

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

Financial Statements
August 31, 2024



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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, 2024, 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, 2024, 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.



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.

Chartered Professional Accountants

Calgary, Alberta
February 19, 2025

Calgary Jewish Community Campus Corporation
(formerly known as Calgary Jewish Centre)
Statement of Financial Position
As at August 31

	2024 \$	2023 \$
Assets		
Current assets		
Cash and equivalents	841,650	673,085
Restricted cash (note 2b)	113,327	49,716
Accounts receivable (note 8)	184,504	103,580
Prepaid expenses	17,306	14,670
	<u>1,156,787</u>	<u>841,051</u>
Investments (note 4)	21,488	127,370
Property and equipment and intangible assets (note 3)	16,570,107	16,834,782
Holocaust memorial and recognition monument (note 2f)	<u>175,991</u>	<u>175,991</u>
	<u>17,924,373</u>	<u>17,979,194</u>
Liabilities and net assets		
Current liabilities		
Accounts payable and accrued liabilities	176,087	315,065
Current portion of loans (note 5a and 5b)	18,782	53,267
Current portion of capital leases (note 6)	4,169	5,621
Loan from Calgary Jewish Federation (note 8)	250,000	250,000
Deferred revenue (note 7)	<u>650,968</u>	<u>345,264</u>
	<u>1,100,006</u>	<u>969,217</u>
Long-term portion of loans (note 5a and 5b)	18,750	37,500
Long-term portion of capital leases (note 6)	7,244	11,466
Deferred capital contributions (note 9)	<u>4,344,768</u>	<u>4,647,920</u>
	<u>5,470,768</u>	<u>5,666,103</u>
Net assets		
Unrestricted	1,823,605	1,683,091
Internally restricted (note 8 and note 11)	10,625,000	10,625,000
Endowment contribution	<u>5,000</u>	<u>5,000</u>
	<u>12,453,605</u>	<u>12,313,091</u>
	<u>17,924,373</u>	<u>17,979,194</u>

Commitments (note 14)
Approved on behalf of the Directors:

Director

Director

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

Statement of Operations

For the years ended August 31

	2024 \$	2023 \$
Revenues		
Program revenues (schedule A)	3,202,343	2,869,430
Contributions (note 12)	719,218	779,229
Membership	640,985	459,587
Fundraising income (schedule B)	471,411	414,865
Rent	110,206	84,223
Overhead recoveries (note 8)	90,444	73,250
Amortization of deferred capital contributions (note 9)	281,597	267,869
	<u>5,516,204</u>	<u>4,948,453</u>
Expenses		
Program costs (schedule A)	2,273,394	2,080,742
Fundraising costs (schedule B)	255,739	164,068
Facility expenses (schedule C)	1,279,811	1,166,145
Administrative expenses (schedule D)	1,084,492	1,080,252
Amortization of property and equipment	482,254	448,363
	<u>5,375,690</u>	<u>4,939,570</u>
Excess of revenues over expenses before extraordinary items	140,514	8,883
Extraordinary items – Insurance Recoveries	-	87,923
Excess of revenues over expenses for the year	<u>140,514</u>	<u>96,806</u>

Calgary Jewish Community Campus Corporation
(formerly known as Calgary Jewish Centre)
Statement of Changes in Net Assets
For the years ended August 31

2024	Total	Unrestricted	Internally Restricted	Endowment
Opening balance	12,313,091	1,683,091	10,625,000	5,000
Excess of revenue over expenses	140,514	140,514	-	-
Closing balance	<u>12,453,605</u>	<u>1,823,605</u>	<u>10,625,000</u>	<u>5,000</u>

2023	Total	Unrestricted	Internally Restricted	Endowment
Opening balance	12,216,285	1,586,285	10,625,000	5,000
Excess of revenue over expenses	96,806	96,806	-	-
Closing balance	<u>12,313,091</u>	<u>1,683,091</u>	<u>10,625,000</u>	<u>5,000</u>

Calgary Jewish Community Campus Corporation
(formerly known as Calgary Jewish Centre)
Statement of Cash Flows
For the years ended August 31

	2024 \$	2023 \$
Cash provided by (used in)		
Operating activities		
Excess of revenues over expenses	140,514	96,806
Items not affecting cash		
Amortization of property and equipment	482,254	448,363
Amortization of deferred capital contributions	(281,597)	(267,869)
Change in fair value of investments	-	(26,618)
Net change in non-cash working capital	83,166	197,723
	<u>424,337</u>	<u>448,405</u>
Financing activities		
Loan repayments	(58,909)	(85,256)
Capital leases, net of repayments	-	5,510
Deferred capital contributions (utilized)/received	(21,555)	45,200
	<u>(80,464)</u>	<u>(34,546)</u>
Investing activities		
Movement in restricted cash	(63,611)	(44,852)
Purchase of property and equipment	(217,579)	(1,178,365)
Withdrawal of investments for property and equipment	105,882	400,000
	<u>(175,308)</u>	<u>(823,217)</u>
Increase/(Decrease) in cash	168,565	(409,358)
Cash and equivalents – Beginning of year	<u>673,085</u>	<u>1,082,443</u>
Cash and equivalents – End of year	<u>841,650</u>	<u>673,085</u>

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.

Fundraising income is recognized as revenue when received.

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.

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:

Asset category	
Buildings	10-25 years
Equipment	3-20 years
Leased equipment	4-5 years
Furniture and fixtures	4-15 years
Computer and security equipment	2-5 years
Automobiles	7 years
Website	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.

g) Financial instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

Financial assets are tested for impairment when changes in circumstances indicate that the asset could be impaired. Transaction costs on the acquisition and sale of financial instruments are expensed for those items measured at fair value at each statement of financial position date and charged to the financial instrument for those measured at amortized cost.

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.

Calgary Jewish Community Campus Corporation
(formerly known as Calgary Jewish Centre)
Notes to Financial Statements
August 31, 2024

3 Property and equipment and intangible assets

	2024		
	Cost \$	Accumulated amortization \$	Net book value \$
Land	10,723,400	-	10,723,400
Buildings	13,148,931	(8,034,129)	5,114,802
Equipment	758,102	(320,454)	437,648
Leased equipment	65,175	(53,331)	11,844
Furniture and fixtures	269,039	(103,121)	165,918
Computer and security equipment	309,613	(236,204)	73,409
Automobiles	165,020	(129,301)	35,719
Website	13,194	(5,827)	7,367
	25,452,474	(8,882,367)	16,570,107

	2023		
	Cost \$	Accumulated amortization \$	Net book value \$
Land	10,723,400	-	10,723,400
Buildings	13,097,817	(7,658,374)	5,439,443
Equipment	632,349	(275,900)	356,449
Leased equipment	65,175	(47,242)	17,933
Furniture and fixtures	243,579	(85,360)	158,219
Computer and security equipment	294,362	(209,397)	84,965
Automobiles	165,020	(119,333)	45,687
Website	13,194	(4,508)	8,686
	25,234,896	(8,400,114)	16,834,782

Calgary Jewish Community Campus Corporation
(formerly known as Calgary Jewish Centre)
Notes to Financial Statements
August 31, 2024

4 Investments

	2024 \$	2023 \$
Pooled funds	<u>21,488</u>	<u>127,370</u>

5 Loans

	2024 \$	2023 \$
a) Total principal outstanding	-	34,517
Current portion	<u>(-)</u>	<u>(34,517)</u>
	<u>-</u>	<u>-</u>

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 amortization period ended in August 2023. Monthly payments are \$5,878 blended. Interest is at 6.86%. The loan was fully repaid in February 2024.

	2024 \$	2023 \$
b) Total principal outstanding	37,532	56,250
Current portion	<u>(18,782)</u>	<u>(18,750)</u>
	<u>18,750</u>	<u>37,500</u>

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 is being repaid in annual instalments of \$18,750, commencing on February 1, 2023, with the final payment scheduled for February 1, 2026.

6 Capital leases

	2024 \$	2023 \$
Total principal outstanding	11,413	17,087
Current portion	<u>(4,169)</u>	<u>(5,621)</u>
	<u>7,244</u>	<u>11,466</u>

In November 2021, the CJCCC entered in a lease agreement for the purchase of a washer and dryer for the pool, with a bargain purchase option ("BPO"). Monthly payments are \$177 (2023 - \$177) blended and will end in September 2025. The implicit interest rate is at 13.90% (2023 – 13.90%). During April/May 2023, the CJCCC entered in lease agreements for the purchase of a washer and dryer, and dishwasher for the Daycare, with BPO's. Monthly payments are \$143 and \$121 blended respectively, and will end in March/April 2028, with implicit interest rates of 9.01% and 12.40%.

7 Deferred revenue

	2024 \$	2023 \$
General		
Membership fees	235,156	184,698
Prepaid program and rental revenue	209,169	100,218
Deferred grants and donations	93,316	10,632
Deferred gaming event contribution	<u>113,327</u>	<u>49,716</u>
	<u>650,968</u>	<u>345,264</u>

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 \$74,004 (2023 - \$73,250) from the Federation. Refer to note 12 for contributions received from the Federation for the 2024 and 2023 fiscal years. These transactions are recorded at the exchange amount which is the agreed upon amount between the two parties. Included in the accounts receivable balance is \$40,813 (2023 - \$21,067) owing from the Federation.

At year-end, CJCCC has a balance owing to Calgary Jewish Federation of \$250,000 (2023 - \$250,000), which was advanced towards capital expenditures. The loan is unsecured, does not bear interest and does not have repayment terms.

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:

	2024 \$	2023 \$
Balance – Beginning of year	4,647,920	4,870,589
Federal Software Upgrade Grant	-	47,200
Provincial Security Grant	-	-
Other contributions / transfers	(21,555)	(2,000)
Amounts amortized into operations in the year	<u>(281,597)</u>	<u>(267,869)</u>
Balance – End of year	<u>4,344,768</u>	<u>4,647,920</u>

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 (2023 - \$nil).

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

	2024 \$	2023 \$
Federation funding (note 8)		
- Cost of the box	410,004	405,000
- Program allocations	136,944	136,944
- IBP allocation for bursaries	7,728	28,246
Municipal land rental	-	-
Donations and investment income	<u>164,542</u>	<u>209,039</u>
	<u>719,218</u>	<u>779,229</u>

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. There have been no changes with the credit risk from the prior year.

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 capital leases 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. There have been no changes with the liquidity risk from the prior year.

14 Commitments

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

	\$
2025	9,352
2026	9,552
	<u>18,904</u>

Calgary Jewish Community Campus Corporation
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Schedule of Program Operations
(Unaudited)
For the years ended August 31

Schedule A

	2024			2023		
	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	1,397,824	733,046	664,778	1,301,921	676,544	625,377
Children's programs	1,014,774	389,910	624,864	909,525	394,169	515,356
Fitness programs	707,256	941,260	(234,004)	569,200	809,602	(240,402)
Youth and teen	900	37,652	(36,752)	8,618	46,736	(38,118)
Cultural	29,629	82,584	(52,955)	24,641	71,118	(46,477)
Senior adults	51,960	88,942	(36,982)	55,525	82,573	(27,048)
	<u>3,202,343</u>	<u>2,273,394</u>	<u>928,949</u>	<u>2,869,430</u>	<u>2,080,742</u>	<u>788,688</u>

Salaries and wages 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 were reclassified to net against membership revenue, to more accurately reflect the costs of generating membership revenue.

Calgary Jewish Community Campus Corporation
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Schedule of Fundraising Activities
(Unaudited)
For the years ended August 31

Schedule B

	2024			2023		
	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	410,710	253,388	157,322	351,367	164,068	187,299
Gaming	36,201	2,351	33,850	37,958	-	37,958
Other fundraisers	24,500	-	24,500	25,540	-	25,540
	<u>471,411</u>	<u>255,739</u>	<u>215,672</u>	<u>414,865</u>	<u>164,068</u>	<u>250,797</u>

Administrative and other indirect costs have not been allocated directly to fundraising. An allocation of these costs would decrease net revenues accordingly.

Calgary Jewish Community Campus Corporation
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Schedule of Facility Expenses
(Unaudited)
For the years ended August 31

Schedule C

	2024	2023
	\$	\$
Repairs and maintenance	290,990	273,567
Salaries and benefits	342,376	323,140
Security costs	219,197	151,759
Utilities	341,308	339,775
Insurance	76,433	68,901
Property taxes	9,508	9,003
	1,279,811	1,166,145

Calgary Jewish Community Campus Corporation
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Schedule of Administrative Expenses
(Unaudited)
For the years ended August 31

Schedule D

	2024	2023
	\$	\$
Salaries and benefits	797,716	750,719
Printing, stationery and office expenses	109,624	123,682
Professional fees	46,227	74,771
Credit card and bank fees and interest	84,675	80,256
Affiliations and memberships	16,684	16,684
Advertising	19,242	17,787
Foreign exchange net losses	-	2,587
Professional development and travel	10,324	13,766
	1,084,492	1,080,252