

MEDICINE HAT COMMUNITY HOUSING SOCIETY

COMBINED FINANCIAL STATEMENTS

For the year ended December 31, 2022

MEDICINE HAT COMMUNITY HOUSING SOCIETY
COMBINED TABLE OF CONTENTS
December 31, 2022

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MANAGEMENT REPORT

The management of Medicine Hat Community Housing Society is responsible for preparing the combined financial statements, the notes to the combined financial statements and other financial information contained in this annual report.

The accompanying combined financial statements and other information contained in this Financial Report are the responsibility of the management of the Medicine Hat Community Housing Society.

These combined financial statements have been prepared from information provided by management. Financial statements are not precise since they include certain amounts based on estimates and judgments. Management has determined such amounts on a reasonable basis in order to ensure that the financial statements are presented fairly, in all material respects.

The Society maintains systems of internal accounting and administrative controls that are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate and that the Society's assets are properly accounted for and adequately safeguarded.

The Board of Directors of the Medicine Hat Community Housing Society is responsible for ensuring that management fulfills its responsibilities for financial statements. The Board carries out its responsibility principally through the committee of the whole.

The Board meets annually with management and the external auditors to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, and to satisfy itself that each party is properly discharging its responsibilities. The Board also considers the engagement or re-appointment of the external auditors. The Board reviews the monthly financial reports.

The combined financial statements have been audited by Avail LLP, Chartered Professional Accountants, the external auditors, in accordance with Canadian generally accepted auditing standards on behalf of the Board of the Society. Avail LLP has full and free access to the Board.

Medicine Hat Community Housing Society, in fulfilling its responsibilities, has developed and maintains a system of internal accounting controls designed to provide reasonable assurance that management assets are safeguarded from loss or unauthorized use, and that the records are reliable for preparing the combined financial statements.

Chief Administrative Officer

March 28, 2023

INDEPENDENT AUDITOR'S REPORT

To the Members of Medicine Hat Community Housing Society

Opinion

We have audited the combined financial statements of Medicine Hat Community Housing Society, which comprise the combined combined statement of financial position as at December 31, 2022, and the combined statement of operations, statement of changes in fund balances and statement of cash flows for the year then ended, and notes to the combined financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying combined financial statements present fairly, in all material respects, the combined financial position of the Society as at December 31, 2022, and its combined financial performance and its combined 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 Society 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 the 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 Society'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 the Society or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Society'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:

INDEPENDENT AUDITOR'S REPORT, continued

- 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 Society'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 the Society'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 combined 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 Society 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.

Lethbridge, Alberta
March 28, 2023



Chartered Professional Accountants

MEDICINE HAT COMMUNITY HOUSING SOCIETY
COMBINED STATEMENT OF FINANCIAL POSITION
As at December 31, 2022

	Provincial & Municipal Housing	Homeless & Community Housing	Transitional Housing	Affordable Housing	Outreach	2022	2021
ASSETS							
Current							
Cash (note 4)	2,473,457	1,487,987				3,961,444	3,540,276
Accounts receivable (note 5)	346,372	323,164	10,830	107,433	3,400	791,199	673,800
Prepaid expenses	14,408	1,463	1,438		750	18,059	16,272
Interfund advances	614,954	24,951	17,364	1,146,232	272,012	2,075,513	3,687,607
	3,449,191	1,837,565	29,632	1,253,665	276,162	6,846,215	7,917,955
Capital assets (note 6)	430	336	658,418	5,725,612		6,384,796	6,368,323
	3,449,621	1,837,901	688,050	6,979,277	276,162	13,231,011	14,286,278
LIABILITIES AND FUND BALANCES							
Current							
Accounts payable and accrued liabilities	1,353,056	77,317	9,965	93,000	17,396	1,550,734	1,269,682
Security deposits payable	145,551	11,450	3,395	67,075		227,471	221,162
Deferred revenue (note 7)		743,015				743,015	363,852
Interfund advances	1,864,064	186,498			24,951	2,075,513	3,687,607
Provincial restricted operating reserve fund	86,800					86,800	86,800
	3,449,471	1,018,280	13,360	160,075	42,347	4,683,533	5,629,103
Unamortized deferred capital contributions (note 8)		295	490,282	4,648,984		5,139,561	5,408,750
	3,449,471	1,018,575	503,642	4,809,059	42,347	9,823,094	11,037,853
Fund balances							
Unrestricted	(280)	819,285	(13,826)	680,288	233,815	1,719,282	1,879,845
Restricted fund (note 9)			30,099	413,302		443,401	409,007
Invested in capital assets (note 10)	430	41	168,135	1,076,628		1,245,234	959,573
	150	819,326	184,408	2,170,218	233,815	3,407,917	3,248,425
	3,449,621	1,837,901	688,050	6,979,277	276,162	13,231,011	14,286,278

Approved on behalf of the board

Director Brian Andjelic

Director Kerry Buss

MEDICINE HAT COMMUNITY HOUSING SOCIETY
COMBINED STATEMENT OF OPERATIONS
For the year ended December 31, 2022

	Provincial & Municipal Housing	Homeless & Community Housing	Transitional Housing	Affordable Housing	Outreach	2022	2021
Revenue							
Provincial grants	\$ 1,288,733	\$ 2,682,388	\$	\$	\$ 159,292	\$ 4,130,413	\$ 5,176,464
Rental revenue	2,059,974	133,102	46,505	877,537		3,117,118	3,098,623
Federal grants		936,680			734,827	1,671,507	1,376,817
Sundry revenue	289,241	24,915	9,769	109,816		433,741	396,713
Utilities recovered	119,430					119,430	117,854
Other grants	110,497					110,497	105,576
Donations		2,272				2,272	2,781
Amortization of deferred contributions		127	23,429	245,633		269,189	283,405
	3,867,875	3,779,484	79,703	1,232,986	894,119	9,854,167	10,558,233
Expenses							
Grants provided		2,911,836				2,911,836	3,599,649
Salaries and benefits	1,402,063	384,926	6,819	126,656	424,141	2,344,605	2,434,720
Utilities	1,023,543	41,510	6,955	177,150		1,249,158	1,120,958
Repairs and maintenance	671,716	108,040	30,617	132,834		943,207	939,150
GRAI support payments		187,601				187,601	175,118
Consulting fees	58,247	500	369	110,125		169,241	225,178
Property taxes	21,381		10,888	119,879		152,148	147,744
Office	104,395	13,139	662	10,403	8,539	137,138	122,523
Security	117,715	11,449	280	7,495		136,939	110,770
Initial housing					133,521	133,521	163,389
Waste removal	97,684	5,748	940	25,290		129,662	119,442
Insurance	33,497	2,397	2,453	87,535	3,485	129,367	124,053
Janitorial	78,091	5,219	4,440	22,665		110,415	94,077
Housing loss prevention					86,108	86,108	72,652
Bad debts	39,643	31,125		10,919		81,687	66,749
Vehicle	59,060		540	8,793		68,393	54,569
Furniture and equipment	42,290	13,135	261	4,118	7,324	67,128	29,121
Conference, dues and training	30,742	16,368	195	3,065	1,816	52,186	14,539
Rent	29,564	5,400	188	2,948	9,000	47,100	47,100
Telephone	32,955	3,456	209	3,285	6,376	46,281	50,757
Community capacity building		45,136				45,136	54,652
Point in time count		33,442				33,442	
Professional fees	14,970	6,000	103	2,731		23,804	31,186
Enhancements					23,442	23,442	18,952
Transition					20,605	20,605	
Condo fees			16,591			16,591	16,530
Travel, convention and board	6,638	3,166	42	661	3,202	13,709	14,058
Re-housing					11,147	11,147	12,339
On-going rent					5,002	5,002	11,127
Sundry	3,681		16	399		4,096	1,084
COVID-19		2,181				2,181	245,030
PDD complex							10,884
Amortization	153	137	23,429	288,080		311,799	316,254
--	3,868,028	3,831,911	105,997	1,145,031	743,708	9,694,675	10,444,354
(Deficiency) excess of revenues over expenses	\$ (153)\$	(52,427)\$	(26,294)\$	87,955 \$	150,411 \$	159,492 \$	113,879

MEDICINE HAT COMMUNITY HOUSING SOCIETY
STATEMENT OF CHANGES IN FUND BALANCES
For the year ended December 31, 2022

	Unrestricted	Invested in capital assets	Internally restricted	2022	2021
Balance, beginning of year	\$ 1,879,845	\$ 959,573	\$ 409,007	\$ 3,248,425	\$ 3,134,546
(Deficiency) excess of revenues over expenses	159,492	-	-	159,492	113,879
Inter-fund transfers - net	(34,394)	-	34,394		
Purchase of capital assets	(328,271)	328,271			
Amortization of capital assets	311,799	(311,799)			
Amortization of deferred capital contributions	(269,189)	269,189			
Balance, ending of year	\$ 1,719,282	\$ 1,245,234	\$ 443,401	\$ 3,407,917	\$ 3,248,425

MEDICINE HAT COMMUNITY HOUSING SOCIETY
STATEMENT OF CASH FLOWS
For the year ended December 31, 2022

	2022	2021
Cash flows from operating activities		
(Deficiency) excess of revenues over expenses	\$ 159,492	\$ 113,879
Adjustments for items which do not affect cash		
Amortization of capital assets	311,799	316,254
Amortization of deferred contributions	(269,189)	(283,405)
	202,102	146,728
Change in non-cash working capital items		
Accounts receivable	(117,399)	(22,982)
Prepaid expenses	(1,787)	3,061
Accounts payable and accrued liabilities	281,051	220,680
Security deposits payable	6,309	(4,342)
Deferred revenue	379,163	(1,058,656)
	749,439	(715,511)
Cash flows from investing activity		
Purchase of capital assets	(328,271)	(72,951)
Increase (decrease) in cash	421,168	(788,462)
Cash, beginning of year	3,540,276	4,328,738
Cash, end of year	\$ 3,961,444	\$ 3,540,276

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

1. Nature of operations

Medicine Hat Community Housing Society is organized to receive gifts, bequests, trusts, funds and property beneficially or as a trustee or agent, to hold, invest, develop, manage, accumulate and administer funds and property for the purpose of distributing funds and property to qualified donees as per section 149(1)(1) of the Income Tax Act, for the purposes of meeting the housing needs of Medicine Hat, and to provide housing to low income and disabled persons in Medicine Hat. The Society is incorporated under the Alberta Society's Act as a not-for-profit organization and is a registered charity under the Income Tax Act.

2. Basis of presentation

These combined statements include the accounts of the provincial and municipal housing funds which are administered by the Society and the Homeless and Community Housing fund, the Transitional Housing fund, the Affordable Housing fund and the Outreach fund which are controlled by the Society.

3. Significant accounting policies

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant policies are detailed as follows:

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

3. Significant accounting policies, continued

(a) Fund accounting

The Society uses the deferral method of accounting for contributions and reports on a fund accounting basis. Five funds are maintained: Provincial and Municipal Housing, Homeless and Community Housing, Transitional Housing, Affordable Housing, and Outreach.

The Provincial and Municipal Housing fund operates and manages social programs aimed at providing affordable housing to low-income Albertans who are the most in need. This fund administers and operates low-income housing units owned by the Provincial government and the City of Medicine Hat.

The Homeless & Community Housing fund administers Provincial and Federal government funds for the purpose of distributing funds to qualified donees. The Society takes the lead role in coordinating initiatives in the community targeted at ending homelessness. In alignment with the Provincial 10-year plan to end homelessness in Alberta, the Society has completed the local plan 'Starting at Home in Medicine Hat - A 5-year Year Plan to End Homelessness'. This plan shifts the traditional approach of 'managing' homelessness to that of 'ending' homelessness. Recognizing that in spite of many efforts in this regard, there is the reality that there may always be people who find themselves in crisis and in need of emergency shelter assistance; the plan aims more pointedly at ending the 'trap of homelessness'. The H&CH department administers outcome based grants provided under both federal and provincial homelessness strategies. Regular financial and outcomes reporting are required to ensure that financial investments are having an impact on the reduction of homelessness in our community through evidence based programming and practices.

The Transitional Housing fund operates condos and a duplex for rental occupancy. These properties are for families in the community who are having difficulty establishing themselves in adequate and affordable housing and therefore require supports to stabilize in their housing.

The Affordable Housing fund operates a variety of affordable housing options. The purpose of the fund is to construct and operate affordable housing to low-income families.

The overall purpose of the Outreach fund is to help those in need to identify and address the issues in their lives that may be preventing them from obtaining and maintaining affordable and adequate housing, and in many cases from being self-sufficient. This program targets individualized support services to those facing homelessness, affordable housing issues as well as other related issues that impact their housing stability. Included in the spectrum of services provided by the Outreach program is the provision of supports for applicants and residents of social housing, aimed at increasing housing stability and self sufficiency. The program has been funded through several government sources, both federal and provincial, including through OSSSI grants from the Homeless & Community Housing fund.

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

3. Significant accounting policies, continued

(b) Revenue recognition

The Society follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or reasonably assured. Investment revenue is recognized when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Rental revenue is recognized monthly based on rental agreements.

(c) Cash and short-term investments

Cash and short-term investments include balances with banks and short-term investments with maturities of one year or less. Cash subject to restrictions that prevent its use for current purposes is included in funds held in trust (see note 4).

(d) Capital assets

Only assets purchased with project funds and costing \$5,000 or more are recorded in the capital asset account. These assets are then amortized at rates prescribed by the Society. In the year of acquisition, half of the amortization rate will be applied. Buildings and land owned by the City of Medicine Hat and the Alberta Government are not shown in the accounts. Buildings under construction that are not available for use at year-end are not amortized **until** completed.

Building	5%
Furniture and equipment	20%
Automotive	30%
Computer equipment	30%
Computer software	100%

Amortization of leasehold improvements is recorded over the remaining term of the lease plus the first renewal option.

(e) Contributed services

Contributed materials and services are recognized in the financial statements when their fair value can be reasonably determined, they are used in the normal course of the Society's operations and would otherwise have been purchased.

(f) Financial instruments

The Society initially measures its financial assets and liabilities at fair value. The Society subsequently measures all its financial assets and financial liabilities at amortized cost.

(g) Net assets invested in capital assets

The Society has chosen to treat net assets invested in capital assets as a separate component of net assets.

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

3. Significant accounting policies, continued

(h) Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reported period. Actual results could differ from those estimates.

4. Cash

	2022	2021
Bank	\$ 3,733,974	\$ 3,319,114
Cash held in trust	227,470	221,162
	\$ 3,961,444	\$ 3,540,276

5. Accounts receivable

	2022	2021
GST	\$ 164,427	\$ 136,667
Vacated tenant receivable	161,080	161,105
Government of Canada - Reaching Homes	117,634	169,576
City of Medicine Hat - Phase 1 Deficit	110,497	99,289
Government of Alberta - Capital Maintenance Renewal	94,102	86,317
McMan Youth, Family, and Community Services Association - program surplus	84,334	22,139
City of Medicine Hat - Affordable Housing reimbursement	48,818	
Government of Alberta - Permanent Supportive Housing	37,986	37,986
Current tenant receivable	35,205	13,146
Other general	22,687	16,395
Allowance for doubtful accounts	(85,571)	(68,820)
	\$ 791,199	\$ 673,800

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

6. Capital assets

	Cost	Accumulated amortization	2022 Net	2021 Net
Provincial & Municipal Housing				
Furniture and equipment	\$ 2,421	\$ 2,243	\$ 178	223
Automotive	123,873	123,657	216	308
Computer equipment	58,048	58,012	36	52
	184,342	183,912	430	583
Homeless & Community Housing				
Furniture and equipment	1,005	965	40	50
Automotive	8,610	8,315	295	422
Computer equipment	2,782	2,781	1	1
	12,397	12,061	336	473
Transitional Housing				
Land	213,260		213,260	213,260
Buildings	997,998	552,840	445,158	468,586
	1,211,258	552,840	658,418	681,846
Affordable Housing				
Land	652,500		652,500	652,500
Buildings - Lynx House	328,271	8,207	320,064	
Buildings - Duplexes	500,000	285,438	214,562	225,854
Buildings - 8 plexes	2,502,878	1,372,306	1,130,572	1,190,076
Buildings - Southlands	6,623,760	3,301,859	3,321,901	3,496,738
Furniture and equipment	25,500	10,812	14,688	18,360
Automotive	157,973	86,648	71,325	101,893
	10,790,882	5,065,270	5,725,612	5,685,421
	\$ 12,198,879	\$ 5,814,083	\$ 6,384,796	\$ 6,368,323

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

7. Deferred revenue

Deferred revenue represents unspent resources received in the current period that are related to the subsequent period. Changes in the deferred revenue balance are as follows:

	Balance, beginning of year	Amount received	Amount repaid	Amount spent	Balance, end of year
Provincial & Municipal Housing					
Special Capital Grant	\$ 17,333	\$	\$	17,333	\$
Homeless & Community Housing					
OSSI Funding	199,140	3,103,200		2,680,206	622,134
Day Shelter and Isolation Units	47,556	22,000	67,375	2,181	
Pilot Project	99,823	21,059			120,881
	\$ 363,852	\$ 3,146,259	\$ 67,375	\$ 2,699,720	\$ 743,015

8. Unamortized deferred capital contributions

Unamortized deferred capital contributions for Homeless & Community Housing represents contributions received for the purchase of an automotive.

Unamortized deferred capital contributions for Transitional Housing represents contributions received for the construction of one duplex and three 8-plexes.

Unamortized deferred capital contributions for Affordable Housing represents contributions received for two duplexes, three 8-plexes and the Southlands complex.

	Homeless & Community Housing	Transitional Housing	Affordable Housing	2022	2021
Balance, beginning of year	\$ 422	\$ 513,711	\$ 4,894,617	\$ 5,408,750	\$ 5,692,155
Amortization of deferred contributions	(127)	(23,429)	(245,633)	(269,189)	(283,405)
Balance, end of year	\$ 295	\$ 490,282	\$ 4,648,984	\$ 5,139,561	\$ 5,408,750

9. Internally restricted

The Society's board of directors has internally restricted \$30,099 (2021 - \$30,099) of the Transitional Housing funds and \$413,302 (2021 - \$378,908) of the Affordable Housing funds of unrestricted net assets to be used for future building projects. These internally restricted amounts are not available for other purposes without approval by the board of directors. During the year, the Board authorized \$34,394 (2021 - \$25,536) to be set aside in the internally restricted from unrestricted.

MEDICINE HAT COMMUNITY HOUSING SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2022

10. Invested in capital assets

	Provincial & Municipal Housing	Homeless & Community Housing	Transitional Housing	Affordable Housing	2022	2021
Capital assets (note 6)	430	336	658,418	5,725,612	6,384,796	6,368,323
Unamortized deferred capital contributions (note 8)		(295)	(490,282)	(4,648,984)	(5,139,561)	(5,408,750)
	430	41	168,135	1,076,628	1,245,234	959,573

11. Commitments

The Society has entered into an architectural agreement subsequent to year-end in relation to an Affordable Housing project build. The Society's total obligation under this agreement is \$328,840. This commitment is not recorded in the records until it is payable in accordance with the agreement.

The Society has entered into various lease agreements with estimated minimum annual payments as follows:

2023	\$ 96,069
2024	100,621
2025	102,874
2026	106,953
2027	114,484

12. Economic dependence

The Medicine Hat Community Housing Society receives funding from the Provincial Government, which enables the Society to provide affordable housing to the Society's tenants. Continuing receipt of capital and deficit funding is dependent on the Society continuing to be in compliance with its respective funding agreements with the Government.

13. Financial instruments

The Society as part of its operations carries a number of financial instruments. It is management's opinion that the Society is not exposed to significant interest, currency or credit risk arising from these financial instruments except as otherwise disclosed.

Credit risk

The Society believes that there is minimal risk associated with the collection of these amounts. The balance of the accounts receivable is widely distributed among the remainder of the Society's large customer base. The Society performs regular credit assessments of its customers and provides allowances for potentially uncollectible accounts receivable.

MEDICINE HAT COMMUNITY HOUSING SOCIETY
SCHEDULES TO THE COMBINED FINANCIAL STATEMENTS
For the year ended December 31, 2022

Schedule of Homeless and Community Housing by Funder

Schedule 1

	Provincial	Federal	PSH & POD	Other	2022	2021
Revenue						
Grants recognized						
Provincial grants	\$ 2,682,388	\$	\$	\$	2,682,388	3,585,264
Federal grants		936,680			936,680	976,805
Other grants						6,287
Less: Inter-fund grants provided	(159,292)	(734,827)			(894,119)	(707,299)
Rental revenue			133,102		133,102	186,351
Sundry revenue			24,110	805	24,915	59,920
Donations				2,272	2,272	2,781
Amortization of deferred contributions				127	127	181
--	2,523,096	201,853	157,212	3,204	2,885,365	4,110,290
Expenses						
Amortization				137	137	194
Bad debts			31,125		31,125	5,162
Community capacity building	45,136				45,136	54,652
Conference, dues and training	16,368				16,368	4,484
Consulting fees	500				500	97,957
COVID-19	2,181				2,181	238,585
Furniture and equipment	5,999		7,136		13,135	5,869
GRAI support payments	187,601				187,601	175,118
Grants provided						
Centralized rental support fund	43,132				43,132	15,334
Canadian Mental Health Association	323,333				323,333	910,044
McMan Youth, Family and Community Services Association	1,310,121				1,310,121	1,263,790
Medicine Hat & District Food Bank						26,294
Medicine Hat Library	41,891				41,891	39,918
Medicine Hat Women's Shelter	125,000				125,000	500,000
Miywasin Society	131,169				131,169	91,860
Outreach	159,292	734,827			894,119	707,299
Salvation Army	(9,429)				(9,429)	45,110
The Mustard Seed	52,500				52,500	
Less: Inter-fund grants provided	(159,292)	(734,827)			(894,119)	(707,299)
Insurance	2,397				2,397	11,150
Janitorial			5,219		5,219	2,159
Office	11,981		1,158		13,139	11,739
POD complex						10,884
Point in time count		33,442			33,442	
Professional fees	6,000				6,000	6,000
Rent	5,400				5,400	5,400
Repairs and maintenance			108,040		108,040	71,778
Salaries and benefits	215,615	168,411		900	384,926	374,729
Security			11,449		11,449	6,471
Telephone	3,035		421		3,456	3,846
Travel, convention and board	3,166				3,166	3,123
Utilities			41,510		41,510	36,296
Waste removal			5,748		5,748	5,428
--	2,523,096	201,853	211,806	1,037	2,937,792	4,023,374
Excess (deficiency) of revenues over expenditures	\$	\$	\$ (54,594)	\$ 2,167	(52,427)\$	86,916

MEDICINE HAT COMMUNITY HOUSING SOCIETY
SCHEDULES TO THE COMBINED FINANCIAL STATEMENTS
For the year ended December 31, 2022

Schedule of Provincial and Municipal Fund

Schedule 2

	Provincial	Municipal	Rent Supplement	2022	2021
Revenue					
Rental revenue	\$ 1,981,414	\$ 78,560	-	\$ 2,059,974	\$ 2,022,671
Utilities recovered	119,430	-	-	119,430	117,854
Sundry revenue	127,871	8,602	152,768	289,241	281,644
Provincial grants	1,288,733	-	-	1,288,733	1,276,193
Other grants	-	110,497	-	110,497	99,289
	<u>3,517,448</u>	<u>197,659</u>	<u>152,768</u>	<u>3,867,875</u>	<u>3,797,651</u>
Expenses					
Amortization	153	-	-	153	210
Bad debts	39,715	(72)	-	39,643	47,840
Conference, dues and training	25,347	1,149	4,246	30,742	8,548
Consulting fees	48,025	2,177	8,045	58,247	43,673
COVID-19	-	-	-	-	6,445
Furniture and equipment	35,312	1,523	5,455	42,290	18,965
Insurance	24,568	4,977	3,952	33,497	24,984
Janitorial	74,281	3,810	-	78,091	67,760
Office	86,478	3,901	14,016	104,395	94,318
Professional fees	11,934	602	2,434	14,970	21,503
Property taxes	-	21,381	-	21,381	19,872
Rent	24,375	1,105	4,084	29,564	29,595
Repairs and maintenance	632,067	39,649	-	671,716	735,854
Salaries and benefits	1,243,308	53,985	104,770	1,402,063	1,502,368
Security	116,868	847	-	117,715	85,274
Sundry	2,200	1,112	369	3,681	1,277
Telephone	27,171	1,232	4,552	32,955	36,570
Travel, convention and board	5,545	248	845	6,638	7,693
Utilities	975,260	48,283	-	1,023,543	909,275
Vehicle	57,672	1,388	-	59,060	48,033
Waste removal	87,322	10,362	-	97,684	87,804
	<u>3,517,601</u>	<u>197,659</u>	<u>152,768</u>	<u>3,868,028</u>	<u>3,797,861</u>
Deficiency of revenues over expenditures	\$ (153)\$	-	\$ -	\$ (153)\$	(210)

MEDICINE HAT COMMUNITY HOUSING SOCIETY
SCHEDULES TO THE COMBINED FINANCIAL STATEMENTS
For the year ended December 31, 2022

Schedule of Affordable Housing Fund

Schedule 3

	MHCHS Owned	City of Medicine Hat	Private	2022	2021
Revenue					
Rental revenue	\$ 578,262	\$ 203,530	\$ 95,745	\$ 877,537	\$ 830,901
Sundry revenue	81,811	25,082	2,923	109,816	54,877
Amortization of deferred contributions	245,633	-	-	245,633	258,562
	905,706	228,612	98,668	1,232,986	1,144,340
Expenses					
Amortization	288,080	-	-	288,080	291,188
Bad debts	6,459	4,460	-	10,919	11,872
Conference, dues and training	2,173	892	-	3,065	724
Consulting fees	33,367	1,688	75,070	110,125	83,329
Furniture and equipment	2,923	1,195	-	4,118	1,634
Insurance	70,835	16,700	-	87,535	76,643
Janitorial	12,950	1,753	7,962	22,665	23,677
Office	7,377	3,026	-	10,403	7,970
Professional fees	2,263	468	-	2,731	3,575
Property taxes	83,346	36,533	-	119,879	117,493
Rent	2,090	858	-	2,948	2,506
Repairs and maintenance	99,989	27,126	5,719	132,834	128,100
Salaries and benefits	87,691	38,965	-	126,656	133,487
Security	3,027	4,408	60	7,495	18,871
Sundry	111	288	-	399	(199)
Telephone	2,329	956	-	3,285	3,097
Travel, convention and board	469	192	-	661	652
Utilities	121,154	55,996	-	177,150	170,657
Vehicle	6,249	2,544	-	8,793	6,148
Waste removal	18,831	4,689	1,770	25,290	25,575
	851,713	202,737	90,581	1,145,031	1,106,999
Excess of revenues over expenditures	\$ 53,993	\$ 25,875	\$ 8,087	\$ 87,955	\$ 37,341