Financial Statements **August 31, 2022**



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Independent Auditor's Report

To the Board of Directors of Calgary Jewish Community Campus Corporation

Opinion

We have audited the financial statements of Calgary Jewish Community Campus Corporation (the "Campus"), which comprise the statement of financial position as at August 31, 2021, 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, the accompanying financial statements present fairly, in all material respects, the financial position of the Campus as at August 31, 2021, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

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 the Campus 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 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 the Campus' 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 the Campus or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity'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.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BOO International Limited, a UK company limited by guarantee, and forms part of the International BDO network of independent member firms.



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 the Campus' 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 the Campus' 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 the Campus 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

Calgary, Alberta December 1, 2022

Statement of Financial Position

As at August 31

	2022 \$	2021 \$
Assets		
Current assets Cash and equivalents Restricted cash (note 2b) Accounts receivable (note 8) Prepaid expenses	1,082,443 4,864 102,729 10,929 1,200,965	2,802,457 36,368 163,225 20,312 3,022,362
Investments (note 4) Property and equipment and intangible	500,751	546,386
assets (note 3)	16,104,780	14,505,483
Holocaust memorial and recognition monument (note 2f)	175,991	175,991
	17,982,487	18,250,222
Liabilities and net assets		
Current liabilities Line of credit (note 10) Accounts payable and accrued liabilities (note 8) Current portion of loans (note 5a and 5b) Current portion of capital leases (note 6) Loan from Calgary Jewish Federation (note 8) Deferred revenue (note 7)	205,324 85,379 5,819 250,000 252,689 799,211	70,000 277,737 63,613 3,938 250,000 241,703
Long-term portion of loans (note 5a and 5b) Long-term portion of capital leases (note 6)	90,644 5,758	101,376 6,274
Deferred capital contributions (note 9)	4,870,589	4,972,877
	5,766,202	5,987,518
Net assets Unrestricted Internally restricted (note 8 and note 11) Endowment contribution	1,586,285 10,625,000 5,000 12,216,285	1,632,704 10,625,000 5,000 12,262,704
	17,982,487	18,250,222

Commitments (note 14)
Contingent liabilities (note 15)

Approved on behalf of the Directors:

Director

Director

Statement of Operations

	2022 \$	2021 \$
Revenues Program revenues (schedule A) Contributions (note 12) Membership Fundraising income (schedule B) Rent Overhead recoveries (note 8) Amortization of deferred capital contributions (note 9)	2,254,788 753,438 285,253 390,283 88,641 72,500 184,356	1,689,530 786,907 279,682 93,723 62,636 72,000
Expenses Program costs (schedule A) Fundraising costs (schedule B) Facility expenses (schedule C) Administrative expenses (schedule D) Amortization of property and equipment	4,029,259 1,700,529 168,612 1,028,350 912,655 355,966 4,166,112	3,132,508 1,361,606 4,077 844,145 911,155 316,373 3,437,356
Deficiency of revenues over expenses before extraordinary items	(136,853)	(304,848)
Extraordinary items – Canada Emergency Wage Subsidy	90,434	525,893
(Deficiency)/Excess of revenues over expenses for the year	(46,419)	221,045

Statement of Changes in Net Assets For the years ended August 31

Excess of revenue over expenses

Closing balance

2022	Total	Unrestricted	Internally Restricted	Endowment
Opening balance	12,262,704	1,632,704	10,625,000	5,000
Deficiency of revenue over expenses	(46,419)	(46,419)	-	-
Closing balance	12,216,285	1,586,285	10,625,000	5,000
2021	Total	Unrestricted	Internally Restricted	Endowment
Opening balance	12,041,659	1,411,659	10,625,000	5,000

221,045

1,632,704

10,625,000

5,000

221,045

12,262,704

Statement of Cash Flows

	2022 \$	2021 \$
Cash provided by (used in)		•
Operating activities (Deficiency)/Excess of revenues over expenses Items not affecting cash	(46,419)	221,045
Amortization of property and equipment Amortization of deferred capital contributions Change in fair value of investments	355,966 (184,356) 45,635	316,373 (148,030) (69,971)
Net change in non-cash working capital	8,452	(126,572)
Financing activities Line of Credit repaid Loan advanced Loan repayments Capital leases, net of repayments Deferred capital contributions received	179,278 (70,000) 75,000 (63,966) 1,365 82,068 24,467	(125,000) - (66,930) (3,574) 10,000 (185,504)
Investing activities Movement in restricted cash Purchase of property and equipment	31,504 (1,955,263) (1,923,759)	26,740 (227,452) (200,712)
Decrease in cash	(1,720,014)	(193,371)
Cash and equivalents – Beginning of year	2,802,457	2,995,828
Cash and equivalents – End of year	1,082,443	2,802,457

Notes to Financial Statements

August 31, 2022

1 Purpose of the organization

The Calgary Jewish Centre ("JCC") was formed in 1983 under the Calgary Jewish Centre Act. The name changed to Calgary Jewish Centre Campus Corporation on June 7th, 2017 ("CJCCC"). CJCCC is a registered charity under the Income Tax Act and therefore is exempt from income taxes. The purpose of the JCC, a division of CJCCC, is to serve the recreational, fitness, social and cultural needs of both the Calgary Jewish community and the community at large. Continued operation of the JCC is dependent on the ongoing financial support of its members and the annual allocations from the Calgary Jewish Federation – United Jewish Appeal.

The CJCCC is registered under the Charitable Fundraising Act of Alberta and has considered all required disclosures under Section 7(2) of the regulation in preparing these financial statements.

2 Significant accounting policies

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO"). These financial statements have, in management's opinion, been properly prepared within the framework of the accounting policies summarized as follows:

a) Revenue recognition

The CJCCC uses the deferral method of accounting.

Restricted contributions for the purchase of property and equipment are deferred and recognized as revenue on the same basis that the related assets are amortized.

Restricted contributions for property and equipment that will not be amortized, are recognized as direct increases in net assets.

Restricted contributions for operating purposes are deferred in the year received and recognized as revenue in the year in which the related expenses are incurred.

Unrestricted contributions are recognized as revenue when received.

Revenue from programs, rent and annual memberships are recognized on a pro-rata basis as services are delivered.

Investment income is recognized as revenue when earned. Unrealized gains and losses on investments are included in investment income.

b) Restricted cash

Restricted cash represents funds which can only be used for eligible expenses as determined by the Alberta Gaming and Liquor Commission, being proceeds from a casino.

Notes to Financial Statements

August 31, 2022

c) Investments

Investments consist of government bonds, equities and mutual fund investments in publicly traded securities.

d) Property and equipment and intangible assets

Purchased property and equipment and intangible assets are recorded at cost. Contributed property and equipment and intangible assets are recorded at fair value at the date of the contribution. Amortization is recorded on a straight-line basis as follows:

10-25 years
3-20 years
4-5 years
4-15 years
2-5 years
7 years
2-3 years

e) Leased assets

Leases that transfer substantially all the benefits and risks associated with ownership are recorded as property and equipment and a lease obligation. The asset is amortized in a manner consistent with the related asset and the obligation is reduced over the term of the lease, using the effective interest rate method. All other leases are accounted for as operating leases and the rental costs are expensed as incurred.

f) Holocaust memorial and recognition monument

The Holocaust Memorial consists of a sculpture outside the CJCCC that commemorates the victims of the Holocaust. It was recorded in the statement of Financial Position at its fair market value at the time it was donated in 1986 as a direct increase to net assets. No amortization is recorded on the sculpture as the sculpture has an enduring value.

The recognition monument consists of a concrete table which was commissioned in order to recognize the donors who contributed to the Campus land purchase in 2002, which is held for development.

Notes to Financial Statements August 31, 2022

g) Financial instruments

Financial instruments are initially recorded at fair value. Subsequently, financial instruments are recorded at cost or amortized cost with the exception of equities traded in an active market, which are recorded at fair value, and any financial instruments designated to be measured at fair value. The financial assets subsequently measured at amortized cost include cash, restricted cash, cash equivalents and accounts receivable. The financial liabilities measured at amortized cost include accounts payable and accrued liabilities. Investments are designated as being measured at fair value.

Financial assets, except those recorded at fair value, are tested for impairment when changes in circumstances indicate that the asset could be impaired.

h) Contributed materials and services

Donated materials and services are recorded in the financial statements at fair market value when fair market value can be reasonably estimated and the materials or services would otherwise have been purchased.

Volunteers contribute time to assist the CJCCC in carrying out its service delivery activities. Due to the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

i) Foreign currency transactions

Monetary assets and liabilities which are denominated in foreign currencies, are translated at year-end exchange rates. Revenue and expenses are translated at the rates of exchange in effect at their transaction dates. The resulting gains or losses are included in operations.

j) Use of estimates

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. By their nature, these estimates are subject to measurement uncertainty. The effect of changes in such estimates on the financial statements in future periods could be significant. Accounts specifically affected by estimates in these financial statements are the useful life of property and equipment and related deferred capital contributions, as well as valuation and recovery of accounts receivable.

Notes to Financial Statements

August 31, 2022

3 Property and equipment and intangible assets

			2022
	Cost \$	Accumulated amortization \$	Net book value \$
Land	10,723,400	_	10.723,400
Buildings	12,204,799	(7,304,823)	4,899,976
Equipment	411,515	(239,374)	172,141
Leased equipment	52,675	(41,493)	11,182
Furniture and fixtures Computer and security	208,355	(69,108)	139,247
equipment	277,571	(184,398)	93,173
Automobiles	165,020	(109,365)	55,655
Website	13,194	(3,188)	10,006
	24,056,529	(7,951,749)	16,104,780

			2021
	Cost \$	Accumulated amortization \$	Net book value \$
Land	10,723,400	-	10.723.400
Buildings	10,371,240	(7,041,152)	3,330,088
Equipment	357,228	(207,638)	149,590
Leased equipment	46,035	(36,390)	9,645
Furniture and fixtures	161,980	(49,744)	112,236
Computer and security	·	` ' '	,
equipment	263,171	(159,595)	103,576
Automobiles	165,020	(99,397)	65,623
Website	13,194	(1,869)	11,325
	22,101,268	(7,595,785)	14,505,483

Notes to Financial Statements

August 31, 2022

4	Investments
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	2022 \$	2021 \$
Pooled funds	500,751	546,386

5 Loans

a)	Total principal outstanding	2022 \$	2021 \$
		101,023	164,989
	Current portion	(66,629)	(63,613)
		34,394	101,376

In April 2017, the CJCCC drew \$400,000 from their available term loan (note 10) to finance the major locker room renovations project. The loan was refinanced in August 2018, with the new amortization period ending in August 2023. Monthly payments are \$5,826 blended. Interest is at 4.64%. In 2020, principal payments were deferred for 6 months, resulting in a new end date of January 2024.

		2022 \$	2021 \$
b)	Total principal outstanding	·	•
		75,000	-
	Current portion	(18,750)	e -
		56,250	-

In July 2022, the CJCCC entered into a loan agreement with the Calgary Jewish Family Loan Association for \$75,000, to enhance cash flows post-Covid. The loan is interest-free and will be repaid in annual instalments of \$18,750, commencing on February 1, 2023, with the final payment scheduled for February 1, 2026.

Notes to Financial Statements

August 31, 2022

6 Capital leases

	2022 \$	2021 \$
Total principal outstanding	11,577	10,212
Current portion	(5,819)	(3,938)
	5,758	6,274

In February 2019, the CJCCC entered into a lease agreement for the purchase of fitness equipment, with a bargain purchase option. Monthly payments are \$400 blended, and will end in February 2024. The implicit interest rate is at 9.75%. In November 2021, the CJCCC entered in a lease agreement for the purchase of a washer and dryer for the Daycare, with a bargain purchase option. Monthly payments are \$177 blended, and will end in September 2025. The implicit interest rate is at 13.90%

7 Deferred revenue

	2022	2021
General	Ψ	•
Membership fees	174,927	85,179
Prepaid program and rental revenue	69,245	107,084
Deferred grants and donations	3,653	13,072
Deferred gaming event contribution	4,864	36,368
	252,689	241,703

8 Related party transactions and balances

Effective June 2017, the CJCCC has been controlled by the Calgary Jewish Federation (the "Federation"). The Federation Board of Directors constitutes the majority of the CJCCC Board.

During the year, the CJCCC received overhead recoveries of \$72,500 (2021 - \$72,000) from the Federation. Refer to note 12 for contributions received from the Federation for the 2022 and 2021 fiscal years. These transactions are recorded at the exchange amount which is the agreed upon amount between the two parties. Included in the accounts payable balance is \$11,895 (2021 - \$1,650), and in the accounts receivable balance is \$17,895 (2021 - \$19,111) owing to / from the Federation.

At year-end, CJCCC has a balance owing to Calgary Jewish Federation of \$250,000, which was advanced towards capital expenditures. The loan is unsecured, does not bear interest and does not have repayment terms.

Notes to Financial Statements

August 31, 2022

9 Deferred capital contributions

Deferred capital contributions relate to contributions of property and equipment as well as contributions for the purchase and replacement of property and equipment. The changes in the deferred contributions balance for the period are as follows:

	2022 \$	2021 \$
Balance – Beginning of year Provincial Security Grant Other contributions	4,972,877 64,000 18,068	5,110,907 - 10,000
Amounts amortized into operations in the year	(184,356)	(148,030)
Balance – End of year	4,870,589	4,972,877

10 Credit facilities

The CJCCC has available a Line of Credit of \$300,000 and a term loan of \$400,000, at prime plus 1.15%. These facilities are secured by a General Security Agreement and a guarantee and postponement of claim by the Calgary Jewish Federation of \$100,000. During the 2017 fiscal year, the CJCCC drew upon the \$400,000 facility (see note 5a). At year-end, the Line of Credit facility was not drawn upon (2021: \$70,000).

There is also a VISA facility to a maximum of \$59,000.

11 Internally restricted fund balances

This comprises of the donation of land from The Federation of \$10,625,000.

12 Contributions

	2022 \$	2021 \$
Federation funding (note 8)		
 Cost of the box 	400,000	400,000
- Program allocations	132,960	132,960
 IBP allocation for bursaries 	13,385	13,317
Municipal land rental	20,000	-
Other	187,093	240,630
	753,438	786,907

Notes to Financial Statements
August 31, 2022

13 Financial instrument risks

The CJCCC is exposed to the following risks:

a) 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. The CJCCC is exposed to credit risk arising from its accounts receivable, as there is a risk that the counterparty to the transaction will not pay. The risk is somewhat mitigated as the CJCCC's receivables comprise smaller amounts from a diverse population and the CJCCC reviews its accounts receivable to follow up on collections in a timely manner.

b) Liquidity risk

Liquidity risk is the risk that the CJCCC would encounter difficulty in meeting its obligations associated with financial liabilities. Liquidity risk includes the risk that, as a result of operational liquidity requirements, the CJCCC would not have sufficient funds to settle a transaction on the due date, would be forced to sell financial assets at a value which is less than what they are worth, or may be unable to settle or recover a financial asset. Liquidity risk arises from accounts payable and accrued liabilities, its lease obligation and loans. The CJCCC mitigates this risk by preparing and monitoring budgets and cash flows on a monthly basis, and ensuring adequate facilities are in place with funders.

Notes to Financial Statements

August 31, 2022

14 Commitments

The CJCCC is committed to payments under operating leases for equipment over the next four fiscal years as follows:

\$

	Ψ
2023	9,352
2024	9,352
2025	7,354
	26,058

15 Contingent liabilities

During the year end, CJCCC was informed that two former employees have filed suit against them for wrongful dismissal. The outcome of the lawsuits is undeterminable at present.

16 COVID-19

The outbreak of the novel strain of coronavirus, specifically identified as "COVID-19", has resulted in worldwide emergency measures to combat the spread of the virus. These measures, which included self-quarantine periods, caused disruption to businesses globally, and resulted in a significant economic slowdown. It is not possible, at this time, to know if any possible future restrictions may be imposed which could have any impact on the financial results of the CJCCC in future periods.

Schedule of Program Operations (Unaudited)

For the years ended August 31

	2022			2021		
	Gross revenue \$	Direct costs \$	Net revenue (loss) before administrative and other indirect costs \$	Gross revenue \$	Direct costs \$	Net revenue (loss) before administrative and other indirect costs \$
Babe care	1,019,614	559,680	459,934	774,868	509,189	265,679
Children's programs	724,328	291,779	432,549	627,303	273,452	353,851
Fitness programs	456,101	695,275	(239, 174)	248,820	467,711	(218,891)
Youth and teen	4,044	36,876	(32,832)	2,017	26,778	(24,761)
Cultural	6,928	49,961	(43,033)	5,267	38,518	(33,251)
Senior adults	43,773	66,958	(23,185)	31,255	45,958	(14,703)
	2,254,788	1,700,529	554,259	1,689,530	1,361,606	327,924

Certain salaries and wages in the amount of \$249,602 have been allocated between program areas based upon an estimate of the time and effort expended. Administrative and other indirect costs have not been allocated. Had these costs been allocated to programs, the net revenue would be significantly reduced. Membership revenue has also not been attributed to program areas. Had membership revenue been allocated across program areas, the net revenue would increase in each program area, specifically in fitness. Group exercise and Aquafit instructor costs have been reclassified to net against membership revenue, to more accurately reflect the costs of generating membership revenue.

Schedule B

Calgary Jewish Community Campus Corporation (formerly known as Calgary Jewish Centre)

Schedule of Fundraising Activities (Unaudited)

For the years ended August 31

	· · · · · · · · · · · · · · · · · · ·		2022			2021
11 SH 020	Gross revenue \$	Direct costs \$	Net revenue before administrative and other indirect costs \$	Gross revenue \$	Direct costs \$	Net revenue before administrative and other indirect costs \$
Sports dinner/Night of magic	339,803	166,361	173,442	48,996	4,077	44,919
Gaming Other fundraisers	33,855	2,251	31,604	31,547	-	31,547
Other fulluraisers	16,625		16,625	13,180	-	13,180
a	390,283	168,612	221,671	93,723	4,077	89,646

Had administrative and other indirect costs been allocated to fundraising activities, the net revenue would be significantly reduced.

Schedule C

Schedule of Facility Expenses (Unaudited)

	2022	2021 \$
Repairs and maintenance Salaries and benefits Security costs Utilities Insurance Property taxes	244,471 284,908 142,833 283,548 62,437 	201,640 238,084 111,085 224,603 58,586 10,147
	1,028,350	844,145

Schedule D

Calgary Jewish Community Campus Corporation (formerly known as Calgary Jewish Centre)

Schedule of Administrative Expenses (Unaudited)

	2022 \$	2021 \$
Salaries and benefits	627.057	609,445
Printing, stationary and office expenses	137,135	101,114
Professional fees	36,118	112,489
Credit card and bank fees and interest	66,634	56,639
Affiliations and memberships	21,507	19,930
Advertising	19,567	7,955
Foreign exchange net losses	1,443	2,134
Professional development and travel	3,194	1,449
	912,655	911,155