)	(87)
1410 RD GST rebate on purchases (50%)	0.00	0.00	103,294.82	103,294.82		74,838.97	28,455.85	38
1411 RD GST on purchases (ITC)	1,713.07	0.00	0.00	1,713.07		11,001.27	(9,288.20)	(84)
11000 RD *Accounts Receivable Control	103,294.82	0.00	(103,294.82)	0.00		57,500.00	(57,500.00)	(100)
Redevelop	105,912.98	0.00	0.00	105,912.98		150,190.74	(44,277.76)	(29)
115.1060 Accounts receivable	**177,677.63**	**343,778.00**	**0.00**	**521,455.63**		**162,363.15**	**359,092.48**	**221**
1260 OP Prepaid Expenses	44,073.37	0.00	0.00	44,073.37		43,445.47	627.90	1
1262 OP Prepaid Postage	3,287.45	(804.17)	0.00	2,483.28		920.26	1,563.02	170
1263 OP BC Online	194.00	0.00	0.00	194.00		0.00	194.00	0
1265 OP Health Spending Account	947.50	0.00	0.00	947.50		1,026.00	(78.50)	(8)
1960 OP Security Deposits	6,028.00	0.00	0.00	6,028.00		6,028.00	0.00	0
Operating	54,530.32	(804.17)	0.00	53,726.15		51,419.73	2,306.42	4
1960 RD Security Deposits	20,533.86	0.00	0.00	20,533.86		20,533.86	0.00	0
Redevelop	20,533.86	0.00	0.00	20,533.86		20,533.86	0.00	0
128.1484 Prepaid expenses	**75,064.18**	**(804.17)**	**0.00**	**74,260.01**		**71,953.59**	**2,306.42**	**3**
1900 OP Land - 320 E. Hastings St.	3,000,000.00	0.00	0.00	3,000,000.00		3,000,000.00	0.00	0
Operating	3,000,000.00	0.00	0.00	3,000,000.00		3,000,000.00	0.00	0
151.1600 Land	**3,000,000.00**	**0.00**	**0.00**	**3,000,000.00**		**3,000,000.00**	**0.00**	**0**
1710 RD Vehicles - Cost	206,348.77	0.00	0.00	206,348.77		206,348.77	0.00	0
Redevelop	206,348.77	0.00	0.00	206,348.77		206,348.77	0.00	0
157.1742 Automobiles	**206,348.77**	**0.00**	**0.00**	**206,348.77**		**206,348.77**	**0.00**	**0**

First United Church Community Ministry Society
Year End: September 30, 2025
Grouping/Mapping trial balance

5E-1

Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
1721 RD Computer - cost Powell	12,747.40	0.00	0.00	**12,747.40**		12,747.40	**0.00**	**0**
Redevelop	**12,747.40**	**0.00**	**0.00**	**12,747.40**		**12,747.40**	**0.00**	**0**
157.1774.01 Computer hardware	**12,747.40**	**0.00**	**0.00**	**12,747.40**		**12,747.40**	**0.00**	**0**
1702 RD Equipment - 628 Clark	9,515.55	0.00	0.00	**9,515.55**		9,515.55	**0.00**	**0**
1705 RD Furniture - Powell St	179,035.86	0.00	0.00	**179,035.86**		179,035.86	**0.00**	**0**
1706 RD Furniture - Jackson	2,802.49	0.00	0.00	**2,802.49**		2,802.49	**0.00**	**0**
1707 RD Furniture - 501 E Hastings	11,310.51	0.00	0.00	**11,310.51**		11,310.51	**0.00**	**0**
Redevelop	**202,664.41**	**0.00**	**0.00**	**202,664.41**		**202,664.41**	**0.00**	**0**
157.1787 Furniture and fixtures	**202,664.41**	**0.00**	**0.00**	**202,664.41**		**202,664.41**	**0.00**	**0**
1708 RD Accum Amort - Vehicles	(122,540.66)	0.00	0.00	**(122,540.66)**		(93,300.74)	**(29,239.92)**	**31**
Redevelop	**(122,540.66)**	**0.00**	**0.00**	**(122,540.66)**		**(93,300.74)**	**(29,239.92)**	**31**
158.1743 Automobiles - acc amort	**(122,540.66)**	**0.00**	**0.00**	**(122,540.66)**		**(93,300.74)**	**(29,239.92)**	**31**
1722 RD Accum Amort - Computer S&E	(11,472.66)	0.00	0.00	**(11,472.66)**		(8,923.18)	**(2,549.48)**	**29**
Redevelop	**(11,472.66)**	**0.00**	**0.00**	**(11,472.66)**		**(8,923.18)**	**(2,549.48)**	**29**
158.1775.01 Computer equipment - acc amort	**(11,472.66)**	**0.00**	**0.00**	**(11,472.66)**		**(8,923.18)**	**(2,549.48)**	**29**
1712 RD Accum Amort - F&E	(92,544.96)	0.00	0.00	**(92,544.96)**		(71,131.44)	**(21,413.52)**	**30**
Redevelop	**(92,544.96)**	**0.00**	**0.00**	**(92,544.96)**		**(71,131.44)**	**(21,413.52)**	**30**
158.1788 Furniture and fixtures - acc amort	**(92,544.96)**	**0.00**	**0.00**	**(92,544.96)**		**(71,131.44)**	**(21,413.52)**	**30**
1731 RD 368-370 Powell Street	9,972.15	0.00	0.00	**9,972.15**		9,972.15	**0.00**	**0**
1732 RD 360 Jackson Ave	123,007.01	0.00	0.00	**123,007.01**		123,007.01	**0.00**	**0**
1733 RD 501 East Hastings St	210,549.49	0.00	0.00	**210,549.49**		210,549.49	**0.00**	**0**
1734 RD 467 Alexander St	1,984,877.55	0.00	0.00	**1,984,877.55**		1,984,877.55	**0.00**	**0**
Redevelop	**2,328,406.20**	**0.00**	**0.00**	**2,328,406.20**		**2,328,406.20**	**0.00**	**0**
167.1918 Leasehold improvements	**2,328,406.20**	**0.00**	**0.00**	**2,328,406.20**		**2,328,406.20**	**0.00**	**0**
1709 RD Accum Amort - Leasehold Improvements	(1,761,634.81)	0.00	0.00	**(1,761,634.81)**		(1,512,734.92)	**(248,899.89)**	**16**
Redevelop	**(1,761,634.81)**	**0.00**	**0.00**	**(1,761,634.81)**		**(1,512,734.92)**	**(248,899.89)**	**16**
168.1919 Leasehold improvements - acc amort	**(1,761,634.81)**	**0.00**	**0.00**	**(1,761,634.81)**		**(1,512,734.92)**	**(248,899.89)**	**16**
12105 RD REDEVELOPMENT:APPRAISALS/STUDIES:App	12,500.00	0.00	0.00	**12,500.00**		12,500.00	**0.00**	**0**
12130 RD REDEVELOPMENT:APPRAISALS/STUDIES:Traf	7,104.69	0.00	0.00	**7,104.69**		7,104.69	**0.00**	**0**
12160 RD REDEVELOPMENT:ACQUISITION AND SERVIC	110,049.87	0.00	0.00	**110,049.87**		95,662.87	**14,387.00**	**15**
12165 RD REDEVELOPMENT:ACQUISITION AND SERVIC	3,373,100.23	0.00	0.00	**3,373,100.23**		3,373,100.23	**0.00**	**0**
12175 RD REDEVELOPMENT:ACQUISITION AND SERVIC	541,133.87	0.00	0.00	**541,133.87**		541,133.87	**0.00**	**0**
12201 RD REDEVELOPMENT:MUNICIPAL FEES:Municipal	412,845.46	0.00	0.00	**412,845.46**		311,718.13	**101,127.33**	**32**
12205 RD REDEVELOPMENT:MUNICIPAL FEES:Building F	300,358.60	0.00	0.00	**300,358.60**		300,358.60	**0.00**	**0**
12210 RD REDEVELOPMENT:MUNICIPAL FEES:Developm	20.00	0.00	0.00	**20.00**		20.00	**0.00**	**0**
12215 RD REDEVELOPMENT:MUNICIPAL FEES:Regional	104,665.74	0.00	0.00	**104,665.74**		104,665.74	**0.00**	**0**
12230 RD REDEVELOPMENT:MUNICIPAL FEES:Municipal	86,155.60	0.00	0.00	**86,155.60**		86,155.60	**0.00**	**0**
12240 RD REDEVELOPMENT:MUNICIPAL FEES:Developm	129,610.00	0.00	0.00	**129,610.00**		129,610.00	**0.00**	**0**
12255 RD REDEVELOPMENT:UTILITY FEES:Hydro Conne	98,692.00	0.00	0.00	**98,692.00**		93,405.00	**5,287.00**	**6**
12355 RD REDEVELOPMENT:DESIGN CONSULTANTS:Ar	1,350,056.43	0.00	0.00	**1,350,056.43**		1,229,381.43	**120,675.00**	**10**
12358 RD REDEVELOPMENT:DESIGN CONSULTANTS:Ac	22,811.43	0.00	0.00	**22,811.43**		20,034.10	**2,777.33**	**14**
12360 RD REDEVELOPMENT:DESIGN CONSULTANTS:St	116,016.66	0.00	0.00	**116,016.66**		92,816.66	**23,200.00**	**25**
12365 RD REDEVELOPMENT:DESIGN CONSULTANTS:El	116,822.11	0.00	0.00	**116,822.11**		101,783.99	**15,038.12**	**15**
12370 RD REDEVELOPMENT:DESIGN CONSULTANTS:Me	221,689.38	0.00	0.00	**221,689.38**		188,849.38	**32,840.00**	**17**
12375 RD REDEVELOPMENT:DESIGN CONSULTANTS:La	37,975.00	0.00	0.00	**37,975.00**		30,975.00	**7,000.00**	**23**
12385 RD REDEVELOPMENT:DESIGN CONSULTANTS:Bu	87,947.28	0.00	0.00	**87,947.28**		65,247.28	**22,700.00**	**35**
12390 RD REDEVELOPMENT:DESIGN CONSULTANTS:Ci	56,275.66	0.00	0.00	**56,275.66**		52,681.66	**3,594.00**	**7**
12400 RD REDEVELOPMENT:DESIGN CONSULTANTS:Se	20,400.00	0.00	0.00	**20,400.00**		20,400.00	**0.00**	**0**
12405 RD REDEVELOPMENT:DESIGN CONSULTANTS:Ac	9,880.00	0.00	0.00	**9,880.00**		9,400.00	**480.00**	**5**
12410 RD REDEVELOPMENT:DESIGN CONSULTANTS:Fo	49,089.06	14,000.00	0.00	**63,089.06**		49,089.06	**14,000.00**	**29**
12415 RD REDEVELOPMENT:DESIGN CONSULTANTS:Int	298,068.89	(14,000.00)	0.00	**284,068.89**		241,083.03	**42,985.86**	**18**
12420 RD REDEVELOPMENT:DESIGN CONSULTANTS:LE	13,607.50	0.00	0.00	**13,607.50**		7,843.75	**5,763.75**	**73**
12445 RD REDEVELOPMENT:DESIGN CONSULTANTS:Mi	185,880.87	0.00	0.00	**185,880.87**		110,456.87	**75,424.00**	**68**
12455 RD REDEVELOPMENT:CONSULTANTS:Developme	1,095,326.50	0.00	0.00	**1,095,326.50**		1,138,818.75	**(43,492.25)**	**(4)**
12456 RD REDEVELOPMENT:CONSULTANTS:Dev Consul	90,000.00	0.00	0.00	**90,000.00**		90,000.00	**0.00**	**0**
12457 RD REDEVELOPMENT:CONSULTANTS:Dev. Consu	319,763.39	0.00	0.00	**319,763.39**		275,942.47	**43,820.92**	**16**

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Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	EQCR review	Tax review

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
12460 RD REDEVELOPMENT:CONSULTANTS:Geotechnic	62,537.09	0.00	0.00	**62,537.09**		51,112.12	**11,424.97**	**22**
12465 RD REDEVELOPMENT:CONSULTANTS:Surveyor	46,481.20	0.00	0.00	**46,481.20**		17,214.70	**29,266.50**	**170**
12480 RD REDEVELOPMENT:CONSULTANTS:Environmer	20,177.08	0.00	0.00	**20,177.08**		20,177.08	**0.00**	**0**
12545 RD REDEVELOPMENT:CONSULTANTS:Misc Cultur	164,116.13	0.00	0.00	**164,116.13**		193,092.13	**(28,976.00)**	**(15)**
12555 RD REDEVELOPMENT:MISCELLANEOUS SOFT CC	169,877.55	0.00	0.00	**169,877.55**		51,173.16	**118,704.39**	**232**
12560 RD REDEVELOPMENT:MISCELLANEOUS SOFT CC	1,255.40	0.00	0.00	**1,255.40**		1,255.40	**0.00**	**0**
12565 RD REDEVELOPMENT:MISCELLANEOUS SOFT CC	336,377.50	0.00	0.00	**336,377.50**		284,106.00	**52,271.50**	**18**
12575 RD REDEVELOPMENT:MISCELLANEOUS SOFT CC	223,969.27	0.00	0.00	**223,969.27**		223,969.27	**0.00**	**0**
12616 RD REDEVELOPMENT:MISCELLANEOUS SOFT CC	15,845.94	0.00	0.00	**15,845.94**		0.00	**15,845.94**	**0**
12705 RD REDEVELOPMENT:CONSTRUCTION:Constructi	51,577,677.32	0.00	0.00	**51,577,677.32**		19,917,131.16	**31,660,546.16**	**159**
12706 RD REDEVELOPMENT:CONSTRUCTION:Constructi	1,657,514.89	0.00	0.00	**1,657,514.89**		1,203,285.38	**454,229.51**	**38**
12707 RD REDEVELOPMENT:CONSTRUCTION:Project Ma	406,279.66	0.00	0.00	**406,279.66**		73,517.81	**332,761.85**	**453**
12708 RD REDEVELOPMENT:CONSTRUCTION:CM Fixed	834,611.99	0.00	0.00	**834,611.99**		605,892.99	**228,719.00**	**38**
12765 RD REDEVELOPMENT:CONSTRUCTION:Commerci	324,260.02	0.00	0.00	**324,260.02**		324,260.02	**0.00**	**0**
12770 RD REDEVELOPMENT:CONSTRUCTION:Trade Sur	398,631.04	0.00	0.00	**398,631.04**		339,381.04	**59,250.00**	**17**
12825 RD REDEVELOPMENT:BUILDING START-UP/COMI	125,014.49	0.00	0.00	**125,014.49**		0.00	**125,014.49**	**0**
12845 RD REDEVELOPMENT:BUILDING START-UP/COMI	8,000.00	0.00	0.00	**8,000.00**		0.00	**8,000.00**	**0**
18427 RD REDEVELOPMENT:CONSULTANTS:MST Cultur	0.00	0.00	0.00	**0.00**		21,000.00	**(21,000.00)**	**(100)**
12105.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	108.75	0.00	0.00	**108.75**		108.75	**0.00**	**0**
12130.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	46.77	0.00	0.00	**46.77**		46.77	**0.00**	**0**
12160.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	957.48	0.00	0.00	**957.48**		832.33	**125.15**	**15**
12165.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	30,294.94	0.00	0.00	**30,294.94**		30,294.94	**0.00**	**0**
12175.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	4,872.75	0.00	0.00	**4,872.75**		4,872.75	**0.00**	**0**
12201.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	2,793.61	0.00	0.00	**2,793.61**		1,915.53	**878.08**	**46**
12255.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	815.12	0.00	0.00	**815.12**		769.13	**45.99**	**6**
12355.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	10,263.39	0.00	0.00	**10,263.39**		9,213.52	**1,049.87**	**11**
12358.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	75.09	0.00	0.00	**75.09**		50.94	**24.15**	**47**
12360.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	1,009.35	0.00	0.00	**1,009.35**		807.52	**201.83**	**25**
12365.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	949.54	0.00	0.00	**949.54**		818.70	**130.84**	**16**
12370.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	1,889.65	0.00	0.00	**1,889.65**		1,603.98	**285.67**	**18**
12370.2 RD REDEVELOPMENT:DESIGN CONSULTANTS:I	15,500.00	0.00	0.00	**15,500.00**		15,500.00	**0.00**	**0**
12375.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	330.39	0.00	0.00	**330.39**		269.49	**60.90**	**23**
12380.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	780.19	0.00	0.00	**780.19**		485.88	**294.31**	**61**
12385.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	765.17	0.00	0.00	**765.17**		567.68	**197.49**	**35**
12390.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	467.78	0.00	0.00	**467.78**		436.51	**31.27**	**7**
12400.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	177.48	0.00	0.00	**177.48**		177.48	**0.00**	**0**
12405.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	90.80	0.00	0.00	**90.80**		84.40	**6.40**	**8**
12410.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	1,131.16	335.61	0.00	**1,466.77**		1,131.16	**335.61**	**30**
12415.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	7,121.50	(335.61)	0.00	**6,785.89**		5,779.39	**1,006.50**	**17**
12420.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	118.39	0.00	0.00	**118.39**		68.26	**50.13**	**73**
12445.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	2,514.78	0.00	0.00	**2,514.78**		1,006.30	**1,508.48**	**150**
12455.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	19,880.00	0.00	0.00	**19,880.00**		19,880.00	**0.00**	**0**
12460.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	544.09	0.00	0.00	**544.09**		444.70	**99.39**	**22**
12465.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	373.18	0.00	0.00	**373.18**		118.57	**254.61**	**215**
12480.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	175.55	0.00	0.00	**175.55**		175.55	**0.00**	**0**
12545.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	3,082.03	0.00	0.00	**3,082.03**		2,970.62	**111.41**	**4**
12565.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	887.62	0.00	0.00	**887.62**		887.62	**0.00**	**0**
12575.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	1,556.75	0.00	0.00	**1,556.75**		1,556.75	**0.00**	**0**
12580.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	2,724.05	0.00	0.00	**2,724.05**		2,583.91	**140.14**	**5**
12706.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	16,625.61	0.00	0.00	**16,625.61**		12,475.22	**4,150.39**	**33**
12707.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	4,914.93	0.00	0.00	**4,914.93**		1,620.89	**3,294.04**	**203**
12708.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	7,626.02	0.00	0.00	**7,626.02**		5,536.19	**2,089.83**	**38**
12770.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT (	3,468.08	0.00	0.00	**3,468.08**		2,952.61	**515.47**	**17**
12845.1 RD ART REDEVELOPMENT:BUILDING START-UF	373,120.99	0.00	0.00	**373,120.99**		0.00	**373,120.99**	**0**
12705-.1 RD REDEVELOPMENT:MISCELLANEOUS SOFT	441,105.16	0.00	0.00	**441,105.16**		169,108.81	**271,996.35**	**161**
12380-18330 RD REDEVELOPMENT:DESIGN CONSULTAI	89,675.00	0.00	0.00	**89,675.00**		55,845.00	**33,830.00**	**61**
12525-18340 RD REDEVELOPMENT:CONSULTANTS:Com	43,316.74	0.00	0.00	**43,316.74**		43,316.74	**0.00**	**0**
12580-18405 RD REDEVELOPMENT:MISCELLANEOUS S(	261,581.97	0.00	0.00	**261,581.97**		251,401.46	**10,180.51**	**4**
Redevelop	**66,994,204.64**	**0.00**	**0.00**	**66,994,204.64**		**32,754,522.47**	**34,239,682.17**	**105**
181.2626 Development costs	**66,994,204.64**	**0.00**	**0.00**	**66,994,204.64**		**32,754,522.47**	**34,239,682.17**	**105**
2005 OP *Accounts Payable Control	(51,359.76)	160.76	0.00	**(51,199.00)**		(41,630.93)	**(9,568.07)**	**23**
2007 OP Accrued Liabilities	(41,529.67)	(38,578.18)	0.00	**(80,107.85)**		(70,411.05)	**(9,696.80)**	**14**
2012 OP Pension & Grp ins. CLEARING	(4,640.72)	0.00	0.00	**(4,640.72)**		(3,581.98)	**(1,058.74)**	**30**
2013 OP Group RRSP Clearing	(1,174.29)	0.00	0.00	**(1,174.29)**		(1,000.87)	**(173.42)**	**17**
2015 OP Group Health Benefits	(14.85)	0.00	0.00	**(14.85)**		(71.93)	**57.08**	**(79)**
2016 OP Payworks Clearing	(149,691.40)	0.00	43,327.98	**(106,363.42)**		(93,341.06)	**(13,022.36)**	**14**
2080 OP Wages Payable	(65.74)	0.00	0.00	**(65.74)**		(65.74)	**0.00**	**0**
2081 OP Vacation Accrual	(121,069.77)	(2,001.36)	0.00	**(123,071.13)**		(112,105.98)	**(10,965.15)**	**10**
2089 OP Prepaid Benefits	2,958.55	0.00	0.00	**2,958.55**		(723.33)	**3,681.88**	**(509)**

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Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
2116 OP Vancity VISA RV 8486	(2,497.66)	378.51	0.00	**(2,119.15)**		(19,103.03)	**16,983.88**	**(89)**
Operating	**(369,085.31)**	**(40,040.27)**	**43,327.98**	**(365,797.60)**		**(342,035.90)**	**(23,761.70)**	**7**
2005 RD *Accounts Payable Control	(2,930,763.84)	(724.07)	0.00	**(2,931,487.91)**		(2,748,329.09)	**(183,158.82)**	**7**
2007 RD Accrued Liabilities	(1,320.00)	(2,129.26)	0.00	**(3,449.26)**		0.00	**(3,449.26)**	**0**
Redevelop	**(2,932,083.84)**	**(2,853.33)**	**0.00**	**(2,934,937.17)**		**(2,748,329.09)**	**(186,608.08)**	**7**
215.2620 Accounts payable and accrued liabilities	**(3,301,169.15)**	**(42,893.60)**	**43,327.98**	**(3,300,734.77)**		**(3,090,364.99)**	**(210,369.78)**	**7**
ME 2025 OP Payroll remittance	0.00	0.00	(43,327.98)	**(43,327.98)**		(38,697.93)	**(4,630.05)**	**12**
Operating	**0.00**	**0.00**	**(43,327.98)**	**(43,327.98)**		**(38,697.93)**	**(4,630.05)**	**12**
215.2627 Government remittances payable	**0.00**	**0.00**	**(43,327.98)**	**(43,327.98)**		**(38,697.93)**	**(4,630.05)**	**12**
2701 OP BC Housing - Shelter funding	(194,363.50)	0.00	0.00	**(194,363.50)**		(194,363.50)	**0.00**	**0**
2702 OP BC Housing Other	0.00	0.00	0.00	**0.00**		(102,098.19)	**102,098.19**	**(100)**
2736 OP Law Foundation	(57,916.60)	0.00	0.00	**(57,916.60)**		0.00	**(57,916.60)**	**0**
2738 OP Street to Home Foundation	(13,924.12)	0.00	0.00	**(13,924.12)**		(21,689.49)	**7,765.37**	**(36)**
2749 OP Other Donations	(77,500.03)	0.00	0.00	**(77,500.03)**		0.00	**(77,500.03)**	**0**
Operating	**(343,704.25)**	**0.00**	**0.00**	**(343,704.25)**		**(318,151.18)**	**(25,553.07)**	**8**
218.2770 Deferred revenue	**(343,704.25)**	**0.00**	**0.00**	**(343,704.25)**		**(318,151.18)**	**(25,553.07)**	**8**
2805 RD 467 Alexander Improvements	(536,422.08)	0.00	0.00	**(536,422.08)**		(715,229.44)	**178,807.36**	**(25)**
Redevelop	**(536,422.08)**	**0.00**	**0.00**	**(536,422.08)**		**(715,229.44)**	**178,807.36**	**(25)**
228.2960.03 Deferred contributions related to capital as	**(536,422.08)**	**0.00**	**0.00**	**(536,422.08)**		**(715,229.44)**	**178,807.36**	**(25)**
2875 RD Holdback Payable	(3,663,662.88)	0.00	0.00	**(3,663,662.88)**		(1,369,237.37)	**(2,294,425.51)**	**168**
Redevelop	**(3,663,662.88)**	**0.00**	**0.00**	**(3,663,662.88)**		**(1,369,237.37)**	**(2,294,425.51)**	**168**
228.2960.04 Holdback Payable	**(3,663,662.88)**	**0.00**	**0.00**	**(3,663,662.88)**		**(1,369,237.37)**	**(2,294,425.51)**	**168**
2806-1 RD Deferred Contributions - FF	(26,587,843.74)	0.00	0.00	**(26,587,843.74)**		(23,300,315.52)	**(3,287,528.22)**	**14**
2806-2 RD Deferred Contributions - Housing	(10,130,000.00)	0.00	0.00	**(10,130,000.00)**		(10,130,000.00)	**0.00**	**0**
2806-9 RD Deferred contributions - released	4,231,509.84	2,206.95	0.00	**4,233,716.79**		3,254,796.95	**978,919.84**	**30**
Redevelop	**(32,486,333.90)**	**2,206.95**	**0.00**	**(32,484,126.95)**		**(30,175,518.57)**	**(2,308,608.38)**	**8**
228.2960.05 Deferred contributions related to developm	**(32,486,333.90)**	**2,206.95**	**0.00**	**(32,484,126.95)**		**(30,175,518.57)**	**(2,308,608.38)**	**8**
2750 RD BCH Construction Loan	(28,711,648.65)	0.00	0.00	**(28,711,648.65)**		0.00	**(28,711,648.65)**	**0**
Redevelop	**(28,711,648.65)**	**0.00**	**0.00**	**(28,711,648.65)**		**0.00**	**(28,711,648.65)**	**0**
231.3140.01 Long-term debt	**(28,711,648.65)**	**0.00**	**0.00**	**(28,711,648.65)**		**0.00**	**(28,711,648.65)**	**0**
3100 OP Net assets	(8,224,200.00)	0.00	0.00	**(8,224,200.00)**		(8,224,200.00)	**0.00**	**0**
4030 OP Chalmers fund	(700,000.00)	0.00	(237,779.00)	**(937,779.00)**		(873,063.00)	**(64,716.00)**	**7**
4040 OP Mountain View fund	(50,000.00)	0.00	(26,268.00)	**(76,268.00)**		(71,005.00)	**(5,263.00)**	**7**
4041 OP Brownridge fund	(100,000.00)	0.00	(24,685.00)	**(124,685.00)**		(116,081.00)	**(8,604.00)**	**7**
4100 OP General fund (unrestricted)	(801,651.15)	0.00	288,732.00	**(512,919.15)**		(591,502.15)	**78,583.00**	**(13)**
32000 OP Retained Earnings	5,429,362.14	0.00	0.00	**5,429,362.14**		5,681,154.62	**(251,792.48)**	**(4)**
Operating	**(4,446,489.01)**	**0.00**	**0.00**	**(4,446,489.01)**		**(4,194,696.53)**	**(251,792.48)**	**6**
274.3660 Retained earnings (deficit) - beginning	**(4,446,489.01)**	**0.00**	**0.00**	**(4,446,489.01)**		**(4,194,696.53)**	**(251,792.48)**	**6**
6201 OP Wages Expense	3,268,627.75	37,406.78	0.00	**3,306,034.53**		3,120,550.62	**185,483.91**	**6**
6202 OP Bonus Pay	27,525.00	0.00	0.00	**27,525.00**		7,100.00	**20,425.00**	**288**
6205 OP Paid Leave Expense	7,015.00	0.00	0.00	**7,015.00**		20,384.44	**(13,369.44)**	**(66)**
6210 OP CPP Expense RP0001	168,803.11	1,517.69	0.00	**170,320.80**		156,507.10	**13,813.70**	**9**
6211 OP Anniversary	3,175.00	0.00	0.00	**3,175.00**		0.00	**3,175.00**	**0**
6220 OP EI Expense RP0001	67,067.14	525.62	0.00	**67,592.76**		63,603.59	**3,989.17**	**6**
6236 OP HSA Expense	7,795.90	0.00	0.00	**7,795.90**		7,570.38	**225.52**	**3**
6237 OP Benefits Expense	380,342.27	0.00	0.00	**380,342.27**		468,815.50	**(88,473.23)**	**(19)**
6238 OP Group Health Benefits - Taxable	0.00	0.00	0.00	**0.00**		14,698.38	**(14,698.38)**	**(100)**
6245 OP RRSP	14,150.99	0.00	0.00	**14,150.99**		14,060.28	**90.71**	**1**
6250 OP Phone Allowance	5,961.36	0.00	0.00	**5,961.36**		5,604.93	**356.43**	**6**
6256 OP Car Allowance	3,600.00	0.00	0.00	**3,600.00**		1,950.00	**1,650.00**	**85**
6275 OP WCB Expense	115,159.03	1,129.46	0.00	**116,288.49**		103,573.56	**12,714.93**	**12**
6297 OP Other Benefits	638.25	0.00	0.00	**638.25**		0.00	**638.25**	**0**
6299 OP Pension expense	126,894.50	0.00	0.00	**126,894.50**		118,139.64	**8,754.86**	**7**
6504 OP Union Cost Recovery	3,735.10	0.00	0.00	**3,735.10**		18.58	**3,716.52**	**20003**

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Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
8010 OP Staff/ Professional Development	44,975.28	0.00	0.00	**44,975.28**		57,333.49	**(12,358.21)**	**(22)**
8020 OP Staff Recruitment	2,313.14	0.00	0.00	**2,313.14**		1,408.90	**904.24**	**64**
8025 OP Staff Safety Equipment	271.41	0.00	0.00	**271.41**		51.50	**219.91**	**427**
8030 OP Staff Events/ Appreciation	14,070.79	0.00	0.00	**14,070.79**		14,529.88	**(459.09)**	**(3)**
8035 OP Staff Other	1,403.35	0.00	0.00	**1,403.35**		495.90	**907.45**	**183**
8040 OP Temporary Staff	45,214.37	0.00	0.00	**45,214.37**		4,517.40	**40,696.97**	**901**
Operating	**4,308,738.74**	**40,579.55**	**0.00**	**4,349,318.29**		**4,180,914.07**	**168,404.22**	**4**
6201 RD Wages:Wages Expense	340,600.80	2,050.21	0.00	**342,651.01**		294,993.98	**47,657.03**	**16**
6202 RD Bonus Pay	2,445.00	0.00	0.00	**2,445.00**		500.00	**1,945.00**	**389**
6205 RD Paid Leave Expense	5,400.00	0.00	0.00	**5,400.00**		0.00	**5,400.00**	**0**
6210 RD Employee Benefits:CPP Expense RP0001	12,894.28	0.00	0.00	**12,894.28**		11,933.50	**960.78**	**8**
6211 RD Anniversary	425.00	0.00	0.00	**425.00**		0.00	**425.00**	**0**
6220 RD Employee Benefits:EI Expense RP0001	4,664.28	16.00	0.00	**4,680.28**		4,402.86	**277.42**	**6**
6237 RD Employee Benefits:Benefits Expense	29,690.30	0.00	0.00	**29,690.30**		37,814.63	**(8,124.33)**	**(21)**
6238 RD Employee Benefits:Group Health Benefits - Taxable	0.00	0.00	0.00	**0.00**		1,451.46	**(1,451.46)**	**(100)**
6245 RD Employee Benefits:RRSP	0.00	0.00	0.00	**0.00**		200.00	**(200.00)**	**(100)**
6250 RD Wages:Phone Allowance	2,155.24	0.00	0.00	**2,155.24**		2,203.67	**(48.43)**	**(2)**
6275 RD Employee Benefits:WCB Expense	11,060.43	63.04	0.00	**11,123.47**		12,483.57	**(1,360.10)**	**(11)**
6299 RD Employee Benefits:Pension expense	23,912.58	0.00	0.00	**23,912.58**		22,954.89	**957.69**	**4**
8020 RD Staff Recruitment	515.45	0.00	0.00	**515.45**		0.00	**515.45**	**0**
8025 RD Staff Safety Equipment	803.83	0.00	0.00	**803.83**		0.00	**803.83**	**0**
8040 RD Temporary Staff	32,287.50	0.00	0.00	**32,287.50**		78,053.75	**(45,766.25)**	**(59)**
Redevelop	**466,854.69**	**2,129.25**	**0.00**	**468,983.94**		**466,992.31**	**1,991.63**	**0**
517.8620 Salaries and benefits	**4,775,593.43**	**42,708.80**	**0.00**	**4,818,302.23**		**4,647,906.38**	**170,395.85**	**4**
8037 OP Advertising and Promotion	5,236.65	0.00	0.00	**5,236.65**		11,406.86	**(6,170.21)**	**(54)**
8081 OP Communications - Print/Copy Exp	40,646.76	0.00	0.00	**40,646.76**		31,174.74	**9,472.02**	**30**
8130 OP Website/ Digital Strategy	11,717.94	0.00	0.00	**11,717.94**		14,428.46	**(2,710.52)**	**(19)**
8155 OP Rental/ Lease Venue	47,305.05	0.00	0.00	**47,305.05**		41,532.32	**5,772.73**	**14**
8360 OP Fundraising Events	26,231.37	0.00	0.00	**26,231.37**		17,374.28	**8,857.09**	**51**
Operating	**131,137.77**	**0.00**	**0.00**	**131,137.77**		**115,916.66**	**15,221.11**	**13**
7806 RD Events/Meals/Travel Etc.	5,483.53	0.00	0.00	**5,483.53**		282.83	**5,200.70**	**1839**
7808 RD Meals/Travel/Out of Pocket	1,762.34	0.00	0.00	**1,762.34**		201.15	**1,561.19**	**776**
7809 RD Printing/Postage	8,469.36	0.00	0.00	**8,469.36**		760.76	**7,708.60**	**1013**
7810 RD Public Campaign	159,995.22	0.00	0.00	**159,995.22**		173,975.32	**(13,980.10)**	**(8)**
7811 RD Video Production / Web Design	22,287.80	0.00	0.00	**22,287.80**		8,200.00	**14,087.80**	**172**
Redevelop	**197,998.25**	**0.00**	**0.00**	**197,998.25**		**183,420.06**	**14,578.19**	**8**
520 Fundraising	**329,136.02**	**0.00**	**0.00**	**329,136.02**		**299,336.72**	**29,799.30**	**10**
6615 RD Amortization expense	302,102.81	0.00	0.00	**302,102.81**		610,825.91	**(308,723.10)**	**(51)**
Redevelop	**302,102.81**	**0.00**	**0.00**	**302,102.81**		**610,825.91**	**(308,723.10)**	**(51)**
521.8670 Amortization of capital assests	**302,102.81**	**0.00**	**0.00**	**302,102.81**		**610,825.91**	**(308,723.10)**	**(51)**
8270 OP Property insurance	27,660.00	0.00	0.00	**27,660.00**		25,471.29	**2,188.71**	**9**
Operating	**27,660.00**	**0.00**	**0.00**	**27,660.00**		**25,471.29**	**2,188.71**	**9**
8270 RD Property insurance	4,320.00	0.00	0.00	**4,320.00**		4,073.16	**246.84**	**6**
Redevelop	**4,320.00**	**0.00**	**0.00**	**4,320.00**		**4,073.16**	**246.84**	**6**
523.8690 Insurance	**31,980.00**	**0.00**	**0.00**	**31,980.00**		**29,544.45**	**2,435.55**	**8**
7450 OP Street to Home Expense	7,765.37	0.00	0.00	**7,765.37**		10,018.34	**(2,252.97)**	**(22)**
Operating	**7,765.37**	**0.00**	**0.00**	**7,765.37**		**10,018.34**	**(2,252.97)**	**(22)**
528 Special projects	**7,765.37**	**0.00**	**0.00**	**7,765.37**		**10,018.34**	**(2,252.97)**	**(22)**
8050 OP Consulting Fees	6,465.00	0.00	0.00	**6,465.00**		9,148.12	**(2,683.12)**	**(29)**
8280 OP Accounting/ Audit Fees	41,275.00	0.00	0.00	**41,275.00**		34,600.00	**6,675.00**	**19**
Operating	**47,740.00**	**0.00**	**0.00**	**47,740.00**		**43,748.12**	**3,991.88**	**9**
7807 RD Consultants - Cap Campaign	14,376.75	0.00	0.00	**14,376.75**		28,355.28	**(13,978.53)**	**(49)**
8050 RD Consulting Fees	681.62	0.00	0.00	**681.62**		743.12	**(61.50)**	**(8)**
Redevelop	**15,058.37**	**0.00**	**0.00**	**15,058.37**		**29,098.40**	**(14,040.03)**	**(48)**
531.8860 Professional fees	**62,798.37**	**0.00**	**0.00**	**62,798.37**		**72,846.52**	**(10,048.15)**	**(14)**

First United Church Community Ministry Society
Year End: September 30, 2025
Grouping/Mapping trial balance

5E-5

Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
8290 OP Legal Fees	22,469.73	0.00	0.00	**22,469.73**		18,113.60	**4,356.13**	**24**
Operating	**22,469.73**	**0.00**	**0.00**	**22,469.73**		**18,113.60**	**4,356.13**	**24**
531.8861 Legal	**22,469.73**	**0.00**	**0.00**	**22,469.73**		**18,113.60**	**4,356.13**	**24**
5721 OP Investment Fees	0.00	0.00	6,595.00	**6,595.00**		0.00	**6,595.00**	**0**
Operating	**0.00**	**0.00**	**6,595.00**	**6,595.00**		**0.00**	**6,595.00**	**0**
5721 IRF Investment Fees	0.00	0.00	0.00	**0.00**		6,237.00	**(6,237.00)**	**(100)**
Internally restricted fund	**0.00**	**0.00**	**0.00**	**0.00**		**6,237.00**	**(6,237.00)**	**(100)**
531.8871 Investment management fees	**0.00**	**0.00**	**6,595.00**	**6,595.00**		**6,237.00**	**358.00**	**6**
8227 OP Rent expense	19,946.76	0.00	0.00	**19,946.76**		19,946.76	**0.00**	**0**
Operating	**19,946.76**	**0.00**	**0.00**	**19,946.76**		**19,946.76**	**0.00**	**0**
7921 RD RELOCATION:368-370 Powell St:Rent - Powell St	144,156.84	0.00	0.00	**144,156.84**		144,156.84	**0.00**	**0**
7931 RD RELOCATION:501 E. Hastings St:Rent - 501 E Ha:	14,939.04	0.00	0.00	**14,939.04**		18,539.04	**(3,600.00)**	**(19)**
7941 RD RELOCATION:628 Clark Dr:Rent - 628 Clark Dr	41,734.68	0.00	0.00	**41,734.68**		41,734.68	**0.00**	**0**
7945 RD RELOCATION:628 Clark Dr:Additional Rent - 628 (	22,200.00	0.00	0.00	**22,200.00**		21,203.15	**996.85**	**5**
7951 RD RELOCATION:360 Jackson Ave:Rent - Jackson Av	19,926.72	0.00	0.00	**19,926.72**		19,926.72	**0.00**	**0**
8227 RD Rent expense	172,200.00	0.00	0.00	**172,200.00**		172,200.00	**0.00**	**0**
Redevelop	**415,157.28**	**0.00**	**0.00**	**415,157.28**		**417,760.43**	**(2,603.15)**	**(1)**
533.8910 Rent	**435,104.04**	**0.00**	**0.00**	**435,104.04**		**437,707.19**	**(2,603.15)**	**(1)**
8265 OP Vehicle Expenses	11,518.73	0.00	0.00	**11,518.73**		13,636.35	**(2,117.62)**	**(16)**
Operating	**11,518.73**	**0.00**	**0.00**	**11,518.73**		**13,636.35**	**(2,117.62)**	**(16)**
8265 RD Vehicle Expenses	17,933.35	0.00	0.00	**17,933.35**		14,961.23	**2,972.12**	**20**
Redevelop	**17,933.35**	**0.00**	**0.00**	**17,933.35**		**14,961.23**	**2,972.12**	**20**
535.8960 Vehicle	**29,452.08**	**0.00**	**0.00**	**29,452.08**		**28,597.58**	**854.50**	**3**
8151 OP Interior Building Maintenance	29,797.30	0.00	0.00	**29,797.30**		15,118.25	**14,679.05**	**97**
8152 OP Exterior Building Maintenance	6,141.26	0.00	0.00	**6,141.26**		7,400.31	**(1,259.05)**	**(17)**
8190 OP Building Operation	9,942.45	1,696.55	0.00	**11,639.00**		13,547.67	**(1,908.67)**	**(14)**
8200 OP Pest Control	4,808.59	(1,696.55)	0.00	**3,112.04**		3,265.31	**(153.27)**	**(5)**
8240 OP Garbage/ Recycling	25,195.11	0.00	0.00	**25,195.11**		22,244.63	**2,950.48**	**13**
8250 OP Equipment Repairs	2,808.57	0.00	0.00	**2,808.57**		430.74	**2,377.83**	**552**
8260 OP Janitorial Supplies	33,987.39	1,061.11	0.00	**35,048.50**		32,104.08	**2,944.42**	**9**
Operating	**112,680.67**	**1,061.11**	**0.00**	**113,741.78**		**94,110.99**	**19,630.79**	**21**
8190 RD Building Operation	0.00	0.00	0.00	**0.00**		333.12	**(333.12)**	**(100)**
Redevelop	**0.00**	**0.00**	**0.00**	**0.00**		**333.12**	**(333.12)**	**(100)**
535.8961 Repairs and maintenance - buildings	**112,680.67**	**1,061.11**	**0.00**	**113,741.78**		**94,444.11**	**19,297.67**	**20**
8210 OP Electricity expense	26,985.85	0.00	0.00	**26,985.85**		28,996.25	**(2,010.40)**	**(7)**
8220 OP Heating - natural gas	17,173.99	0.00	0.00	**17,173.99**		17,915.45	**(741.46)**	**(4)**
8230 OP Water and Sewerage	5,769.36	0.00	0.00	**5,769.36**		5,934.85	**(165.49)**	**(3)**
Operating	**49,929.20**	**0.00**	**0.00**	**49,929.20**		**52,846.55**	**(2,917.35)**	**(6)**
7923 RD RELOCATION:368-370 Powell St:Utilities - Powell :	6,054.75	0.00	0.00	**6,054.75**		5,824.29	**230.46**	**4**
7933 RD RELOCATION:501 E. Hastings St:Utilities - 501 E H	1,819.48	0.00	0.00	**1,819.48**		1,800.00	**19.48**	**1**
7953 RD RELOCATION:360 Jackson Ave:Utilities - 360 Jack	1,443.44	0.00	0.00	**1,443.44**		1,680.00	**(236.56)**	**(14)**
Redevelop	**9,317.67**	**0.00**	**0.00**	**9,317.67**		**9,304.29**	**13.38**	**0**
547.9220 Utilities	**59,246.87**	**0.00**	**0.00**	**59,246.87**		**62,150.84**	**(2,903.97)**	**(5)**
8042 OP Board Expense	4,977.20	0.00	0.00	**4,977.20**		11,239.62	**(6,262.42)**	**(56)**
8060 OP Travel	5,658.14	0.00	0.00	**5,658.14**		9,446.63	**(3,788.49)**	**(40)**
8065 OP Meals & Entertainment	3,483.84	0.00	0.00	**3,483.84**		1,849.53	**1,634.31**	**88**
8070 OP Postage / Delivery	18,188.16	804.17	0.00	**18,992.33**		20,659.81	**(1,667.48)**	**(8)**
8080 OP Printing/ Photocopying	7,223.89	0.00	0.00	**7,223.89**		5,997.54	**1,226.35**	**20**
8090 OP Office Expenses/ Supplies	13,248.71	0.00	0.00	**13,248.71**		13,733.90	**(485.19)**	**(4)**
8095 OP Furniture/Equipment	2,877.03	0.00	0.00	**2,877.03**		9,598.48	**(6,721.45)**	**(70)**
8100 OP License and Application Fees	91.75	0.00	0.00	**91.75**		193.75	**(102.00)**	**(53)**
8121 OP Computer service/support	54,912.51	0.00	0.00	**54,912.51**		45,099.38	**9,813.13**	**22**
8122 OP Hardware/accessories	47,931.86	0.00	0.00	**47,931.86**		6,309.01	**41,622.85**	**660**
8123 OP Software expense	39,248.48	0.00	0.00	**39,248.48**		34,376.86	**4,871.62**	**14**

Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
8140 OP Dues/ Subscriptions	46,452.91	0.00	0.00	**46,452.91**		44,480.52	**1,972.39**	**4**
8145 OP Equipment Leases	29,601.20	0.00	0.00	**29,601.20**		28,760.96	**840.24**	**3**
8165 OP Insurance - Liability	2,770.50	0.00	0.00	**2,770.50**		1,125.00	**1,645.50**	**146**
8311 OP Bank charges	5,195.62	(20.00)	0.00	**5,175.62**		4,669.39	**506.23**	**11**
8312 OP Merchant fees	20,425.32	0.00	0.00	**20,425.32**		19,209.35	**1,215.97**	**6**
8313 OP Bank/ CC/ Other Charges:Other charges	0.00	0.00	0.00	**0.00**		509.20	**(509.20)**	**(100)**
8314 OP TelPay fees	704.05	0.00	0.00	**704.05**		634.10	**69.95**	**11**
8395 OP Other Office & Administration	1,029.00	0.00	0.00	**1,029.00**		1,849.00	**(820.00)**	**(44)**
8900 OP Gifts to Qualified Donees	2,930.00	0.00	0.00	**2,930.00**		1,650.00	**1,280.00**	**78**
Operating	**306,950.17**	**784.17**	**0.00**	**307,734.34**		**261,392.03**	**46,342.31**	**18**
7929 RD RELOCATION:368-370 Powell St:Other Powell St	25,050.97	0.00	0.00	**25,050.97**		13,642.34	**11,408.63**	**84**
7934 RD RELOCATION:501 E. Hastings St:FFE 501 E Hasti	381.06	0.00	0.00	**381.06**		0.00	**381.06**	**0**
7939 RD RELOCATION:501 E. Hastings St:Other 501 E Has	790.04	0.00	0.00	**790.04**		10,569.93	**(9,779.89)**	**(93)**
7949 RD RELOCATION:628 Clark Dr:Other 628 Clark Dr	51.25	0.00	0.00	**51.25**		102.50	**(51.25)**	**(50)**
7959 RD RELOCATION:360 Jackson Ave:Other Jackson Av	3,760.98	0.00	0.00	**3,760.98**		3,531.89	**229.09**	**6**
8060 RD Travel	0.00	0.00	0.00	**0.00**		40.56	**(40.56)**	**(100)**
8065 RD Meals & Entertainment	0.00	0.00	0.00	**0.00**		151.42	**(151.42)**	**(100)**
8070 RD Postage / Delivery	334.68	57.69	0.00	**392.37**		63.93	**328.44**	**514**
8090 RD Office Expenses/ Supplies	121.87	0.00	0.00	**121.87**		3.81	**118.06**	**3099**
8100 RD License and Application Fees	1,040.00	0.00	0.00	**1,040.00**		981.00	**59.00**	**6**
8123 RD Computer/ Software:Software expense	420.48	0.00	0.00	**420.48**		630.72	**(210.24)**	**(33)**
8311 RD Bank charges	166.60	20.00	0.00	**186.60**		118.15	**68.45**	**58**
8312 RD Merchant fees	4,506.77	0.00	0.00	**4,506.77**		4,272.97	**233.80**	**5**
Redevelop	**36,624.70**	**77.69**	**0.00**	**36,702.39**		**34,109.22**	**2,593.17**	**8**
571.9808 Office	**343,574.87**	**861.86**	**0.00**	**344,436.73**		**295,501.25**	**48,935.48**	**17**
8225 OP Property taxes	95,202.60	0.00	0.00	**95,202.60**		101,597.31	**(6,394.71)**	**(6)**
Operating	**95,202.60**	**0.00**	**0.00**	**95,202.60**		**101,597.31**	**(6,394.71)**	**(6)**
571.9810 Property taxes	**95,202.60**	**0.00**	**0.00**	**95,202.60**		**101,597.31**	**(6,394.71)**	**(6)**
8110 OP Telephone/ Internet	24,899.55	0.00	0.00	**24,899.55**		24,184.00	**715.55**	**3**
Operating	**24,899.55**	**0.00**	**0.00**	**24,899.55**		**24,184.00**	**715.55**	**3**
7922 RD RELOCATION:368-370 Powell St:Internet - Powell	2,200.89	0.00	0.00	**2,200.89**		2,157.03	**43.86**	**2**
7932 RD RELOCATION:501 E. Hastings St:Internet - 501 E I	2,042.22	0.00	0.00	**2,042.22**		1,971.00	**71.22**	**4**
7942 RD RELOCATION:628 Clark Dr:Internet/phone	1,933.62	0.00	0.00	**1,933.62**		1,449.18	**484.44**	**33**
7952 RD RELOCATION:360 Jackson Ave:Telephone/interne	1,872.45	0.00	0.00	**1,872.45**		1,839.60	**32.85**	**2**
8110 RD Telephone/ Internet	157.20	0.00	0.00	**157.20**		157.20	**0.00**	**0**
Redevelop	**8,206.38**	**0.00**	**0.00**	**8,206.38**		**7,574.01**	**632.37**	**8**
571.9824 Telephone	**33,105.93**	**0.00**	**0.00**	**33,105.93**		**31,758.01**	**1,347.92**	**4**
8001 OP General/ Program Expenses	25,029.73	0.00	0.00	**25,029.73**		19,829.40	**5,200.33**	**26**
8160 OP Kitchen Supplies	25,644.03	0.00	0.00	**25,644.03**		23,257.61	**2,386.42**	**10**
8170 OP Food Supplies	212,345.67	(1,061.11)	0.00	**211,284.56**		202,209.01	**9,075.55**	**4**
8180 OP Laundry	18,213.59	0.00	0.00	**18,213.59**		15,991.30	**2,222.29**	**14**
8380 OP Meal Vouchers	574.00	0.00	0.00	**574.00**		1,382.00	**(808.00)**	**(58)**
8410 OP Emergency Clothing	0.00	0.00	0.00	**0.00**		3,204.05	**(3,204.05)**	**(100)**
8420 OP Gifts in Kind	0.00	48,602.12	0.00	**48,602.12**		50,062.23	**(1,460.11)**	**(3)**
Operating	**281,807.02**	**47,541.01**	**0.00**	**329,348.03**		**315,935.60**	**13,412.43**	**4**
581.9270.02 General and program	**281,807.02**	**47,541.01**	**0.00**	**329,348.03**		**315,935.60**	**13,412.43**	**4**
59010 OP Gain on sale of investments	(470.69)	0.00	(69,696.00)	**(70,166.69)**		472.35	**(70,639.04)**	**(14955)**
Operating	**(470.69)**	**0.00**	**(69,696.00)**	**(70,166.69)**		**472.35**	**(70,639.04)**	**(14955)**
59010 RD Gain on sale of investments	223.66	0.00	0.00	**223.66**		93.53	**130.13**	**139**
Redevelop	**223.66**	**0.00**	**0.00**	**223.66**		**93.53**	**130.13**	**139**
59010 IRF Gain on sale of investments	0.00	0.00	0.00	**0.00**		(37,019.00)	**37,019.00**	**(100)**
Internally restricted fund	**0.00**	**0.00**	**0.00**	**0.00**		**(37,019.00)**	**37,019.00**	**(100)**
361.8211 Gain (loss) on sale of marketable securities	**(247.03)**	**0.00**	**(69,696.00)**	**(69,943.03)**		**(36,453.12)**	**(33,489.91)**	**92**
5210 OP Municipal	(80,000.00)	0.00	0.00	**(80,000.00)**		(80,000.00)	**0.00**	**0**
5220 OP Federal	(52,066.00)	0.00	0.00	**(52,066.00)**		(20,106.00)	**(31,960.00)**	**159**
5230 OP Provincial Grants	0.00	0.00	0.00	**0.00**		(27,080.00)	**27,080.00**	**(100)**
5240 OP Foundation Grants	(548,520.90)	0.00	0.00	**(548,520.90)**		(934,602.92)	**386,082.02**	**(41)**

First United Church Community Ministry Society
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Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
5256 OP United Church of Canada Grants	(89,250.00)	0.00	0.00	**(89,250.00)**		(90,050.00)	**800.00**	**(1)**
5292 OP Released Provincial Grant Revenue	(117,398.19)	0.00	82,234.00	**(35,164.19)**		0.00	**(35,164.19)**	**0**
Operating	**(887,235.09)**	**0.00**	**82,234.00**	**(805,001.09)**		**(1,151,838.92)**	**346,837.83**	**(30)**
5240 RD Foundation Grants	(230,000.00)	0.00	0.00	**(230,000.00)**		(230,000.00)	**0.00**	**0**
Redevelop	**(230,000.00)**	**0.00**	**0.00**	**(230,000.00)**		**(230,000.00)**	**0.00**	**0**
381.8260 Grants and Government funding	**(1,117,235.09)**	**0.00**	**82,234.00**	**(1,035,001.09)**		**(1,381,838.92)**	**346,837.83**	**(25)**
5310 OP Donations Receipted	(959,043.88)	0.00	0.00	**(959,043.88)**		(770,126.18)	**(188,917.70)**	**25**
5320 OP Gifts from Charities	(602,797.96)	0.00	0.00	**(602,797.96)**		(489,970.87)	**(112,827.09)**	**23**
5325 OP Other unreceipted gifts	(2,048.29)	0.00	0.00	**(2,048.29)**		(1,867.73)	**(180.56)**	**10**
5335 OP UC Donations	(101,879.03)	0.00	0.00	**(101,879.03)**		(141,585.43)	**39,706.40**	**(28)**
5350 OP Corporate donations	(28,179.88)	0.00	0.00	**(28,179.88)**		(19,205.77)	**(8,974.11)**	**47**
5610 OP In-kind goods receipted	0.00	(10,104.12)	0.00	**(10,104.12)**		(18,161.23)	**8,057.11**	**(44)**
5615 OP In-kind goods unreceipted	0.00	(38,498.00)	0.00	**(38,498.00)**		(31,901.00)	**(6,597.00)**	**21**
5620 OP Securities GIK	(121,785.79)	0.00	0.00	**(121,785.79)**		(83,040.64)	**(38,745.15)**	**47**
Operating	**(1,815,734.83)**	**(48,602.12)**	**0.00**	**(1,864,336.95)**		**(1,555,858.85)**	**(308,478.10)**	**20**
5310 RD Donations Receipted	(7,217.00)	0.00	0.00	**(7,217.00)**		(4,290.00)	**(2,927.00)**	**68**
Redevelop	**(7,217.00)**	**0.00**	**0.00**	**(7,217.00)**		**(4,290.00)**	**(2,927.00)**	**68**
381.8261 Donations	**(1,822,951.83)**	**(48,602.12)**	**0.00**	**(1,871,553.95)**		**(1,560,148.85)**	**(311,405.10)**	**20**
5400 OP Sponsorships and Fees	(99,785.68)	0.00	0.00	**(99,785.68)**		(96,145.00)	**(3,640.68)**	**4**
Operating	**(99,785.68)**	**0.00**	**0.00**	**(99,785.68)**		**(96,145.00)**	**(3,640.68)**	**4**
381.8264 Sponsorships and fees	**(99,785.68)**	**0.00**	**0.00**	**(99,785.68)**		**(96,145.00)**	**(3,640.68)**	**4**
5930 OP Street to Home Income	(7,765.37)	0.00	0.00	**(7,765.37)**		(10,018.34)	**2,252.97**	**(22)**
Operating	**(7,765.37)**	**0.00**	**0.00**	**(7,765.37)**		**(10,018.34)**	**2,252.97**	**(22)**
381.8265 Special projects	**(7,765.37)**	**0.00**	**0.00**	**(7,765.37)**		**(10,018.34)**	**2,252.97**	**(22)**
5980 OP Interest earned	(23,995.39)	0.00	0.00	**(23,995.39)**		(21,249.48)	**(2,745.91)**	**13**
Operating	**(23,995.39)**	**0.00**	**0.00**	**(23,995.39)**		**(21,249.48)**	**(2,745.91)**	**13**
5980 RD Interest earned	(81,020.67)	0.00	0.00	**(81,020.67)**		(510,522.68)	**429,502.01**	**(84)**
59005 RD Investment income	(1.54)	0.00	0.00	**(1.54)**		(119.11)	**117.57**	**(99)**
Redevelop	**(81,022.21)**	**0.00**	**0.00**	**(81,022.21)**		**(510,641.79)**	**429,619.58**	**(84)**
381.8266 Investment income	**(105,017.60)**	**0.00**	**0.00**	**(105,017.60)**		**(531,891.27)**	**426,873.67**	**(80)**
5340 OP Bequests Received	(65,000.00)	0.00	0.00	**(65,000.00)**		(57,996.43)	**(7,003.57)**	**12**
Operating	**(65,000.00)**	**0.00**	**0.00**	**(65,000.00)**		**(57,996.43)**	**(7,003.57)**	**12**
381.8267 Bequest funds received	**(65,000.00)**	**0.00**	**0.00**	**(65,000.00)**		**(57,996.43)**	**(7,003.57)**	**12**
5730 RD Deferred Contributions - P&E	(301,724.28)	0.00	122,916.92	**(178,807.36)**		(476,819.62)	**298,012.26**	**(62)**
Redevelop	**(301,724.28)**	**0.00**	**122,916.92**	**(178,807.36)**		**(476,819.62)**	**298,012.26**	**(62)**
381.8268 Amortization of deferred contributions related	**(301,724.28)**	**0.00**	**122,916.92**	**(178,807.36)**		**(476,819.62)**	**298,012.26**	**(62)**
5650 OP Earned revenues	(41,074.62)	0.00	0.00	**(41,074.62)**		(45,732.01)	**4,657.39**	**(10)**
5725 OP Other	(7,876.37)	0.00	0.00	**(7,876.37)**		(2,260.43)	**(5,615.94)**	**248**
Operating	**(48,950.99)**	**0.00**	**0.00**	**(48,950.99)**		**(47,992.44)**	**(958.55)**	**2**
381.8270 Sundry income	**(48,950.99)**	**0.00**	**0.00**	**(48,950.99)**		**(47,992.44)**	**(958.55)**	**2**
5124 OP Shelter Operation Funding	(2,332,362.00)	0.00	(82,234.00)	**(2,414,596.00)**		(2,276,810.04)	**(137,785.96)**	**6**
59100 OP Shelter funding (prior periods)	0.00	(343,778.00)	0.00	**(343,778.00)**		(116,315.00)	**(227,463.00)**	**196**
Operating	**(2,332,362.00)**	**(343,778.00)**	**(82,234.00)**	**(2,758,374.00)**		**(2,393,125.04)**	**(365,248.96)**	**15**
381.8272 BC Housing Management Commission (Sched	**(2,332,362.00)**	**(343,778.00)**	**(82,234.00)**	**(2,758,374.00)**		**(2,393,125.04)**	**(365,248.96)**	**15**
5206 RD Redevelopment Project	(853,795.97)	(2,244.64)	(122,916.92)	**(978,957.53)**		(556,794.26)	**(422,163.27)**	**76**
Redevelop	**(853,795.97)**	**(2,244.64)**	**(122,916.92)**	**(978,957.53)**		**(556,794.26)**	**(422,163.27)**	**76**
381.8273 Amortization of deferred contributions related	**(853,795.97)**	**(2,244.64)**	**(122,916.92)**	**(978,957.53)**		**(556,794.26)**	**(422,163.27)**	**76**
5720 OP Unrealized gains	(128,585.38)	0.00	63,101.00	**(65,484.38)**		0.00	**(65,484.38)**	**0**

Prepared by	Reviewed by	Manager review
		ECU 1/12/26
Partner review	**EQCR review**	**Tax review**

Account	Prelim	Adj's	Reclass	Rep	Annotation	Rep 09/24	Amount Chg	%Chg
Operating	**(128,585.38)**	**0.00**	**63,101.00**	**(65,484.38)**		**0.00**	**(65,484.38)**	**0**
5720 IRF Unrealized gains	0.00	0.00	0.00	**0.00**		(165,090.00)	**165,090.00**	**(100)**
Internally restricted fund	**0.00**	**0.00**	**0.00**	**0.00**		**(165,090.00)**	**165,090.00**	**(100)**
830.9980 Unrealized gain (loss) on investments	**(128,585.38)**	**0.00**	**63,101.00**	**(65,484.38)**		**(165,090.00)**	**99,605.62**	**(60)**
	0.00	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**	**0**
Net Income (Loss)	**(38,598.59)**			**263,853.39**		**251,792.48**	**12,060.91**	**5**