

# **Kerrisdale Business Association**

## **Financial Statements**

**March 31, 2025**

# Kerrisdale Business Association

March 31, 2025

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**Independent Auditor's Report**

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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, 2025 and the statements of operations, 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, 2025 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 and donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues over expenses, cash flows from operations for the year ended March 31, 2025 and 2024, current assets as at March 31, 2025 and 2024, and net assets as at April 1, and March 31 for both the 2025 and 2024 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 on our report. We are independent of Kerrisdale Business Association in accordance with the ethical 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.

**Material Uncertainty Related to Going Concern**

We draw attention to Note 3 in the financial statements, which indicates that the Association's current funding, provided under the Kerrisdale BIA Designation By-Law (By-Law No. 12923), expires on March 31, 2026. As stated in Note 3, the Association intends to seek approval at its September 2025 Annual General Meeting for a five-year renewal of its designation and related funding, which would span the period April 1, 2026 to March 31, 2031. As of the date of our auditor's report, such renewal has not yet been approved. These events or conditions indicate that a

**Independent Auditor's Report**

material uncertainty exists that may cast significant doubt on the Association's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

**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 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 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.

**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 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 of Kerrisdale Business Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and

### **Independent Auditor's Report**

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 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.

*R N Hill*

Chartered Professional Accountant


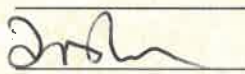
Vancouver, BC  
August 21, 2025

# Kerrisdale Business Association

## Statement of Financial Position

March 31, 2025

	Note	General Fund	BIA Fund	2025	2024
<b>Assets</b>					
<b>Current Assets</b>					
Cash		\$ -	\$ 172,882	\$ 172,882	\$ 173,686
Government remittances		-	3,662	3,662	4,083
Prepaid expenses		-	8,874	8,874	10,357
Due from BIA Fund		38,966	-	38,966	29,933
		38,966	185,418	224,384	218,059
<b>Current Liabilities</b>					
Accounts payable and accrued liabilities		-	29,918	29,918	30,750
Due to General Fund		-	38,966	38,966	29,933
		-	68,884	68,884	60,683
<b>Net assets</b>		38,966	116,534	155,500	157,376
		\$ 38,966	\$ 185,418	\$ 224,384	\$ 218,059

Approved by the Board  
  
\_\_\_\_\_  
Director  
  
\_\_\_\_\_  
Director

The accompanying notes are an integral part of these financial statements.

# Kerrisdale Business Association

## Statement of Changes in Net Assets

For the Year Ended March 31, 2025

	General Fund	BIA Fund	2025	2024
Net Assets-Beginning of year	\$ 29,933	\$ 127,443	\$ 157,376	\$ 234,767
(Deficit) excess of revenue over expenses for the year	9,033	(10,909)	(1,876)	(77,391)
<b>Net Assets-End of Year</b>	<b>\$ 38,966</b>	<b>\$ 116,534</b>	<b>\$ 155,500</b>	<b>\$ 157,376</b>

The accompanying notes are an integral part of these financial statements.

# Kerrisdale Business Association

## Statement of Operations

For the Year Ended March 31, 2025

	Note	General Fund	BIA Fund	2025	2024
<b>Revenue</b>					
Business Improvement Association Levy	\$	-	\$ 365,000	\$ 365,000	\$ 365,000
Graffiti Abatement Grant		10,000	-	10,000	10,000
		10,000	365,000	375,000	375,000
<b>Expenses</b>					
Promotion		-	166,993	166,993	216,042
Place Making		967	39,953	40,920	45,097
Community Safety		-	96,432	96,432	112,496
Governance and Administration		-	72,202	72,202	61,632
		967	375,580	376,547	435,267
<b>Net income before Capital Projects</b>		9,033	(10,580)	(1,547)	(60,267)
<b>Capital Projects</b>					
Teak Bench		-	329	329	17,124
<b>(Deficiency) Surplus of revenue over expenses for the year</b>	\$	9,033	\$ (10,909)	\$ (1,876)	\$ (77,391)

The accompanying notes are an integral part of these financial statements.

# Kerrisdale Business Association

## Statement of Cash Flows

For the Year Ended March 31, 2025

	Note	General Fund	BIA Fund	2025	2024
<b>Cash from operating activities</b>					
(Deficiency) Surplus of revenue over expenses	\$	9,033	\$ (10,909)	\$ (1,876)	\$ (77,391)
Changes in non-cash working capital items					
Government remittances	-	421	421	(387)	
Prepaid expenses	-	1,483	1,483	14,597	
Interfund balances	(9,033)	9,033	-	-	
Accounts payable and accrued liabilities	-	(832)	(832)	19,288	
<b>Change in cash during the year</b>	-	(804)	(804)	(43,893)	
Cash - Beginning of year	-	173,686	173,686	217,579	
<b>Cash - End of Year</b>	\$	-	\$ 172,882	\$ 172,882	\$ 173,686

The accompanying notes are an integral part of these financial statements.

# **Kerrisdale Business Association**

## **Notes to the Financial Statements**

**For the Year Ended March 31, 2025**

### **Note 1 - Purpose of the organization**

### **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:

#### **Fund Accounting**

The Association follows the restricted fund method of accounting.

The BIA Fund reports Revenues and Expenses relating to the levy received from City of Vancouver referred to in Note 3.

The General Fund reports Revenues and Expenses relating to any other activities of the Association

#### **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 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.

# Kerrisdale Business Association

## Notes to the Financial Statements

For the Year Ended March 31, 2025

### Contributed services

#### Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that effect 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.

### 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 30th 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.

As of the date of completion of these financial statements (August 21, 2025), the Association has not yet obtained approval for funding beyond March 31, 2026. The Association intends to seek approval at its September 2025 Annual General Meeting for a five-year renewal of its designation and related funding, which would span the period April 1, 2026 to March 31, 2031. The ability of the Association to continue beyond March 31, 2026 is dependent upon renewal of the BIA by-law.

### Note 4 - 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.