

Appendix C

**Whistler Housing Authority Ltd.
Financial Statements
For the year ended December 31, 2019**

Whistler Housing Authority Ltd.
Financial Statements
For the year ended December 31, 2019

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Management's Responsibility for Financial Reporting

The financial statements are the responsibility of the management of the 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. The 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 the Whistler Housing Authority Ltd.'s assets are appropriately accounted for and adequately safeguarded.

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

Signed by:

A handwritten signature in cursive script that reads "marla zucht".

General Manager, Whistler Housing Authority Ltd.
April 27, 2020



Independent Auditor's Report

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, 2019, 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, 2019, 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.

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.

Chartered Professional Accountants
Whistler, British Columbia
April 27, 2020

Whistler Housing Authority Ltd.
Statement of Financial Position

December 31	2019	2018
Financial assets		
Cash (Note 1)	\$ 1,903,053	\$ 1,284,367
Short term investment (Note 2)	2,197,257	3,612,538
Accounts receivable (Note 3)	1,303,981	399,689
Refundable deposits (Note 8)	185,129	166,688
	5,589,420	5,463,282
Liabilities		
Accounts payable and accrued liabilities	1,340,935	1,190,793
Construction holdbacks	524,792	417,771
Tenant deposits (Note 1)	212,028	157,600
Construction loans (Note 5)	4,484,046	200,000
Due to related party (Note 8)	5,209,918	5,084,883
Long term debt (Note 7)	16,664,178	11,634,508
	28,435,897	18,685,555
Net debt	(22,846,477)	(13,222,273)
Non-financial assets		
Tangible capital assets (Note 4, Schedule 2)	47,254,763	34,474,608
Prepaid expenses	344,362	245,936
	47,599,125	34,720,544
Accumulated surplus	\$ 24,752,648	\$ 21,498,271

Approved on behalf of the Board of Directors:


 _____ Director


 _____ Director

Whistler Housing Authority Ltd.
Statement of Operations

For the year ended December 31	Budget 2019	2019	2018
Revenue			
Rental revenue	\$ 4,010,160	\$ 3,754,169	\$ 3,589,484
Government transfers (Note 10)	-	2,757,044	2,428,452
Waitlist fee revenue	72,000	78,595	74,019
Interest revenue	10,000	99,659	60,280
Other income	-	7,984	5,612
	<u>4,092,160</u>	<u>6,697,451</u>	<u>6,157,847</u>
Rental expenses			
Bank charges and interest	3,489	3,035	2,890
Insurance	180,853	208,554	165,752
Interest on long term debt	753,296	471,106	432,047
Management fees	206,441	195,858	187,196
Mortgage financing fees	-	-	42,389
Professional fees	44,566	48,845	46,179
Property taxes and fees (Note 8)	342,248	351,709	293,194
Recycling and garbage removal	78,601	83,644	79,031
Repairs and maintenance	381,511	364,503	377,833
Snow removal	60,020	48,703	46,439
Utilities	196,730	185,426	159,680
	<u>2,247,755</u>	<u>1,961,383</u>	<u>1,832,630</u>
Capital expenses			
Amortization	1,038,408	974,984	939,794
Capital reserve expenses	281,757	150,384	146,540
	<u>1,320,165</u>	<u>1,125,368</u>	<u>1,086,334</u>
Administrative expenses			
Office expenses (Schedule 1)	365,900	356,323	365,745
	<u>3,933,820</u>	<u>3,443,074</u>	<u>3,284,709</u>
Total expenses			
Annual surplus	158,340	3,254,377	2,873,138
Accumulated surplus, beginning of year	21,498,271	21,498,271	18,625,133
Accumulated surplus, end of year	<u>\$21,656,611</u>	<u>\$24,752,648</u>	<u>\$ 21,498,271</u>

Whistler Housing Authority Ltd.
Statement of Changes in Net Debt

For the year ended December 31	Budget 2019	2019	2018
Annual surplus	\$ 158,340	\$ 3,254,377	\$ 2,873,138
Acquisition of tangible capital assets	-	(13,755,139)	(7,075,639)
Amortization of tangible capital assets	1,038,408	974,984	939,794
Change in prepaid expenses	-	(98,426)	(13,818)
Change in net debt	1,196,748	(9,624,204)	(3,276,525)
Net debt, beginning of year	(13,222,273)	(13,222,273)	(9,945,748)
Net debt, end of year	\$(12,025,525)	\$(22,846,477)	\$ (13,222,273)

Whistler Housing Authority Ltd.
Statement of Cash Flows

For the year ended December 31	2019	2018
Cash provided by (used in)		
Operating activities		
Annual surplus	\$ 3,254,377	\$ 2,873,138
Items not involving cash:		
Amortization of capital assets	974,984	939,794
	<u>4,229,361</u>	<u>3,812,932</u>
Changes in non-cash working capital balances:		
Accounts receivable	(904,292)	145,282
Prepaid expenses	(98,426)	(13,818)
Refundable deposits	(18,441)	(44,882)
Accounts payable and accrued liabilities	150,142	736,634
Construction holdbacks	107,021	27,073
Tenant deposits	54,428	302
	<u>3,519,793</u>	<u>4,663,523</u>
Capital activities		
Acquisition of tangible capital assets	<u>(13,755,139)</u>	<u>(7,075,639)</u>
Investing activities		
Sale (purchase) of short term investments (Note 2)	<u>1,415,281</u>	<u>(3,612,538)</u>
Financing activities		
Repayment of long term debt	(1,040,110)	(942,072)
Proceeds of long term debt issued	6,069,780	4,300,000
Proceeds of construction loans	4,484,046	200,000
Repayment of construction loans	(200,000)	(75,000)
Proceeds from related party loan (Note 8)	125,035	2,775,900
	<u>9,438,751</u>	<u>6,258,828</u>
Increase in cash during the year	618,686	234,174
Cash, beginning of year	<u>1,284,367</u>	<u>1,050,193</u>
Cash, end of year	<u>\$ 1,903,053</u>	<u>\$ 1,284,367</u>
Supplemental Information		
Interest Paid	<u>\$ 403,228</u>	<u>\$ 435,087</u>

Whistler Housing Authority Ltd.
Summary of Significant Accounting Policies

December 31, 2019

Basis of Accounting	The financial statements of the Whistler Housing Authority Ltd. ("WHA") have been prepared by management in accordance with Canadian public sector accounting standards.
Nature of Business	<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 restricted housing units. WHA is a government not-for-profit organization controlled by the RMOW.</p> <p>WHA owns 300 (2018 - 256) rental units in the Whistler area and manages another 29 units owned by the Whistler Valley Housing Society and the RMOW.</p>
Financial Instruments	WHA's financial instruments consist of cash, short term investments accounts receivable, refundable deposits, accounts payable and accrued liabilities, construction holdbacks, tenant deposits, construction loans, amounts due to related party and long term debt. WHA initially measures all of its financial instruments at fair value and subsequently at amortized cost using the effective interest rate method.
Use of Estimates	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.
Revenue	<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>Interest revenue is recognized as earned.</p> <p>Waitlist revenue is non refundable and is recognized when proceeds are received.</p>
Government Transfers	Government transfers, excluding inter-entity transactions, are recognized in the financial statements in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amount can be made.

Whistler Housing Authority Ltd.
Summary of Significant Accounting Policies

December 31, 2019

Forgivable Debt	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.
Inter-entity Transactions	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.
Tangible Capital Assets	<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>
Construction in Progress	<p>Construction in progress includes all costs directly attributable to acquisition and ongoing construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs.</p> <p>Amortization of construction in progress will commence when these tangible capital assets are substantially completed and ready to be put into service.</p>
Segmented Operations	WHA considers that its only function is the provision of resident 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, 2019

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 \$212,028 (2018 - \$157,600) of tenant security deposits held in a separate interest bearing account.

2. Short term Investment

Short term investments consists of one term deposit for \$2,175,000 held at a BC credit union. The term deposit earns interest at 2.25% and matures in July 2020. Accrued interest on the term deposit at December 31, 2019 is \$22,257.

During the year, \$1,415,281 of short term investments were sold for the purpose of acquiring tangible capital assets.

3. Accounts Receivable

	2019	2018
GST receivable	\$ 241,972	\$ 131,670
Government transfers receivable (Note 10)	1,038,426	250,309
Tenant receivables	11,650	9,914
Other	11,933	7,796
	\$ 1,303,981	\$ 399,689

4. Tangible Capital Assets

	Open Net Book Value	Additions	Transfers	Amortization	Close Net Book Value
Land	\$ 4,636,082	\$ -	\$ -	\$ -	\$ 4,636,082
Buildings	22,516,466	6,040,578	4,436,433	(970,520)	32,022,957
Equipment & furniture	22,318	-	-	(4,464)	17,854
Construction in progress	7,299,742	7,714,561	(4,436,433)	-	10,577,870
	\$ 34,474,608	\$13,755,139	\$ -	\$ (974,984)	\$47,254,763

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2019

4. Tangible Capital Assets (continued)

Construction in progress represents the costs incurred to date on the development of two new WHA rental buildings at 8350 Bear Paw Trail and 1330 Cloudburst Drive. Additionally, construction was completed during the year on a new WHA rental building at 1020 Legacy Way and the associated construction in progress was transferred to Buildings. During the year, total interest of \$184,988 (2018 - \$75,900) related to financing these construction projects has been capitalized to construction in progress.

Net book value at December 31, 2019 consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 4,636,082	\$ -	\$ 4,636,082
Buildings	44,978,874	(12,955,917)	32,022,957
Equipment & furniture	61,572	(43,718)	17,854
Construction in progress	10,577,870	-	10,577,870
	<u>\$ 60,254,398</u>	<u>\$ (12,999,635)</u>	<u>\$47,254,763</u>

Net book value for the comparative period, December 31, 2018, consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 4,636,082	\$ -	\$ 4,636,082
Buildings	34,501,863	(11,985,397)	22,516,466
Equipment & furniture	61,572	(39,254)	22,318
Construction in progress	7,299,742	-	7,299,742
	<u>\$ 46,499,259</u>	<u>\$ (12,024,651)</u>	<u>\$34,474,608</u>

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2019

5. Construction Loans

	2019	2018
Canadian Mortgage and Housing Corporation, Interest free seed funding loan on 1020 Legacy Way, repayable upon first advance of capital financing.	-	200,000
Canadian Mortgage and Housing Corporation, Interest free seed funding loan on 1330 Cloudburst Drive, Repayable upon first advance of capital financing.	54,468	-
BC Housing Management Commission ("BCHMC"), Variable rate mortgage on 8350 Bear Paw Trail, rate to be calculated as a weighted average of the interest charged by the Ministry of Finance to BCHMC plus administrative spread of up to 9/16%, not to exceed Royal Bank Prime plus 1%. (a)	4,429,578	-
	\$ 4,484,046	\$ 200,000

- a) Subsequent to year end, construction at 8350 Bear Paw Trail was completed and the related BCHMC mortgage was paid out and replaced with a \$5,319,806 mortgage with Peoples Trust Company, interest at 2.5%, repayable at \$18,981 per month, due March 1, 2030.

WHA is also authorized for a \$10,265,875 construction loan with BCHMC for the development at 1330 Cloudburst Drive and secured against the land and building. This loan was not drawn upon during the year.

6. Forgivable Loans

	2019	2018
BCHMC interest free forgivable loan for 1330 Cloudburst Drive to a maximum of \$4,500,000	\$ 2,689,644	\$ -
BCHMC interest free forgivable loan for 8350 Bear Paw Trail to a maximum of \$2,875,000	2,875,000	2,875,000
Total forgivable loans outstanding	\$ 5,564,644	\$ 2,875,000

Amounts have been provided by the British Columbia Housing Management Commission 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. These loans are secured by the land and buildings and assignment of rents.

At December 31, 2019, no occupancy permits have been issued and WHA is not in default. Management has assessed it to be probable that WHA will meet all forgiveness criteria and, as a result, the amounts have been recognized in government transfers (Note 10).

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2019

7. Long Term Debt

	2019	2018
Royal Bank term loan on Dave Murray Place property, interest at 2.80%, repayable at \$32,845 per month, due July 31, 2021	\$ 958,078	\$ 1,319,888
Royal Bank mortgage on 1060 Legacy Way property, interest at 3.886%, repayable at \$21,107 per month, due October 1, 2020	2,998,161	3,133,035
Sunlife Assurance Company of Canada mortgage on Seppo's property, interest at 6.8%, repayable at \$41,206 per month, due October 1, 2025	2,384,280	2,707,029
Royal Bank term loan on Lorimer property, interest at 2.75%, repaid in full on March 1, 2020.	126,100	231,043
MCAP mortgage on 1310 Cloudburst property, interest at 3.239%, repayable at \$20,881 per month, due June 1, 2028	4,127,779	4,243,513
Canadian Mortgage and Housing Association ("CMHC") loan on the 1020 Legacy Way property, interest accruing at 2.5%, repayable with with equal monthly payments commencing on September 1, 2028, due 2028, due August 1, 2034. (a)	1,725,000	-
CMLS Financial loan on 1020 Legacy Way property, interest at 1.58%, repayable with interest-only payments of \$5,721 per month commencing April 1, 2020 and blended payments of \$10,478 per month estimated to commence on March 1, 2021, due April 1, 2029. (b)	4,344,780	-
	\$16,664,178	\$ 11,634,508

a) The CMHC loan related to 1020 Legacy Way is partially forgivable up to \$575,000 in principal plus related proportional interest at the discretion of CMHC. No amount has been forgiven as at December 31, 2019.

b) The CMLS Financial loan related to 1020 Legacy Way is authorized up to \$7,300,000. The mortgage was fully disbursed in March 2020.

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

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2019

7. Long Term Debt (continued)

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

	Interest	Principal	Total
2020	\$ 452,039	\$ 3,960,771	\$ 4,412,810
2021	329,656	1,126,261	1,455,917
2022	290,618	580,166	870,784
2023	258,250	612,533	870,783
2024	223,846	646,938	870,784
Thereafter	757,047	9,737,509	10,494,556
	<u>\$ 2,311,456</u>	<u>\$ 16,664,178</u>	<u>\$18,975,634</u>

8. Related Party Transactions

During the year, WHA engaged in the following transactions with the Resort Municipality of Whistler (RMOW), sole shareholder of WHA:

	2019	2018
Expenses		
Property tax expense	\$ 351,709	\$ 293,194
Additions to tangible capital assets		
Building permit fees	\$ 301,663	\$ 310,646
Interest on short-term debt (a)	125,035	75,900
	<u>\$ 426,698</u>	<u>\$ 386,546</u>
Related party balances		
Due to related party (a)	\$ 5,209,918	\$ 5,084,883
Refundable deposits	\$ 185,129	\$ 166,688
	<u>\$ 5,395,047</u>	<u>\$ 5,251,571</u>

- a) In 2017 and 2018, the RMOW advanced \$5,000,000 in short term debt to finance the construction of employee restricted housing. The debt has a variable rate of interest calculated daily and compounded monthly. The interest rate as at December 31, 2019 was 2.58% (2018 - 2.80%). Interest accrued on the debt during the year was \$125,035 (2018 - \$75,900) and has been capitalized to construction in progress (Note 4). The debt and total accrued interest is to be repaid upon the third anniversary of the advancement date. The loan is secured by a first charge on the land. The loan and all accrued interest was repaid to the RMOW after year end on March 25, 2020.

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

December 31, 2019

9. Financial Instrument Risks

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, 2019.

Interest Rate Risk

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 mortgages payable. WHA's objective is to minimize interest risk by locking in fixed rates on its mortgages when possible.

Liquidity Risk

Liquidity risk is the risk that WHA will not be able to meet its financial obligations as they come due. 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. 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.

Subsequent to year end, WHA's liquidity risk has increased due to the impact of COVID-19, which as described in Note 11, has disrupted WHA's operations and could impact WHA's ability to continue to service debt and meet other obligations as they come due.

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, accounts receivable, and short term investments. 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 various levels of government.

Subsequent to year end, WHA's credit risk has increased due to the impact of COVID-19 as tenants could become unable to make rental payments.

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

Whistler Housing Authority Ltd.
Notes to the Financial Statements

December 31, 2019

10. Government Transfers

	2019	2018
British Columbia Housing Management Commission	\$ 2,689,644	\$ 2,428,452
Canadian Housing and Mortgage Corporation	67,400	-
	\$ 2,757,044	\$ 2,428,452

During the year ended December 31, 2019, WHA received \$2,689,644 in the form of grant revenue from the British Columbia Housing Management Commission restricted for the development of employee-restricted rental buildings at 1330 Cloudburst Drive (2018 - \$2,428,452 for the development of 8350 Bear Paw Trail). These grants were provided as forgivable loans (Note 6).

During 2019, WHA also received funding of \$67,400 from the Canadian Housing and Mortgage Corporation for the development of employee-restricted rental buildings at 1330 Cloudburst Drive.

11. Uncertainty Due to COVID-19

The global pandemic, COVID-19, has significantly disrupted economic activities in Canada.

In Whistler, BC, the curtailing of many tourist services has resulted in the significant departure of seasonal employees, which could have an immediate impact on WHA's cash flows from its rental operations. This situation could also lead to a shortage of workers that could affect the completion of rental housing projects under development.

Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption to WHA's operations and related financial impacts cannot be reasonably estimated at this time. WHA's ability to continue to service debt and meet other obligations as they come due is dependent on the continued ability to generate earnings and cash flows. In addition, if the impacts of COVID-19 continue beyond current expectations, there could be further effects on WHA and its tenants, funding organizations, suppliers and other third party businesses that could affect the timing and amounts realized on WHA's assets and future financial sustainability. At this time, the full potential impact of COVID-19 on the entity is not known.

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

For the year ended December 31	Budget 2019	2019	2018
Office Expenses			
Administrative office	\$ 8,000	\$ 7,511	\$ 4,187
Advertising	500	-	911
Board expenses	600	1,088	122
Banking fees	800	2,614	2,540
Professional fees	40,000	32,765	32,017
Research	12,000	10,300	10,100
Telecommunications	1,000	3,827	3,920
Wages and benefits	300,000	295,271	309,585
Training and conferences	3,000	2,947	2,363
	<u>\$ 365,900</u>	<u>\$ 356,323</u>	<u>\$ 365,745</u>

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

For the year ended December 31			2019	2018
	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 - 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	10,577,870	-	10,577,870	7,299,742
Building - 6320 Lorimer	1,730,037	979,224	750,813	782,097
Building - 2400 Dave Murray Pl	7,401,054	3,881,339	3,519,715	3,666,370
Building - 7325 Seppo's	6,756,387	3,471,303	3,285,084	3,421,962
Building - 2110 Sarajevo #3	26,512	12,991	13,521	14,084
Building - 2120 Nordic Court	2,782,710	1,432,021	1,350,689	1,406,968
Building - Balsam	342,532	149,113	193,419	201,478
Building - 1060 Legacy Way	7,210,100	2,316,725	4,893,375	5,097,265
Building - 1310 Cloudburst Dr	8,253,623	643,360	7,610,263	7,926,242
Building - 1020 Legacy Way	10,475,919	69,841	10,406,078	-
Equipment & furniture	61,572	43,718	17,854	22,318
	<u>\$ 60,254,398</u>	<u>\$ 12,999,635</u>	<u>\$ 47,254,763</u>	<u>\$ 34,474,608</u>