

CAMPBELL, SAUNDERS & CO.

KERRISDALE BUSINESS ASSOCIATION  
FINANCIAL STATEMENTS  
MARCH 31, 2021

# CAMPBELL, SAUNDERS & CO.

Chartered Professional Accountants

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**INDEPENDENT AUDITORS' REPORT**

To: The Members of  
**Kerrisdale Business Association**

**Qualified Opinion**

We have audited the accompanying financial statements of **Kerrisdale Business Association**, which comprise the statement of financial position as at March 31, 2021 and the statements of revenue and expenses, changes in net assets 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 effect of the matter described in the *Basis for Qualified Opinion* section of report, the accompanying financial statements present fairly, in all material respects, the financial position of Kerrisdale Business Association as at March 31, 2021 and the results of its operations and its 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 non-profit organizations, Kerrisdale Business Association derives revenue from fundraising activities, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of Kerrisdale Business Association. Therefore, we were not able to determine whether any adjustments might be necessary to fundraising revenue, excess of revenues over expenses, cash flows from operations for the years ended March 31, 2021 and 2020, current assets as at March 31, 2021 and 2020, and net assets as at April 1 and March 31 for both the 2021 and 2020 years.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of Kerrisdale Business Association in accordance with the 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 these financial statements in accordance with Canadian accounting standards for not-for-profit-organizations and for such internal control as management determines is necessary to enable the preparation of

**INDEPENDENT AUDITORS' REPORT**

financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing Kerrisdale Business Association'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 Kerrisdale Business Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Kerrisdale Business Association's financial reporting process.

**Auditor's 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 auditor's 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 Kerrisdale Business Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

**INDEPENDENT AUDITORS' REPORT**

- 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 Kerrisdale Business Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's 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 auditor's report. However, future events or conditions may cause Kerrisdale Business Association 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.

**Report on Other Legal and Regulatory Requirements**

As required by the Society Act of British Columbia we report that, in our opinion, these principles have been applied on a basis consistent with that of the preceding year.




CHARTERED PROFESSIONAL ACCOUNTANTS


Vancouver, B.C.  
August 19, 2021

KERRISDALE BUSINESS ASSOCIATION  
STATEMENT OF FINANCIAL POSITION  
AS AT MARCH 31, 2021

	General Fund 2021	BIA Fund 2021	2021	2020
<b>CURRENT ASSETS</b>				
Cash	\$ -	\$170,227	\$170,227	\$ 51,913
Government remittances	-	4,502	4,502	3,566
Prepaid insurance	-	2,692	2,692	-
Due from BIA Fund	<u>7,856</u>	<u>-</u>	<u>7,856</u>	<u>-</u>
	<u>\$7,856</u>	<u>\$177,421</u>	<u>\$185,277</u>	<u>\$ 55,479</u>
<b>CURRENT LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ -	\$ 5,860	\$ 5,860	\$ 5,083
Due to General Fund	<u>-</u>	<u>7,856</u>	<u>7,856</u>	<u>-</u>
	-	13,716	13,716	5,083
<b>COMMITMENTS (Note 3)</b>				
<b>NET ASSETS</b>	<u>7,856</u>	<u>163,705</u>	<u>171,561</u>	<u>50,396</u>
	<u>\$7,856</u>	<u>\$177,421</u>	<u>\$185,277</u>	<u>\$ 55,479</u>

APPROVED BY THE BOARD:

 Director

 Director

KERRISDALE BUSINESS ASSOCIATION  
 STATEMENT OF CHANGES IN NET ASSETS  
 FOR THE YEAR ENDED MARCH 31, 2021

	General Fund 2021	BIA Fund 2021	2021	2020
NET ASSETS - BEGINNING OF YEAR	\$ -	\$ 50,396	\$ 50,396	\$ 42,759
Surplus of revenue over expenses	<u>7,856</u>	<u>113,309</u>	<u>121,165</u>	<u>7,637</u>
NET ASSETS - END OF YEAR	<u>\$ 7,856</u>	<u>\$163,705</u>	<u>\$171,561</u>	<u>\$ 50,396</u>

KERRISDALE BUSINESS ASSOCIATION  
STATEMENT OF REVENUES AND EXPENSES  
FOR THE YEAR ENDED MARCH 31, 2021

	General Fund 2021	BIA Fund 2021	2021	2020
<b>REVENUE</b>				
Levy Revenue				
Business Improvement Association Levy	\$ -	\$365,000	\$365,000	\$365,000
Parkade management fee	7,856	-	7,856	5,500
Close out account	-	-	-	3,700
Fundraising income	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
	<u>7,856</u>	<u>365,000</u>	<u>372,856</u>	<u>374,200</u>
<b>EXPENSES</b>				
Promotion	-	74,495	74,495	174,268
Place Making	-	24,368	24,368	30,406
Community Safety	-	100,040	100,040	100,258
Governance and Administration	-	49,142	49,142	52,965
	<u>          </u>	<u>248,045</u>	<u>248,045</u>	<u>357,897</u>
<b>NET INCOME BEFORE CAPITAL PROJECTS</b>	<u>7,856</u>	<u>116,955</u>	<u>124,811</u>	<u>16,303</u>
<b>CAPITAL PROJECTS</b>				
Custom Street Signs	-	3,646	3,646	-
Christmas Lighting	-	-	-	5,444
Sequoia Mill	-	-	-	3,222
	<u>          </u>	<u>3,646</u>	<u>3,646</u>	<u>8,666</u>
<b>SURPLUS OF REVENUE OVER EXPENSES FOR THE YEAR</b>	<u>\$ 7,856</u>	<u>\$113,309</u>	<u>\$121,165</u>	<u>\$ 7,637</u>



KERRISDALE BUSINESS ASSOCIATION  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED MARCH 31, 2021

	General Fund 2021	BIA Fund 2021	2021	2020
<b>CASH FROM OPERATING ACTIVITIES</b>				
Surplus of revenue over expenses	\$ 7,856	\$ 113,309	\$121,165	\$ 7,637
Changes in non-cash working capital items				
Government remittances	-	(936)	(936)	2,551
Prepaid expenses	-	(2,692)	(2,692)	2,443
Accounts payable and accrued liabilities	-	777	777	(219)
Revenue received in advance	-	-	-	(182,500)
Due (to) from BIA fund	<u>(7,856)</u>	<u>7,856</u>	<u>-</u>	<u>-</u>
<b>CHANGE IN CASH AND CASH EQUIVALENTS DURING THE YEAR</b>	-	118,314	118,314	(170,088)
Cash - Beginning of year	<u>-</u>	<u>51,913</u>	<u>51,913</u>	<u>222,001</u>
<b>CASH - END OF YEAR</b>	<u>\$ -</u>	<u>\$170,222</u>	<u>\$170,227</u>	<u>\$ 51,913</u>

**KERRISDALE BUSINESS ASSOCIATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**AS AT MARCH 31, 2021**

**NOTE 1 - PURPOSE OF THE ORGANIZATION**

The purpose of the Association is to develop, encourage and promote business in the Kerrisdale Business Improvement Area. The Association was incorporated under the British Columbia Societies Act on March 25, 1991. It is a tax exempt body under the Income Tax Act.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

These financial statements have been prepared in accordance with Canada Accounting standards for Not-for-Profit Organizations in Part III of the CPA Canada Handbook and include the following significant accounting Policies:

Revenue recognition

Grants are recorded when notice of approval is received or conditions for receipt are fulfilled. Where grants are to be applied over given periods, portions relating to periods beyond the fiscal year are recorded as deferred revenue.

Capital assets

Purchases of capital assets are recorded as expenditures at the time of purchase.

Contributed services

The work of the Association is dependent on the efforts of many volunteers. Because these services are not normally purchased by the Association and because of the difficulty in determining their fair value, donated services are not recognized in these financial statements.

Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the year. Actual results could differ from these estimates.

**KERRISDALE BUSINESS ASSOCIATION  
NOTES TO THE FINANCIAL STATEMENTS  
AS AT MARCH 31, 2021**

**NOTE 3 - ECONOMIC DEPENDENCE**

The Association is economically dependent on the continued funding provided in accordance with a Business Improvement Area by-law enacted by the City of Vancouver.

On 30<sup>th</sup> March 2021, the Council of the City of Vancouver enacted "The Kerrisdale BIA Designation By-law" (By-Law No. 12923), which is granted to an applicant for the planning and implementation of a business promotion scheme for an amount not to exceed in aggregate \$1,825,000 covering the period from April 1, 2021 to March 31, 2026 inclusive.

**NOTE 4 - EFFECT OF COVID-19 OUTBREAK**

In March 2020, the World Health Organization declared the COVID-19 outbreak a pandemic. A major health crisis worldwide, the pandemic affected the global economy and financial markets. Federal, provincial and municipal governments introduced numerous measures to protect the public.

The Association's main source of revenue - the Business Improvement Association Levy was not affected by the pandemic. However, in keeping with the introduction of safety protocols in compliance with public health guidelines and restrictions, open air and public gatherings were cancelled during the year, resulting in reduced expenditures in these areas.

**NOTE 5 - FINANCIAL INSTRUMENTS AND FINANCIAL RISK**

The Association classifies its cash as held for trading, accounts receivable as loans and receivables and accounts payable and accrued liabilities as other financial liabilities.

a) Fair Value

Cash, accounts receivable and accounts payable and accrued liabilities are measured at their carrying amount since it is comparable to their fair value due to the approaching maturity of these financial instruments.

b) Financial Risk

The Association is not exposed to interest rate risk.