

**Whistler Housing Authority Ltd.**  
**Financial Statements**  
**For the year ended December 31, 2023**

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**Financial Statements**  
**For the year ended December 31, 2023**

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## Management's Responsibility for Financial Reporting

The financial statements are the responsibility of the management of Whistler Housing Authority Ltd. The financial statements have been prepared in accordance with Canadian public sector accounting standards.

The financial statements include, where appropriate, estimates based on the best judgment of management. Whistler Housing Authority Ltd. maintains systems of internal accounting and administrative controls of high quality, consistent with reasonable cost. Such systems are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate, and that Whistler Housing Authority Ltd.'s assets are appropriately accounted for and adequately safeguarded.

The Board of Directors of Whistler Housing Authority Ltd. reviews and approves the annual financial statements.

Signed by:

DocuSigned by:

*Flora Ferraro*

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Director of Finance, Whistler Housing Authority Ltd.

March 12, 2024



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BDO Canada LLP  
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Whistler, BC V8E 0H6

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## Independent Auditor's Report

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To the Board of Directors of Whistler Housing Authority Ltd.:

### Opinion

We have audited the financial statements of Whistler Housing Authority Ltd. ("WHA"), which comprise the statement of financial position as at December 31, 2023, and the statements of operations, changes in net debt and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of WHA as at December 31, 2023, and its results of operations, its change in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

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 WHA 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 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 public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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



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## 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 of WHA'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 WHA'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 WHA 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.

*BDO Canada LLP*

Chartered Professional Accountants  
Whistler, British Columbia  
March 12, 2024

**Whistler Housing Authority Ltd.**  
**Statement of Financial Position**

<u>December 31</u>	<u>2023</u>	<u>2022</u>
<b>Financial assets</b>		
Cash (Note 1)	\$ 1,797,295	\$ 3,444,203
Short term investment (Note 2)	1,065,000	950,000
Accounts receivable (Note 3)	362,221	27,382
	<u>3,224,516</u>	<u>4,421,585</u>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	1,667,178	226,818
Tenant deposits (Note 1)	270,872	265,370
Construction holdbacks	689,560	-
Construction loans (Note 5)	2,613,639	-
Long term debt (Note 7)	27,230,030	28,497,465
	<u>32,471,279</u>	<u>28,989,653</u>
<b>Net debt</b>	<u>(29,246,763)</u>	<u>(24,568,068)</u>
<b>Non-financial assets</b>		
Tangible capital assets (Note 4, Schedule 2)	58,978,656	52,069,000
Prepaid expenses	460,828	453,868
	<u>59,439,484</u>	<u>52,522,868</u>
<b>Accumulated surplus</b>	<u>\$ 30,192,721</u>	<u>\$ 27,954,800</u>

Approved on behalf of the Board of Directors:

DocuSigned by:  
GD Maxwell \_\_\_\_\_ Director  
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DocuSigned by:  
Jen Ford \_\_\_\_\_ Director  
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**Whistler Housing Authority Ltd.**  
**Statement of Operations**

<b>For the year ended December 31</b>	<b>Budget 2023</b>	<b>2023</b>	<b>2022</b>
<b>Revenue</b>			
Rental revenue	\$ 5,956,941	\$ 6,025,406	\$ 5,828,289
Government transfers (Note 8)	-	1,500,000	-
Waitlist fee revenue	98,000	104,380	95,268
Interest revenue	69,875	205,515	69,279
Other revenue	-	11,351	23,352
	<u>6,124,816</u>	<u>7,846,652</u>	<u>6,016,188</u>
<b>Rental expenses</b>			
Insurance	445,501	447,669	420,571
Interest on long term debt	605,963	602,911	645,562
Management fees	251,136	249,173	239,391
Property taxes and fees (Note 9)	443,472	420,814	394,950
Repairs and maintenance	464,793	388,973	388,309
Contract Services	459,766	439,001	453,250
Utilities	283,366	256,457	275,500
	<u>2,953,997</u>	<u>2,804,998</u>	<u>2,817,533</u>
<b>Capital expenses</b>			
Amortization	1,898,779	1,902,265	1,978,276
Capital reserve expenses	192,300	109,188	117,937
	<u>2,091,079</u>	<u>2,011,453</u>	<u>2,096,213</u>
<b>Administrative expenses</b>			
Office expenses (Schedule 1)	811,672	792,280	769,624
	<u>5,856,748</u>	<u>5,608,731</u>	<u>5,683,370</u>
<b>Total expenses</b>			
<b>Annual surplus</b>	<b>268,068</b>	<b>2,237,921</b>	<b>332,818</b>
<b>Accumulated surplus, beginning of year</b>	<b>27,954,800</b>	<b>27,954,800</b>	<b>27,621,982</b>
<b>Accumulated surplus, end of year</b>	<b>\$28,222,868</b>	<b>\$30,192,721</b>	<b>\$ 27,954,800</b>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

**Whistler Housing Authority Ltd.**  
**Statement of Changes in Net Debt**

<b>For the year ended December 31</b>	<b>Budget 2023</b>	<b>2023</b>	<b>2022</b>
<b>Annual surplus</b>	<b>\$ 268,068</b>	<b>\$ 2,237,921</b>	<b>\$ 332,818</b>
Acquisition of tangible capital assets	(2,000,000)	(8,811,921)	-
Amortization of tangible capital assets	1,898,779	1,902,265	1,978,276
Disposal of tangible capital assets	-	-	41,500
Change in prepaid expenses	-	(6,960)	1,566
<b>Change in net debt</b>	<b>166,847</b>	<b>(4,678,695)</b>	<b>2,354,160</b>
<b>Net debt, beginning of year</b>	<b>(24,568,068)</b>	<b>(24,568,068)</b>	<b>(26,922,228)</b>
<b>Net debt, end of year</b>	<b><u>\$(24,401,221)</u></b>	<b><u>\$(29,246,763)</u></b>	<b><u>\$ (24,568,068)</u></b>



**Whistler Housing Authority Ltd.**  
**Statement of Cash Flows**

For the year ended December 31	2023	2022
<b>Cash provided by (used in)</b>		
<b>Operating activities</b>		
Annual surplus	\$ 2,237,921	\$ 332,818
Items not involving cash:		
Amortization of capital assets	1,902,265	1,978,276
Loss on disposal of capital asset	-	41,500
	4,140,186	2,352,594
Changes in non-cash working capital balances:		
Accounts receivable	(334,839)	3,318
Prepaid expenses	(6,960)	1,566
Accounts payable and accrued liabilities	1,440,360	(96,272)
Construction holdbacks	689,560	-
Tenant deposits	5,502	107
	5,933,809	2,261,313
<b>Capital activities</b>		
Acquisition of tangible capital assets	(8,811,921)	-
<b>Investing activities</b>		
Interest on short term investments	(17,978)	(4,052)
Sale of short term investments	967,978	877,341
Purchase of short term investments	(1,065,000)	(950,000)
	(115,000)	(76,711)
<b>Financing activities</b>		
Repayment of long term debt	(1,298,545)	(1,167,545)
Proceeds of construction loans	2,613,639	-
Interest added to principal of long term debt (Note 7)	31,110	30,355
	1,346,204	(1,137,190)
Increase (decrease) in cash during the year	(1,646,908)	1,047,412
Cash, beginning of year	3,444,203	2,396,791
<b>Cash, end of year</b>	\$ 1,797,295	\$ 3,444,203
<b>Supplemental Information</b>		
Interest Paid	\$ 575,349	\$ 618,827

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**Whistler Housing Authority Ltd.**  
**Summary of Significant Accounting Policies**

**December 31, 2023**

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<b>Basis of Accounting</b>	The financial statements of the Whistler Housing Authority Ltd. ("WHA") have been prepared by management in accordance with Canadian public sector accounting standards.
<b>Nature of Business</b>	<p>WHA was incorporated in 1989 to construct and operate affordable housing units in the Resort Municipality of Whistler (the "RMOW") and facilitate the resale of affordable employee restricted housing units. WHA is a government not-for-profit organization controlled by the RMOW.</p> <p>WHA owns 318 rental units in the Whistler area and manages another nine units owned by the RMOW.</p>
<b>Financial Instruments</b>	<p>Effective January 1, 2023, WHA adopted PS 3450 - Financial Instruments. The standard was adopted prospectively and comparative figures were not restated.</p> <p>WHA's financial instruments consist of cash, short term investments, accounts receivable, accounts payable and accrued liabilities, tenant deposits, construction holdbacks, construction loan, and long-term debt. All financial instruments are measured at cost or amortized cost on the statement of financial position, using the effective interest rate method to determine interest revenue or expense. Transaction costs are added to the carrying value for financial instruments.</p> <p>All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.</p> <p>Unrealized gains and losses from changes in the fair value of financial instruments would be recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations. As WHA has no financial instruments reported at fair value, no statement of remeasurement gain or loss is presented in these financial statements.</p>
<b>Use of Estimates</b>	The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Items subject to such estimates and assumptions include the useful life of tangible capital assets, provision for uncollectible receivables, and completeness of accrued liabilities. Actual results could differ from those estimates and may impact the results of future periods.

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**Whistler Housing Authority Ltd.**  
**Summary of Significant Accounting Policies**

**December 31, 2023**

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<b>Revenue</b>	<p>Rental revenue is recognized monthly when received or receivable, on the first day of each month for all occupied units, as per rental agreements.</p> <p>Waitlist fee revenue is non refundable and is recognized when proceeds are received.</p> <p>Interest revenue is recognized as earned.</p>
<b>Government Transfers</b>	<p>Government transfers are recognized in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability and recognized in the statement of operations as the stipulations liabilities are settled.</p>
<b>Forgivable Debt</b>	<p>Financing received with forgivable terms is recognized as a government transfer in the period in which events giving rise to the transfer occur, providing the transfers are authorized, forgiveness and other criteria have been met or it is reasonably assured that the criteria will be met, and reasonable estimates of the amount can be made. When it is not reasonably assured that forgiveness criteria will be met, the amount is recognized as long-term debt in the period received, with forgiven amounts being recognized as revenue in the period that the forgiveness criteria are met.</p>
<b>Inter-entity Transactions</b>	<p>WHA recognizes inter-entity transactions with related parties at their carrying value as determined at the date of transaction when the transferred asset and liabilities satisfy the definition of an asset or liability in accordance with Canadian public sector accounting standards. Any difference between the exchange value and the amounts recognized in the statement of financial position are recognized as revenue or expense in the statement of operations.</p>
<b>Tangible Capital Assets</b>	<p>Tangible capital assets are recorded at cost less accumulated amortization. Costs includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs.</p> <p>Buildings are recorded at cost, including interest capitalized on construction, and amortized at 4% on a diminishing balance.</p> <p>Equipment and furniture and fixtures are recorded at cost and amortized at 20% on a diminishing balance.</p>

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**Whistler Housing Authority Ltd.**  
**Summary of Significant Accounting Policies**

**December 31, 2023**

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**Construction in Progress** Construction in progress includes all costs directly attributable to the acquisition and ongoing construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees, interest and site preparation costs.

Once an asset is substantially complete and ready to be put into service, these costs are transferred to the corresponding tangible capital asset grouping and amortized over the estimated useful life.

**Asset Retirement Obligations**

Effective January 1, 2023, WHA adopted PS 3280 - Asset Retirement Obligations. Under this standard, a liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement costs in relation to a tangible capital asset; the past transaction or event giving rise to the liability has occurred; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability is recorded at an amount that is the best estimate of the expenditure required to retire a tangible capital asset at the financial statement date.

This liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. Upon the initial measurement of an asset retirement obligation, a corresponding asset retirement cost is added to the carrying value of the related tangible capital asset if it is still in productive use. This cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

It is management's assessment that WHA has no legal or contractual obligations that meet the definition of an asset retirement obligations and, as such, no asset retirement obligation has been recorded in the year ended December 31, 2023.

**Segmented Operations**

WHA considers that its only function is the provision of affordable employee restricted housing. As such, it has only one operating segment and does not report details of revenues and expenses by segment.

**Income Taxes**

WHA is a government not-for-profit organization controlled by the Resort Municipality of Whistler, and as such, is not subject to income tax per section 149(1)(d.5) of the Income Tax Act.

**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2023**

**1. Cash**

Cash includes WHA's bank accounts and any money market instruments that have maturities of 90 days or fewer.

WHA's bank accounts are held at three financial institutions and earn interest at prevailing market rates. Included in cash is \$270,872 (2022 - \$265,370) of tenant security deposits and \$113,318 (2022 - \$41,561) of replacement reserve funds held in separate interest bearing accounts.

**2. Short term Investment**

Short term investments consists of two term deposits for a total of \$1,065,000 (2022 - one term deposit for \$950,000) held at a BC credit union. A \$1,000,000 term deposit earns interest at 4.85% and matures in October 2024 and a \$65,000 term deposit earns interest at 6.10%, maturing in June 2024 (2022 - 2.25% matured in August 2023). Accrued interest on the term deposits at December 31, 2023 is \$26,986 (2022 - \$7,964).

**3. Accounts Receivable**

	2023	2022
GST receivable	\$ 335,235	\$ 19,372
Other	26,986	8,010
	<b>\$ 362,221</b>	<b>\$ 27,382</b>

**4. Tangible Capital Assets**

	Open Net Book Value	Additions	Disposals	Amortization	Close Net Book Value
Land	\$ 4,636,082	\$ 1,647,221	\$ -	\$ -	\$ 6,283,303
Buildings	47,423,777	159,676	-	(1,899,855)	45,683,598
Equipment & furniture	9,141	14,650	-	(2,410)	21,381
Construction in progress	-	6,990,374	-	-	6,990,374
	<b>\$ 52,069,000</b>	<b>\$ 8,811,921</b>	<b>\$ -</b>	<b>\$(1,902,265)</b>	<b>\$58,978,656</b>

**Whistler Housing Authority Ltd.**  
Notes to the Financial Statements

**December 31, 2023**

**4. Tangible Capital Assets (continued)**

Net book value at December 31, 2023 consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 6,283,303	\$ -	\$ 6,283,303
Buildings	66,125,458	(20,441,860)	45,683,598
Equipment & furniture	76,222	(54,841)	21,381
Construction in progress	6,990,374	-	6,990,374
	<b>\$ 79,475,357</b>	<b>\$ (20,496,701)</b>	<b>\$58,978,656</b>

Net book value for the comparative period, December 31, 2022, consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 4,636,082	\$ -	\$ 4,636,082
Buildings	65,965,782	(18,542,005)	47,423,777
Equipment & furniture	61,572	(52,431)	9,141
	<b>\$ 70,663,436</b>	<b>\$ (18,594,436)</b>	<b>\$52,069,000</b>

Construction in progress relates to the development of affordable employee-restricted housing at 1450 Mount Fee Road (Notes 5 and 9) and includes \$12,569 of capitalized interest (2022 - \$nil).

**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2023**

**5. Construction Loan**

On September 28, 2023, WHA entered into a construction loan agreement with the Canada Mortgage and Housing Corporation ("CMHC") for the construction of rental housing at 1450 Mount Fee Road in an amount not to exceed \$15,200,000, maturing November 1, 2033 and secured by the property, a General Security Agreement, and assignment of insurance. Interest accrues semi-annually at 3.92% per annum and is payable monthly as an addition to construction draws. At December 31, 2023, \$2,613,639 was drawn on this loan. One year after completion of construction and commencement of rentals, the loan will convert to blended payments of principal and interest over a 35 year amortization period.

**6. Forgivable Loans**

	2023	2022
CMHC interest free forgivable loan for 1330 Cloudburst Drive \$	354,571	\$ 374,270
BC Housing Management Commission ("BCHMC") interest free forgivable loan for 1330 Cloudburst Drive	4,500,000	4,500,000
BCHMC interest free forgivable loan for 8350 Bear Paw Trail	2,875,000	2,875,000
Total forgivable loans outstanding	\$ 7,729,571	\$ 7,749,270

CMHC funding has been provided as a forgivable loan where, provided that WHA remains compliant under the related agreements by continuing to develop, use and operate the lands as intended, one twentieth of the principal of \$393,968 is forgiven annually beginning the year following the advance of the loan. Funds were fully advanced in 2021.

BCHMC funding has been provided as forgivable loans where, provided that WHA remains compliant under the related agreements by continuing to develop, use and operate the lands as intended, one tenth of the principal is forgiven annually beginning at the 11th year following the day on which the occupancy permit is issued.

BCHMC funding for 1330 Cloudburst were fully advanced from 2019 to 2020 and the occupancy permit was issued in March 2021.

BCHMC funding for 8350 Bear Paw Trail were fully advanced from 2017 to 2018 and the occupancy permit was issued in February 2020.

These loans are secured by the related land, buildings and assignment of rents.

Management has assessed it to be probable that WHA will meet all forgiveness criteria for the above listed loans and that the definition of a liability is not met. As a result, the amounts have been recognized in the statement of operations in the year received or receivable.

**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2023**

**7. Long Term Debt**

	2023	2022
Coast Capital Savings mortgage on 1060 Legacy Way property, interest at 1.58%, repayable at \$25,869 per month, due October 1, 2030	\$ 2,009,888	\$ 2,286,305
Sunlife Assurance Company of Canada mortgage on Seppo's property, interest at 6.8%, repayable at \$41,206 per month, due October 1, 2025	854,109	1,275,834
MCAP mortgage on 1310 Cloudburst property, interest at 3.239%, repayable at \$20,881 per month, due June 1, 2028	3,625,800	3,757,407
CMHC loan on the 1020 Legacy Way property, interest accruing at 2.5%, repayable with equal monthly payments commencing on September 1, 2028, due August 1, 2034 (a)	1,281,972	1,250,862
CMLS Financial loan on 1020 Legacy Way property, interest at 1.58%, repayable with blended monthly payments of \$10,478, due April 1, 2029	7,031,341	7,130,415
Peoples Trust Company loan on 8350 Bear Paw Trail, interest at 2.5%, repayable at \$18,981 per month, due March 1, 2030	4,944,985	5,048,376
CMHC loan on 1330 Cloudburst Drive, interest at 1.49%, repayable with blended monthly payments of \$31,634, due August 1, 2031	7,481,935	7,748,266
	<b>\$27,230,030</b>	<b>\$ 28,497,465</b>

- a) Interest on the CMHC loan related to 1020 Legacy Way is accrued and capitalized into the principal each year until blended principal and interest payments begin on September 1, 2028.

The mortgages are secured by a first charge on the land and buildings for each loan, a General Security Agreement, and assignment of rents and insurance.



**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2023**

**7. Long Term Debt (continued)**

Mortgage payments due in the next five years are as follows:

	Interest	Principal	Total
2024	\$ 561,333	\$ 1,344,444	\$ 1,905,777
2025	513,626	1,314,283	1,827,909
2026	484,296	928,615	1,412,911
2027	467,174	946,570	1,413,744
2028	401,998	3,958,112	4,360,110
Thereafter	500,234	18,738,006	19,238,240
	\$ 2,928,661	\$ 27,230,030	\$ 30,158,691

**8. Government Transfers**

In 2023, WHA recognized \$1,500,000 in government transfers received from the RMOW for the development and construction of affordable employee-restricted rental housing at 1450 Mount Fee Road.

**9. Related Party Transactions**

During the year, WHA engaged in the following transactions with the RMOW, sole shareholder of WHA:

	2023	2022
<b>Revenue</b>		
Government transfers (Note 8)	\$ 1,500,000	\$ -
<b>Expenses</b>		
Property tax expense	\$ 420,814	\$ 394,950
Building permits and other fees	-	6,376
	\$ 420,814	\$ 401,326
<b>Related party balances</b>		
Prepaid property taxes	\$ 160,965	\$ 165,985

In addition, WHA contracted with Whistler 2020 Development Corporation ("WDC"), a related party under common ownership, to purchase land at 1450 Mount Fee Road for \$1,615,000 and to engage WDC to construct affordable employee rental housing for a maximum contract price of \$17,534,200. At December 31, 2023, construction costs incurred are \$6,990,374 (Note 4) with \$1,429,231 and \$689,560 included in accounts payable and accrued liabilities and construction holdbacks, respectively, due to WDC (2022 - \$nil and \$nil).

All related party transactions have been measured at their carrying values on the date of the transactions.

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**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2023**

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**10. Financial Instrument Risk Management**

WHA, through its financial assets and liabilities, is exposed to certain financial risks. The following analysis provides an assessment of those risks as at December 31, 2023. These risks remain unchanged from the prior year.

**Interest Rate Risk**

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. WHA is exposed to interest rate risk arising from the possibility that changes in interest rates will affect the future cash flows related to its construction loan and long-term debt (Notes 5 and 7, respectively). WHA's objective is to minimize interest risk by locking in fixed rates on its mortgages when prudent and possible.

**Liquidity Risk**

Liquidity risk is the risk that WHA will encounter difficulty in meeting obligations associated with financial liabilities as they come due. WHA is exposed to liquidity risk through its accounts payable and accrued liabilities, construction holdbacks, construction loan and long-term debt. WHA has a planning and budgeting process in place to help determine the funds required to support the normal operating requirements on an ongoing basis and secures adequate financing for construction projects (Note 5). WHA ensures that there are sufficient funds to meet its short term requirements, taking into account its anticipated cash flows from operations and cash reserves.

**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. WHA is exposed to concentrations of credit risk related to its cash, short term investments and accounts receivable. WHA mitigates its risk by holding its cash and short term investments at one Canadian chartered bank and two BC credit unions, which provide deposit insurance coverage via the Canadian Deposit Insurance Corporation and the Credit Union Insurance Corporation. Concentrations of credit risk related to accounts receivable are mitigated as the majority are due from government.

It is management's opinion that WHA is not exposed to any significant currency or market risks arising from its financial instruments.

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**11. Comparative Figures**

The comparative figures have been reclassified where necessary to conform with current year presentation.

**Whistler Housing Authority Ltd.**  
**Schedule of Office Expenses (Schedule 1)**

For the year ended December 31	Budget 2023	2023	2022
<b>Office Expenses</b>			
Administrative office	\$ 26,160	\$ 28,111	\$ 29,407
Advertising	900	667	986
Board expenses	1,000	714	253
Banking fees	7,170	7,410	6,865
Professional fees	85,000	76,119	97,793
Telecommunications	8,987	4,667	5,843
Wages and benefits	673,955	671,503	620,483
Training and conferences	8,500	3,089	7,994
	<b>\$ 811,672</b>	<b>\$ 792,280</b>	<b>\$ 769,624</b>

**Whistler Housing Authority Ltd.**  
**Schedule of Tangible Capital Assets (Schedule 2)**

For the year ended December 31			2023	2022
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land - 6320 Lorimer	\$ 514,656	\$ -	\$ 514,656	\$ 514,656
Land - 2400 Dave Murray Pl	460,826	-	460,826	460,826
Land - 7325 Seppo's Way	1,633,885	-	1,633,885	1,633,885
Land - 2110 Sarajevo #3	61,863	-	61,863	61,863
Land - 2120 Nordic Court	122,451	-	122,451	122,451
Land - 1060 Legacy Way	36,287	-	36,287	36,287
Land - 1450 Mount Fee	1,647,221	-	1,647,221	-
Land - 1310 Cloudburst	579,828	-	579,828	579,828
Land - 1330 Cloudburst	415,672	-	415,672	415,672
Land - 1020 Legacy Way	798,534	-	798,534	798,534
Land - 8350 Bear Paw Trail	12,080	-	12,080	12,080
Construction in progress	6,990,374	-	6,990,374	-
Building - 6320 Lorimer	1,730,037	1,092,337	637,700	664,271
Building - 2400 Dave Murray Pl	7,442,095	4,413,109	3,028,986	3,122,482
Building - 7325 Seppo's	6,770,863	3,966,211	2,804,652	2,906,432
Building - 2110 Sarajevo #3	26,512	15,028	11,484	11,963
Building - 2120 Nordic Court	2,782,710	1,635,507	1,147,203	1,195,003
Building - Balsam	342,532	178,252	164,280	171,125
Building - 1060 Legacy Way	7,299,475	3,055,717	4,243,758	4,329,345
Building - 1310 Cloudburst Dr	8,361,564	1,803,840	6,557,724	6,830,962
Building - 1330 Cloudburst Dr	12,868,208	1,441,518	11,426,690	11,878,527
Building - 1020 Legacy Way	10,502,534	1,641,090	8,861,444	9,230,671
Building - 8350 Bear Paw Trail	7,998,928	1,199,251	6,799,677	7,082,996
Equipment & furniture	76,222	54,841	21,381	9,141
	<b>\$ 79,475,357</b>	<b>\$ 20,496,701</b>	<b>\$ 58,978,656</b>	<b>\$ 52,069,000</b>

**Whistler Housing Authority**  
**Schedule of 1330 Cloudburst Revenues and Expenses (Schedule 3)**

<b>For the year ended December 31</b>	<b>2023</b>	<b>2022</b>
<b>Revenue</b>		
Rental revenue	\$ 1,038,455	\$ 991,513
Parking revenue	28,151	28,366
Laundry revenue	15,475	10,691
Other revenue	280	1,571
	<u>1,082,361</u>	<u>1,032,141</u>
<b>Rental expenses</b>		
Contract services	52,940	60,912
Insurance	61,252	59,618
Interest on long-term debt	112,945	116,714
Management fees	34,290	32,917
Miscellaneous expenses	-	901
Property taxes	46,140	44,713
Repairs and maintenance	19,681	19,130
Utilities	48,074	45,297
	<u>375,322</u>	<u>380,202</u>
<b>Capital expenses</b>		
Amortization	475,617	494,939
Capital reserve expense	1,018	150
	<u>476,635</u>	<u>495,089</u>
<b>Total expenses</b>	<u>851,957</u>	<u>875,291</u>
<b>Operating surplus</b>	<u>\$ 230,404</u>	<u>\$ 156,850</u>