



# Co-operative Housing Federation of British Columbia

## Statement of Financial Position

July 31, 2023

	Operating Fund	Research and Development Fund	Capital Asset Fund	Encasa Equity Investment Fund	Total 2023	Total 2022
<b>Current assets</b>						
Cash and cash equivalents	\$ 1,310,951	\$ 127,422	\$ -	\$ -	\$ 1,438,373	\$ 1,460,050
Investments (Note 3)	339,305	-	-	-	339,305	338,158
Receivables (Note 4)	669,231	-	-	-	669,231	177,443
Prepaid expenses	74,466	-	-	-	74,466	46,600
	<u>2,393,953</u>	<u>127,422</u>	<u>-</u>	<u>-</u>	<u>2,521,375</u>	<u>2,022,251</u>
<b>Long-term assets</b>						
Investment in Encasa Financial Inc. (Note 5)	-	-	-	887,644	887,644	835,239
Property and equipment (Note 6)	-	-	113,333	-	113,333	200,856
	<u>\$ 2,393,953</u>	<u>\$ 127,422</u>	<u>\$ 113,333</u>	<u>\$ 887,644</u>	<u>\$ 3,522,352</u>	<u>\$ 3,058,346</u>
<b>Current liabilities</b>						
Payables and accruals (Note 7)	\$ 68,975	\$ -	\$ -	\$ -	\$ 68,975	\$ 187,149
Due to vendors: Commercial Services	203,882	-	-	-	203,882	170,206
Deferred dues and grants (Note 8)	904,700	-	-	-	904,700	428,883
Current portion of loan (Note 9)	-	-	-	-	-	41,799
	<u>1,177,557</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,177,557</u>	<u>828,037</u>
<b>Long-term liabilities</b>						
Long-term portion of loan (Note 9)	40,000	-	-	-	40,000	40,261
<b>Share capital (Note 10)</b>						
	<u>15,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,500</u>	<u>15,100</u>
<b>Fund balances</b>						
Unrestricted	1,160,896	127,422	-	887,644	2,175,962	1,999,649
Invested in capital assets	-	-	113,333	-	113,333	175,299
	<u>1,160,896</u>	<u>127,422</u>	<u>113,333</u>	<u>887,644</u>	<u>2,289,295</u>	<u>2,174,948</u>
	<u>\$ 2,393,953</u>	<u>\$ 127,422</u>	<u>\$ 113,333</u>	<u>\$ 887,644</u>	<u>\$ 3,522,352</u>	<u>\$ 3,058,346</u>

Approved by:  Director  
2023-11-05

 Director  
2023-11-05

# Co-operative Housing Federation of British Columbia

## Statements of Operations and Changes in Fund Balances

Year ended July 31, 2023

	Operating Fund (Schedules 1 & 2)	Research and Development Fund	CHF BC Capital Asset Fund	Encasa Equity Investment Fund	Total 2023	Total 2022
Revenue						
Administration	\$ 1,336,960	\$ -	\$ -	\$ -	\$ 1,336,960	\$ 1,193,549
Commercial services (Note 14)	2,025,450	-	-	-	2,025,450	1,498,573
Communications	-	-	-	-	-	1,772
Education program	146,959	-	-	-	146,959	217,341
Income on investment in Encasa Financial Inc. (Note 5)	-	-	-	52,405	52,405	159,030
	<u>3,509,369</u>	<u>-</u>	<u>-</u>	<u>52,405</u>	<u>3,561,774</u>	<u>3,070,265</u>
Expenses						
Amortization	-	-	109,792	-	109,792	143,068
Administration	3,408,415	-	-	-	3,408,415	2,921,106
Commercial services	95,828	-	-	-	95,828	81,238
Communications	117,203	-	-	-	117,203	129,132
Education program	293,938	-	-	-	293,938	231,009
	<u>3,915,384</u>	<u>-</u>	<u>109,792</u>	<u>-</u>	<u>4,025,176</u>	<u>3,505,553</u>
Less: cost recoveries (Note 13)	<u>(577,749)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(577,749)</u>	<u>(486,359)</u>
	<u>3,337,635</u>	<u>-</u>	<u>109,792</u>	<u>-</u>	<u>3,447,427</u>	<u>3,019,194</u>
Excess (deficiency) of revenue over expenses	171,734	-	(109,792)	52,405	114,347	51,071
Interfund transfers						
Transfer from operating fund (Note 11)	<u>(47,826)</u>	<u>-</u>	<u>47,826</u>	<u>-</u>	<u>-</u>	<u>-</u>
	123,908	-	(61,966)	52,405	114,347	51,071
Fund balances, beginning of year	<u>1,036,988</u>	<u>127,422</u>	<u>175,299</u>	<u>835,239</u>	<u>2,174,948</u>	<u>2,123,877</u>
Fund balances, end of year	<u>\$ 1,160,896</u>	<u>\$ 127,422</u>	<u>\$ 113,333</u>	<u>\$ 887,644</u>	<u>\$ 2,289,295</u>	<u>\$ 2,174,948</u>

See accompanying notes and schedules to the financial statements.