VANCITY COMMUNITY FOUNDATION

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

17th floor, 1030 West Georgia St., Vancouver, BC, Canada V6E 2Y3
Tel: 604. 714. 3600 **Fax:** 604. 714. 3669 **Web:** manningelliott.com

INDEPENDENT AUDITORS' REPORT

To the Members of Vancity Community Foundation

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Vancity Community Foundation (the "Foundation"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of changes in fund balances, operations and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Foundation as at December 31, 2025, and the consolidated results of its operations and consolidated 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 *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Foundation in accordance with ethical requirements that are relevant to our audit of the consolidated 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.

Other Matter

Management is responsible for the other information, comprising of Schedules 1 to 3, other than the consolidated financial statements and our auditors' report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

manning elliott

17th floor, 1030 West Georgia St., Vancouver, BC, Canada V6E 2Y3

Tel: 604. 714. 3600 **Fax:** 604. 714. 3669 **Web:** manningelliott.com

INDEPENDENT AUDITORS' REPORT

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 consolidated 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 consolidated 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 Foundation’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

manning elliott

17th floor, 1030 West Georgia St., Vancouver, BC, Canada V6E 2Y3

Tel: 604. 714. 3600 **Fax:** 604. 714. 3669 **Web:** manningelliott.com

INDEPENDENT AUDITORS' REPORT

- 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 Foundation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated 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 auditors' report. However, future events or conditions may cause the Foundation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated 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;
- Identified fraud or suspected fraud; and
- Other matters related to fraud that are, in our judgment, relevant to the responsibilities of those charged with governance.

Report on Other Legal and Regulatory Requirements

As required by the British Columbia Societies Act, we report that, in our opinion, the accounting policies applied in preparing and presenting the consolidated financial statements in accordance with Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding year.

Manning Elliott LLP

Chartered Professional Accountants
Vancouver, British Columbia
May 26, 2026

VANCITY COMMUNITY FOUNDATION
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2025

	2025	2024
ASSETS		
CURRENT		
Cash	**$ 7,713,001**	$ 4,001,494
Accounts receivable	**3,739,961**	5,399,935
Interest receivable *(Note 17)*	**25,130**	46,884
GST receivable	**30,948**	22,805
Investment in carbon offsets *(Note 4)*	**53,940**	20,961
Investments *(Note 5)*	**1,150,000**	2,000,000
Restricted investments *(Note 5)*	**585,600**	2,800,000
Prepaid expenses	**139,265**	134,928
Current portion of prepaid lease *(Note 6)*	**132,060**	132,060
Current portion of loans receivable *(Note 7)*	**9,301,665**	9,542,371
	22,871,570	24,101,438
RESTRICTED CASH *(Note 8)*	**8,582,035**	6,414,532
INVESTMENTS *(Note 5)*	**87,500**	87,500
RESTRICTED INVESTMENTS *(Note 5)*	**55,021,761**	61,377,700
PREPAID LEASE *(Note 6)*	**1,298,540**	1,430,600
LOANS RECEIVABLE *(Note 7)*	**12,295,513**	11,709,421
CAPITAL ASSETS *(Note 9)*	**72,415**	88,786
	$100,229,334	$105,209,977

VANCITY COMMUNITY FOUNDATION
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2025

	2025	2024
LIABILITIES		
CURRENT		
Demand loan *(Notes 10 & 17)*	**$ 343,939**	$ 432,441
Accounts payable and accrued liabilities *(Note 17)*	**1,677,003**	828,177
Government remittances payable	**35,212**	39,427
Security deposits	**114,856**	155,897
Deferred rent	**48,097**	191,346
Interest payable	**456,492**	203,857
Grants payable *(Note 11)*	**1,666,919**	355,832
Notes payable *(Note 12)*	**9,139,942**	8,109,929
Current portion of deferred contributions *(Note 13)*	**5,448**	5,448
	13,487,908	10,322,354
DEFERRED CONTRIBUTIONS *(Note 13)*	**108,368**	39,948
	13,596,276	10,362,302
COMMITMENTS *(Note 6)*		
CONTINGENT LIABILITIES *(Notes 17 & 18)*		
ECONOMIC DEPENDENCE *(Note 19)*		
FUND BALANCES		
UNRESTRICTED	**21,888,863**	21,795,380
RESTRICTED - PROGRAMS	**5,880,323**	8,995,832
RESTRICTED - DONOR ADVISED	**66,443,488**	71,382,852
RESTRICTED - MAIN STREET PROJECT	**(7,169,385)**	(7,096,402)
RESTRICTED - 312 MAIN STREET CITY OF VANCOUVER	**(410,231)**	(229,987)
	86,633,058	94,847,675
	$100,229,334	$105,209,977

Approved on behalf of the Board

_________________________ *Director*   *Heather O'Hara* _________________________ *Director*

Jindy Bains   Heather O'Hara

VANCITY COMMUNITY FOUNDATION
CONSOLIDATED STATEMENT OF CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2025

	Unrestricted	Restricted - Programs	Restricted - Donor Advised	Restricted - Main Street Project	Restricted - 312 Main Street City of Vancouver	**2025**
FUND BALANCES, BEGINNING OF YEAR	$ 21,795,380	$ 8,995,832	$ 71,382,852	$ (7,096,402)	$ (229,987)	**$ 94,847,675**
Deficiency of revenue over disbursements for the year	(2,604,963)	(1,889,515)	(3,644,923)	(32,103)	(43,113)	**(8,214,617)**
Interfund transfers *(Note 14)*	2,698,446	(1,225,994)	(1,294,441)	(40,880)	(137,131)	**-**
FUND BALANCES, END OF YEAR	21,888,863	5,880,323	66,443,488	(7,169,385)	(410,231)	**86,633,058**

	Unrestricted	Restricted - Programs	Restricted - Donor Advised	Restricted - Main Street Project	Restricted - 312 Main Street City of Vancouver	2024
FUND BALANCES, BEGINNING OF YEAR	22,703,776	6,044,450	65,450,258	(7,107,617)	(147,580)	86,943,287
(Deficiency) excess of revenue over disbursements for the year	(3,418,297)	3,977,597	7,245,240	32,255	67,593	7,904,388
Interfund transfers *(Note 14)*	2,509,901	(1,026,215)	(1,312,646)	(21,040)	(150,000)	-
FUND BALANCES, END OF YEAR	$ 21,795,380	$ 8,995,832	$ 71,382,852	$ (7,096,402)	$ (229,987)	$ 94,847,675

VANCITY COMMUNITY FOUNDATION

CONSOLIDATED STATEMENT OF OPERATIONS

FOR THE YEAR ENDED DECEMBER 31, 2025

	Unrestricted	Restricted - Programs	Restricted - Donor Advised	Restricted - Main Street Project	Restricted - 312 Main Street City of Vancouver	**2025**	2024
REVENUE							
Community development lending interest	$ 401,934	$ -	$ 49,589	$ -	$ -	**$ 451,523**	$ 333,139
Contributions *(Notes 17 & 20)*	5,249,370	1,168	5,633,051	-	-	**10,883,589**	4,467,900
Investment income *(Notes 4 & 15)*	163,303	51,872	2,520,128	475	17,872	**2,753,650**	2,398,442
Program income	2,362,018	29,860,719	1,310	111,615	-	**32,335,662**	34,315,809
Rental income	-	-	-	847,179	1,598,226	**2,445,405**	2,606,840
Unrealized change in market value of investments	-	-	1,191,184	-	-	**1,191,184**	5,024,046
	8,176,625	29,913,759	9,395,262	959,269	1,616,098	**50,061,013**	49,146,176
ADMINISTRATIVE AND PROGRAM EXPENSES							
312 Main Street project (recovery) *(Note 6)*	-	-	-	(55,888)	132,060	**76,172**	52,560
Amortization of capital assets	4,435	-	-	11,936	-	**16,371**	49,576
Bad debts *(Note 7)*	50,000	320,000	-	5,099	27,760	**402,859**	965,877
Board governance	102	-	-	-	-	**102**	812
Building	3,709	-	-	106,591	900,213	**1,010,513**	795,665
Charitable programs	229,351	4,590	1,143	17,585	-	**252,669**	188,902
Insurance	16,429	-	-	-	64,802	**81,231**	80,226
Interest and bank charges *(Note 17)*	305,850	35	432	21,417	1,240	**328,974**	282,351
Investment management fees *(Note 17)*	-	-	191,073	-	-	**191,073**	191,735
Marketing	52,301	699	-	641	32	**53,673**	92,454
Meetings	6,342	-	-	-	-	**6,342**	3,939
Memberships	39,974	3,023	-	2,193	-	**45,190**	20,883
Miscellaneous	4,514	145	-	125	-	**4,784**	6,445
Professional fees	480,561	129,355	-	23,432	1,155	**634,503**	672,351
Publications	12,152	2,647	-	-	-	**14,799**	77,281
Rent *(Note 6)*	-	-	-	462,762	-	**462,762**	473,073
Salaries and related benefits *(Note 16)*	3,412,253	1,815,961	-	343,130	387,352	**5,958,696**	6,027,839
Special events	13,129	3,348	-	-	-	**16,477**	30,030
Staff development and training	24,681	41,620	-	2,929	-	**69,230**	57,967
Supplies and office equipment	2,662	403	-	25,069	8,496	**36,630**	33,980
Travel and accommodation	53,650	48,748	-	2,425	-	**104,823**	100,506
Utilities	13,836	11,414	-	12,689	127,220	**165,159**	171,170
Website and IT	80,019	50,665	-	9,237	8,881	**148,802**	251,301
	4,805,950	2,432,653	192,648	991,372	1,659,211	**10,081,834**	10,626,923
NET REVENUE (LOSS) BEFORE GRANT DISBURSEMENTS	3,370,675	27,481,106	9,202,614	(32,103)	(43,113)	**39,979,179**	38,519,253
GRANT DISBURSEMENTS	(5,975,638)	(29,370,621)	(12,847,537)	-	-	**(48,193,796)**	(30,614,865)
(DEFICIENCY) EXCESS OF REVENUE OVER DISBURSEMENTS FOR THE YEAR	$ (2,604,963)	$ (1,889,515)	$ (3,644,923)	$ (32,103)	$ (43,113)	**$ (8,214,617)**	$ 7,904,388

VANCITY COMMUNITY FOUNDATION
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2024
OPERATING ACTIVITIES		
(Deficiency) excess of revenue over disbursements for the year	**$ (8,214,617)**	$ 7,904,388
Items not affecting cash:		
Amortization of prepaid lease	**132,060**	132,060
Amortization of capital assets	**16,371**	49,576
Gain on sale of carbon offsets	**(86,848)**	(59,829)
Gain on sale of investments and restricted investments	**(1,344,966)**	(1,201,650)
Unrealized change in market value of investments	**(1,191,184)**	(5,024,046)
	(10,689,184)	1,800,499
Changes in non-cash working capital:		
Accounts receivable	**1,659,974**	(4,839,243)
Interest receivable	**21,754**	43,367
GST receivable	**(8,143)**	(10,974)
Prepaid expenses	**(4,337)**	(16,854)
Accounts payable and accrued liabilities	**848,826**	(1,110,980)
Government remittances payable	**(4,215)**	16,256
Security deposits	**(41,041)**	7,534
Deferred rent	**(143,249)**	84,492
Interest payable	**252,635**	(75,014)
Grants payable	**1,311,087**	344,932
Deferred contributions	**68,420**	(21,048)
	3,961,711	(5,577,532)
	(6,727,473)	(3,777,033)
INVESTING ACTIVITIES		
(Repayments) advances of loans receivable, net	**(345,386)**	1,388,613
Proceeds from sale of carbon offsets	**53,869**	66,020
Re-investment in investments and restricted investments, net	**11,956,489**	4,463,739
Restricted cash, net	**(2,167,503)**	(2,007,418)
	9,497,469	3,910,954
FINANCING ACTIVITIES		
Demand loan, net	**(88,502)**	(569,242)
Proceeds from issuance of notes payable	**1,430,013**	3,991,377
Repayment of notes payable	**(400,000)**	(3,420,000)
	941,511	2,135
CHANGE IN CASH DURING THE YEAR	**3,711,507**	136,056
CASH - BEGINNING OF YEAR	**4,001,494**	3,865,438
CASH - END OF YEAR	**$ 7,713,001**	$ 4,001,494

1. PURPOSE OF THE FOUNDATION

The Vancity Community Foundation (the "Foundation") consists of the Vancity Community Foundation (the "VCF") and Greater Vancouver Community Assistance Foundation (the "GVCAF").

The VCF was incorporated in 1989 under the Society Act of British Columbia and transitioned to the British Columbia Societies Act in 2018. The VCF is a registered charity under the Income Tax Act (Canada) and is accordingly exempt from income taxes. The purpose of the VCF is to fund, facilitate, promote and carry out activities and programs which are beneficial to the community. In addition to the traditional grant-making activity of community foundations, the VCF is also engaged in community development lending which may be funded from restricted contributions.

The GVCAF was incorporated in 1993 under the Society Act of British Columbia and transitioned to the British Columbia Societies Act in 2018. The GVCAF is a not-for-profit organization under the Income Tax Act (Canada) and is accordingly exempt from income taxes. The purpose of the GVCAF is to carry out innovative activities and provide support for initiatives which benefit the community. The members of the GVCAF are the directors of the VCF.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") under Part III of the CPA Canada Handbook - Accounting and include the accounts of the VCF and the GVCAF.

All inter-company balances and transactions have been eliminated upon consolidation. These consolidated financial statements have, in management's opinion, been prepared within reasonable limits of materiality using the significant accounting policies noted below:

(a) Basis of presentation

The Foundation presents its consolidated financial statements using fund accounting. The purpose of each fund is explained as follows:

(i) Unrestricted Fund

This fund contains all funds not externally or internally restricted and includes restricted contributions for which there is no corresponding restricted fund.

(ii) Restricted - Programs

This fund contains contributions externally restricted by donors and funders for various programs including the Rent Bank and Reaching Home projects, the Loan Loss Reserves, and funds to be allocated to GVCAF. Funds are restricted regarding timing and use of those funds, primarily for use within the current period.

(iii) Restricted - Donor Advised Fund

This fund contains funds externally restricted through specific deeds established with donors, and primarily to be held as long-term funding including some specific provisions for capital encroachment based on parameters as established in the deed.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(a) Basis of presentation *(continued)*

(iv) Restricted - Main Street Project

This fund contains funds externally restricted by the City of Vancouver as well as the revenue and expenses relating to the use and operation of the second floor of 312 Main Street (Note 6). It also includes construction costs that were not reimbursed by the City of Vancouver and capital assets related to the 312 Main Street Project.

(v) Restricted - 312 Main Street City of Vancouver

This fund contains revenue and expenses relating to the property management of 312 Main Street, on behalf of the City of Vancouver, excluding the operations of the second floor (Note 6).

(b) Cash

Cash consists of cash on deposit.

(c) Verified emissions reductions

The GVCAF holds 11,664 tonnes (2024 - 9,677) of verified emissions reductions (“VERs”) intended for sale. The VERs are captioned as investment in carbon offsets on the consolidated statement of financial position and are accounted for using the cost method.

(d) Loans receivable

The GVCAF provides support to certain organizations involved in planning community development projects by disbursing funds which may be accompanied by promissory notes with low interest. Repayment is only expected under certain conditions (generally to be refinanced through future loans for larger scale activities based on feasibility) and no additional penalties are assessed if the notes are not repaid. The GVCAF assesses its collectibility annually and records allowances for impairment, or direct write-offs of loans that are deemed uncollectible. No allowance for impairment was recorded in the current year as uncollectible loans were written off (Note 7). Impairment losses are recorded as bad debt expense in the consolidated statement of operations.

(e) Restricted cash

Restricted cash represents externally restricted funding specific to future programs described in Note 8. Restrictions on this cash prevents its use for current purposes and is therefore classified as long-term.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(f) Capital assets

Capital assets are stated at cost or deemed cost less accumulated amortization and are amortized using the straight-line method and the following useful lives:

Furniture and fixtures	5 years
Leasehold improvements	Term of the lease

Capital assets acquired during the year are not amortized until they are placed into use.

The Foundation's policy is to record a write-down to a capital asset's fair value or replacement cost when conditions indicate that a capital asset is impaired. Such conditions include when the capital asset no longer contributes to the Foundation's ability to provide goods and services or when the value of future economic benefits or service potential associated with the capital asset is less than its net carrying amount. Write-downs are recognized as an expense in the consolidated statement of operations and are not reversed.

(g) Revenue recognition

The Foundation follows the restricted fund method of accounting for contributions.

Unrestricted contributions

Unrestricted contributions are recognized as revenue of the Unrestricted Fund in the year received or receivable if the amount receivable can be reasonably estimated and collection is reasonably assured.

Restricted contributions

Programs, Donor Advised and Main Street Project fund contributions are recognized as revenue of their respective funds once the amount receivable can be reasonably estimated and collection is reasonably assured.

Restricted contributions for which there is no corresponding restricted fund presented are recognized in the Unrestricted Fund in accordance with the deferral method of accounting for contributions. Deferred contributions represent externally restricted grants and donations received in the current period that are related to a subsequent period.

Investment income

Net investment income that is not externally restricted is recognized as it is earned in the Unrestricted Fund. Externally restricted net investment income is recognized as it is earned in the restricted fund in which it relates, or if there is no appropriate restricted fund, in the appropriate deferred contribution balance or Unrestricted Fund depending on the nature of the restriction.

Rental income

Rental income from operating leases or licenses are recognized on a straight-line basis over the term of the agreement.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(h) Use of estimates

The preparation of consolidated financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions about future events that affect the reported amounts of assets, liabilities, revenue and expenses as at the end of or during the reporting period. Management believes that the estimates used are reasonable and prudent, however, actual results could differ from those estimates. Significant areas requiring the use of management estimates relate to the valuation of accounts receivable, investment in carbon offsets, and loans receivable, the determination of the useful lives of capital assets used for calculating amortization, the measurement of deferred contributions and the amounts recorded as accrued liabilities.

(i) Contributed services and materials

The Foundation benefits from contributed services and contributed materials. Contributed services are not recognized in the consolidated financial statements. Contributed materials are recorded at their fair value only when a realizable value of the related benefit can be reasonably estimated and the materials are used in the normal course of operations and would otherwise have been purchased.

(j) Non-monetary transactions

The Foundation recognizes non-monetary transactions in the form of property and program management fee revenue and rent expense related to the Main Street Project. The transactions are measured at the fair market value of the services exchanged based on the agreements with the City of Vancouver.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(k) Financial instruments

Measurement

The Foundation's financial instruments consist of cash, accounts receivable, interest receivable, restricted cash, investments, restricted investments, loans receivable, demand loan, accounts payable, interest payable, grants payable and notes payable. The Foundation initially measures all of its financial assets and liabilities at fair value. The Foundation subsequently measures all of its financial assets and liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. The Foundation also measures its investment in fixed income securities at fair value. Changes in fair value of equity instruments and fixed income securities carried at fair value are recognized in the consolidated statement of operations.

Impairment

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of any write-down that is determined is recognized in the consolidated statement of operations. A previously recognized impairment loss may be reversed to the extent of any improvement, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in the consolidated statement of operations in the period in which it is determined.

Transaction costs

Transaction costs that are directly attributable to the origination, issuance or assumption of a financial instrument that is subsequently measured at amortized cost are assigned to those financial instruments. All other transaction costs are recognized in the consolidated statement of operations in the period incurred.

3. FINANCIAL INSTRUMENTS RISKS

The Foundation's financial instruments are described in Note 2(k). In management's opinion, the Foundation is exposed to significant credit, liquidity, market, currency, interest rate and other price risks arising from its financial instruments, as explained in the following paragraphs. In addition, the Foundation is also exposed to material concentrations of risk as explained below. There has been no significant change in risk exposure from the prior year, except as described below.

The carrying amount of financial assets measured at amortized cost is $46,151,451 as at December 31, 2025 (2024 - $44,912,820). The carrying amount of financial assets measured at fair value is $54,077,883 as at December 31, 2025 (2024 - $60,297,156).

Credit risk

Credit risk is the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Foundation is exposed to credit risk with respect to uncertainties as to timing and collectibility of accounts receivable, interest receivable, outstanding loans made for the purpose of community development and the outstanding GVCAF loans. Given the mandate of the Foundation, this credit risk is an inherent risk of operations. Credit risk is mitigated by maintaining regular loan loss reserves to cover write-offs of loans as needed.

3. FINANCIAL INSTRUMENTS RISKS *(continued)*

Liquidity risk

Liquidity risk is the risk that the entity will not be able to meet a demand for cash or fund its obligations as they come due. The Foundation is exposed to liquidity risk on its demand loan, accounts payable, interest payable, grants payable and notes payable. The Foundation mitigates liquidity risk by maintaining a significant cash balance and term deposits which are easily convertible to cash if necessary. Additional cash requirements are met with the use of an available credit facility. This facility is structured as an operating demand loan secured by assets of the Foundation (Note 10).

Market risk

Market risk is the potential for financial loss to the Foundation from changes in the values of its financial instruments. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The investments of the Foundation are subject to normal market fluctuations and to the risk inherent in investment in capital markets.

The Foundation actively manages market risk through its investment policy that outlines the objectives, constraints and parameters related to its investment activities. The Investment, Finance and Audit Committee and management regularly review the Foundation's investments to ensure all activities adhere to the investment policy.

Currency risk

Currency risk is the risk that the value of the financial instruments denominated in non-Canadian currencies will fluctuate due to changes in foreign exchange rates. The Foundation is not exposed to significant currency risk as it does not hold any significant investments denominated in foreign currencies.

Interest rate risk

Interest rate risk is the risk that changes in interest rates will affect future cash flows or fair values of financial instruments. Interest rate risk arises primarily from the Foundation's investment in interest bearing financial instruments. The value of fixed income securities will generally rise when interest rates fall and decrease when interest rates rise. Changes in interest rates may also affect the value of equity securities.

The Foundation has a floating rate revolving demand facility debt which is subject to interest rate cash flow risk, as the required cash flows to service the debt will fluctuate as a result of changes in the lender's prime rate. The interest rate on the revolving demand facility is disclosed in Note 10.

The Foundation also has fixed rate notes payable which are subject to interest rate cash flow risk if they are renewed. The interest rate on the notes payable is disclosed in Note 12.

The Foundation mitigates interest rate risk by investing in fixed rate investments and by renegotiating its demand facility debt and notes payable as they become due.

3. FINANCIAL INSTRUMENTS RISKS *(continued)*

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Foundation is exposed to other price risk through its investments. The Foundation manages this risk through maintaining a diversified investment portfolio and regularly reviewing its investment structure and strategy.

4. INVESTMENT IN CARBON OFFSETS

The GVCAF has entered into a brokerage agreement for the sale of VERs. Included in investment income of the Unrestricted Fund on the consolidated statement of operations is a $86,848 (2024 - $59,829) gain from the sale of VERs during the year.

5. INVESTMENTS

	2025		2024	
	Market Value	**Cost**	Market Value	Cost
Term deposits	**$ 1,735,600**	**$ 1,735,600**	$ 4,800,000	$ 4,800,000
Impact equity	**1,031,378**	**1,031,378**	1,168,044	1,168,044
Investments at cost	**2,766,978**	**2,766,978**	5,968,044	5,968,044
Mutual funds, at fair value	**54,077,883**	**41,153,985**	60,297,156	48,524,675
	$ 56,844,861	**$ 43,920,963**	$ 66,265,200	$ 54,492,719

Included in investments are short-term investments of $1,150,000 (2024 - $2,000,000), short-term restricted investments of $585,600 (2024 - $2,800,000), long-term investments of $87,500 (2024 - $87,500) and long-term restricted investments of $55,021,761 (2024 - $61,377,700). All investments are ethically screened. The Foundation's investment policies require that no more than 10% shall be invested in equity issues of any one corporation, and must be diversified across at least seven of 11 GICS sectors; no more than 10% invested in the debt issues of any issuers, except guaranteed by the Government of Canada, or a Province of Canada having a credit rating of at least "A+" per DBRS or other major rating agency.

Impact equity consists of:

(a) investment in a Private Equity Venture Capital Fund which invests in private companies achieving social or environmental impacts;

(b) shares of an individual private business which represents a long-term ownership stake. There are options associated with the shares through which the benefit may either transfer to another local charitable organization (for the VCF owned shares) or to a group of employees (for the GVCAF owned shares);

(c) investor units in a Limited Partnership which invests in mixed use real estate development to transform community.

These impact equity investments are carried at cost as they are not publicly traded and fair market value is not readily determinable.

6. 312 MAIN STREET PROJECT

Overview of the project

During 2015, VCF entered into four agreements with the City of Vancouver (the “City”); a construction project management agreement to develop the 312 Main Street property into a Centre for Economic and Social Innovation (the "Centre"), a prepaid lease agreement to lease the 2nd floor of the Centre once construction is complete, a property management agreement, and a programming services agreement.

Construction project management agreement

Under the construction project management agreement, VCF is responsible for all aspects of the construction and the City retains ownership and control of the Centre. Accordingly, VCF is accounting for the funding it receives and disbursements made in relation to the project as the Main Street Project restricted fund on its consolidated statement of operations.

Prepaid lease

The prepaid lease agreement has a term of 15 years commencing upon completion of construction. VCF has made capital contributions towards capital cost upgrades to the Centre and construction project management costs recorded on the consolidated statement of financial position as a prepaid lease. In 2018, VCF reached the maximum prepaid lease threshold of $2,465,069 as stipulated in the prepaid lease agreement and accordingly no further amounts have been capitalized.

Amortization of prepaid lease

The Centre obtained partial occupancy permits of the building during 2018 through 2021 allowing the use of the basement and the first to the fourth floor. Accordingly, VCF has recognized amortization of the prepaid lease as follows:

	2025	2024
Prepaid lease, beginning of year	**1,562,660**	1,694,720
Amount recognized during the year in the consolidated statement of operations under rent expense	**(132,060)**	(132,060)
	1,430,600	1,562,660
Current portion of prepaid lease	**(132,060)**	(132,060)
Prepaid lease, end of year	**1,298,540**	1,430,600

6. 312 MAIN STREET PROJECT *(continued)*

Property management services and programming services agreements

Under the property management services agreement, VCF will serve as property manager of the Centre over a 15 year term commencing on the first day of the term of the 2nd floor lease (March 1, 2018), which includes property management and leasing duties. VCF is responsible for the operating and maintenance costs of the Centre as outlined in the property management services agreement.

Under the programming services agreement, VCF is responsible to provide the services as outlined in the programming services agreement over a 15 year term commencing on March 1, 2018.

In connection with the property management and programming services agreements described above, VCF recognized property and program management income totaling $88,347 (2024 - $93,648), on the consolidated statement of operations in the Restricted - Main Street Project Fund, which is comprised of: property management fee revenue of $46,154 (2024 - $48,923) and program management fee revenue of $42,193 (2024 - $44,725). VCF also recognized $88,347 (2024 - $93,648) as rent expense in the Restricted - Main Street Project Fund on the consolidated statement of operations.

Additional 312 Main Street project expenses

The Centre was completed in 2021 and started generating an operating surplus by the end of 2021. However the third phase of the original agreement, which consisted of the main side of the fourth, fifth, and sixth floor of the building, are on hold with no current plans for completion. The total outstanding construction costs on this project are currently indeterminable.

During 2025, VCF incurred development expenses of $62,840 (2024 - $329,293) related to the Centre. These development expenses were reimbursed by the City of Vancouver, in addition to costs incurred in prior years. A recovery of $55,888 (2024 - $79,500) is recognized in the consolidated statement of operations in the Main Street Project restricted fund.

7. LOANS RECEIVABLE

The loans receivable balance consists of:

	2025	2024
Community development lending	**$ 371,000**	$ 384,041
Program-related investment loans	**2,675,233**	1,880,521
GVCAF loans	**18,550,945**	18,987,230
	21,597,178	21,251,792
Less: current portion	**(9,301,665)**	(9,542,371)
	$ 12,295,513	$ 11,709,421

The program-related loans were made to registered charities to implement organizational changes and to develop new revenue generating programs. The loans were allocated from the Restricted - Donor Advised Fund.

7. LOANS RECEIVABLE *(continued)*

The program-related investment loans receivable are due on demand, non-interest bearing, and have no specified terms of repayment. The GVCAF loans receivable are due on demand and interest bearing. Full repayment is due either on maturity, or on demand by the Foundation, as the registered charities increase their capacity to make payments. Included in bad debts on the consolidated statement of operations is an amount of $370,000 (2024 - $850,000) in loans written off during the year.

The GVCAF loans receivable balance consists of pre-development funding loans and impact business loans. These loans are made to registered charities and other organizations in order to help fund housing and other developments, as well as businesses with similar goals to those of the Foundation.

8. RESTRICTED CASH

Restricted cash consists of the following:

	2025	2024
Restricted Cash - Programs	**$ 4,999,525**	$ 1,690,027
Restricted Cash - Donor Advised	**3,477,573**	4,507,472
Restricted Cash - 312 Main Street City of Vancouver	**98,615**	147,740
Restricted Cash - Main Street Project	**6,322**	69,293
	$ 8,582,035	$ 6,414,532

9. CAPITAL ASSETS

	Cost	Accumulated amortization	**2025 Net book value**	2024 Net book value
Furniture and fixtures	$ 1,350,088	$ 1,342,916	**$ 7,172**	$ 12,639
Leasehold improvements	121,970	56,727	**65,243**	76,147
	$ 1,472,058	$ 1,399,643	**$ 72,415**	$ 88,786

10. DEMAND LOAN

On August 15, 2024, the Foundation obtained a business operating demand loan (the "Loan") from Vancouver City Savings Credit Union ("Vancity"). The Loan is restructured as follows: $1,500,000 allocated for the purpose of assisting with tenant improvements to the 312 Main Street Project ("Main Street Loan") and $500,000 allocated for the purpose of general operations ("General Loan"). The Loan was obtained on a 12-month term with interest calculated and payable monthly at a rate of Vancity Prime plus 1%. As at December 31, 2025, the balance drawn on the Main Street Loan was in the amount of $343,939 (2024 - $432,441) and the General Loan was not drawn on (2024 - was not drawn on).

The Loan is secured by a general security agreement, constituting a first ranking interest in all property of VCF.

The agreement governing the Loan is subject to a minimum working capital ratio of 1.5. As at December 31, 2025, the Foundation was in compliance with this covenant (2024 - in compliance with the covenant).

11. GRANTS PAYABLE

Grants payable mainly consist of flow-through grants to be paid out for the Reaching Home sub-projects.

	2025 Beginning balance	Grants received	Grants paid	2025 Ending balance
Donor Advised	$ 21,058	$ 22,387	$ (43,445)	$ -
Reaching Home Lu'ma	273,467	25,125,047	(23,731,595)	1,666,919
Other unrestricted grants payable	61,307	132,233	(193,540)	-
	$ 355,832	$ 25,279,667	$ (23,968,580)	$ 1,666,919

12. NOTES PAYABLE

	2025	2024
Promissory note due to Victoria Foundation, bearing interest at 4% per annum, unsecured and due on December 22, 2029 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**$ 2,180,000**	$ 2,180,000
Promissory note due to anonymous donors, bearing interest at 2% per annum, unsecured and due on April 29, 2028 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**1,783,552**	1,783,552
Promissory note due to Caroline North, bearing interest at 3.5% per annum, unsecured and due on February 6, 2028 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**1,000,000**	-
Promissory note due to the North Family Foundation, bearing interest at 3.5% per annum, unsecured and due on December 6, 2027 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**574,570**	574,570
Promissory note due to Nancy Hawkins and Bill Bargeman, bearing interest at 3.75%, unsecured and due on September 30, 2029 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**536,807**	536,807
Promissory note due to Nancy Hawkins and Bill Bargeman, bearing interest at 3.5%, unsecured and due on October 25, 2027 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**500,000**	500,000
Promissory note due to Vancouver Foundation, bearing interest at 3%, unsecured and due on July 24, 2026 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**500,000**	500,000

12. NOTES PAYABLE (*continued*)

	2025	2024
Promissory note due to Nancy Hawkins and Bill Bargeman, bearing interest at 3%, unsecured and due on October 19, 2028 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**430,013**	-
Promissory note due to Congregation of the Sisters of St. Joseph in Canada, bearing interest at 3%, unsecured and due on July 16, 2026 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**400,000**	400,000
Promissory note due to Ann and Geoffrey Wheeler-Bartol, bearing interest at 3% per annum, unsecured and due on March 22, 2027 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**300,000**	300,000
Promissory note due to Nancy Hawkins and Bill Bargeman, bearing interest at 3.25%, unsecured and due on October 29, 2028 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**285,000**	285,000
Promissory note due to Real Estate Foundation of British Columbia, bearing interest at 3% per annum, unsecured and due on October 13, 2026 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**250,000**	250,000
Promissory note due to Co-operators Community Fund, bearing interest at 3.75% per annum, unsecured and due on December 21, 2029 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**200,000**	200,000
Promissory note due to Interior Savings Credit Union, non-interest bearing, unsecured and due on June 30, 2026 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**100,000**	100,000

12. NOTES PAYABLE (*continued)*

	2025	2024
Promissory note due to Yvonne Marcus and Brian Marcus, bearing interest at 3% per annum, unsecured and due on March 7, 2027 with option to renew. Repayment of the principal is expected through a single balloon payment, representing all principal and interest owing, before the maturity date. The note payable is also due on demand, at the request of the lender.	**100,000**	100,000
Promissory note due to Nancy Hawkins and Bill Bargeman, repaid in the year.	**-**	400,000
	$ 9,139,942	$ 8,109,929

Principal repayment over the next four years, assuming repayment is not demanded, are anticipated to be as follows:

2026	$ 1,250,000
2027	1,474,570
2028	3,498,566
2029	2,916,806
	$ 9,139,942

Notes payable are investor loans included within the Accelerator Fund (Schedule 1).

13. DEFERRED CONTRIBUTIONS

Deferred contributions represent grants and donations externally restricted for specific projects that occur in a subsequent period.

	2025 Beginning balance	Contributions received	Contributions amortized to revenue	**2025 Ending balance**
Second floor office, 312 Main Street	$ 45,396	$ -	$ (5,448)	**$ 39,948**
Rent Bank	-	73,868	-	**73,868**
Subtotal	45,396	73,868	(5,448)	**113,816**
Less: current portion	(5,448)	-	-	**(5,448)**
	$ 39,948	73,868	(5,448)	**$ 108,368**

14. INTERFUND TRANSFERS

Interfund transfers are enacted by resolutions passed by the Foundation's board of directors and presented in the consolidated statement of changes in fund balances.

The Unrestricted Fund transferred funds in the amount of $177,560 (2024 - $159,186) which relate to interest expense paid in the amount of $91,227 (2024 - $83,372) to the Restricted - Donor Advised Fund, grants funding paid in the amount of $56,833 (2024 - $32,000) paid to the Restricted - Donor Advised Fund and $29,500 (2024 - $43,814) paid to the Restricted - Main Street Project Fund.

The Restricted - Programs Fund transferred funds in the amount of $1,239,211 (2024 - $1,026,215) which relate to administrative fees paid in the amount of $1,239,211 (2024 - $1,026,215) to the Unrestricted Fund.

The Restricted - Donor Advised Fund transferred funds in the amount of $1,442,501 (2024 - $1,428,018) which relate to administrative fees paid in the amount of $968,436 (2024 - $1,002,054) to the Unrestricted Fund, grants funding paid in the amount of $451,757 (2024 - $415,818) to the Unrestricted Fund, grants funding paid in the amount of $13,217 (2024 - $Nil) to the Restricted - Programs Fund, grants funding paid in the amount of $Nil (2024 - $10,146) to the Restricted - Main Street Project Fund, and $9,091 (2024 - $Nil) to the Restricted - Main Street Project Fund.

The Restricted - Main Street Project Fund transferred funds to the Unrestricted Fund in the amount of $79,471 (2024 - $75,000) which relates to administrative fees paid.

The Restricted - 312 Main Street City of Vancouver Fund transferred funds to the Unrestricted Fund in the amount of $137,131 (2024 - $150,000) which relate to administrative fees.

15. INVESTMENT INCOME

	2025	2024
Capital gain	**$ 1,431,814**	$ 1,201,650
Interest earned, net	**1,361,524**	1,367,813
Dividend income	**291**	(8,088)
Foreign exchange loss	**(39,979)**	(162,933)
	$ 2,753,650	$ 2,398,442

16. SALARIES AND RELATED BENEFITS

In accordance with the British Columbia Societies Act, the Foundation is required to provide the total remuneration, if any, paid by the Foundation to the directors in the period, and the remuneration paid by the Foundation in the period to the employees of the Foundation, and to persons under a contract for services with the Foundation, whose remuneration was at least $75,000.

In fiscal 2025, no directors (2024 - no directors) were compensated by the Foundation.

In addition, no persons (2024 - no persons) under a contract for services were remunerated at least $75,000 by the Foundation.

Included within salaries and related benefits expense are thirty-three employees (2024 - thirty-three employees) who earned at least $75,000 for a total of $3,670,524 (2024 - $3,652,602).

17. RELATED PARTY BALANCES AND TRANSACTIONS

Vancouver City Savings Credit Union

Certain of the Foundation's board of directors are appointed by the Foundation's members, who are members of Vancouver City Savings Credit Union's ("Vancity") board of directors. During 2025, Vancity provided 3.5% (2024 - 2.8%) of the Foundation's total revenue.

The Foundation has available an operating demand loan facility of up to $2,000,000 from Vancity of which the balance drawn at December 31, 2025 was $343,939 (2024 - $432,441) as disclosed in Note 10.

In 2017, the Foundation entered into a Funding Agreement (the "Agreement") with Vancity. Under this Agreement, Vancity provided a $4M contribution directly to the construction contractors of the 312 Main Street Project on behalf of the Foundation to be repaid in November 2018. The repayment of the loan has not yet occurred and as a result, the Foundation may be obligated to repay the $4M contribution to Vancity. At December 31, 2025, no liability (2024 - no liability) has been accrued in the consolidated statement of financial position.

The Foundation has balances due from and due to Vancity as follows:

	2025	2024
During the year, the Foundation paid Vancity for the following:		
Operating expenses	**$ 255,259**	$ 272,908
Interest payments	**21,402**	60,652
	$ 276,661	$ 333,560

	2025	2024
The Foundation received contributions from Vancity which were allocated as follows:		
Unrestricted - Annual operating contribution	**$ 850,000**	$ -
Unrestricted - Programs	**776,500**	1,181,000
Unrestricted - Other contributions	**76,401**	84,675
Restricted - Programs	**51,872**	100,670
Restricted - Donor Advised	**16,086**	14,460
	$ 1,770,859	$ 1,380,805

Included in interest receivable is an amount of $25,130 (2024 - $46,884) due from Vancity and included in accounts payable is an amount of $990,892 (2024 - $167,959) due to Vancity.

17. RELATED PARTY BALANCES AND TRANSACTIONS *(continued)*

Vancity Investment Management Ltd.

Vancity Investment Management Ltd. is a subsidiary of Vancity. The Foundation has an agency agreement with Vancity for the Foundation's investment portfolio management. Fees for these services are computed on the market value of the investments. During the year, the Foundation paid investment management fees to Vancity Investment Management Ltd. in the amount of $161,955 (2024 - $154,854). The Foundation also has a balance owing to Vancity Investment Management Ltd. in the amount of $38,562 (2024 - $41,910) which is included in accounts payable in the consolidated statement of financial position.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

18. CONTINGENT LIABILITIES

During fiscal 2017, the Foundation entered into a pre-construction equity loan (the "Loan") agreement (the "Agreement") with Canada Mortgage and Housing Corporation ("CMHC"). Further to the Agreement, the Foundation entered into an Amending Agreement No. 2 (the "Amended Agreement") with CMHC effective September 26, 2024. Under the Agreement, CMHC was to advance up to $6,000,000, bearing 0% interest, which is unsecured. The advances are for the purposes of constructing affordable rental housing units with certain construction milestones.

According to the Amended Agreement, if on December 31, 2030, CMHC has received satisfactory evidence that each of the applicable Rental Housing Projects satisfies the Innovation Fund Criteria and each of the affordable rental units in the Rental Housing Project has been maintained in accordance with the Affordability Criteria as defined by the Agreement, then CMHC will extend the Loan's maturity date to December 31, 2034. In addition, if GVCAF has met the criteria of providing loans to at least two provinces or territories in Canada and continues to comply with their respective obligations, the principal of the loan will be fully forgiven on December 31, 2034. VCF has met this second criteria and is currently working towards meeting the first, and expects the loan to be fully forgiven by the maturity date. At December 31, 2025, no liability (2024 - no liability) has been accrued in the consolidated statement of financial position.

In another matter, during 2025, one of the Donor Advised Funds filed a claim against the Foundation seeking reimbursement of administrative fees totaling $187,000 that had been paid to the Foundation during 2024. Management considers a settlement to be likely for approximately $100,000 to resolve the matter. A portion of the claim is expected to be covered by insurance which cannot be reasonably determined as of the date of the financial statements. Accordingly, no liability has been accrued in the consolidated statement of financial position as at December 31, 2025.

19. ECONOMIC DEPENDENCE

The Foundation is economically dependent on funding from one contributor (2024 - two contributors), Lu'ma Native Housing Society, which represents 43.3% (2024 - 57.1%) of its total revenue. Most of these contributions are related to a specific program, such that if the contributions were lost, the expenses associated with the specific program would also be eliminated.

20. DONATIONS IN-KIND

In addition to monetary donations, the Foundation receives donations in-kind. During the year ended December 31, 2025 and 2024, the Foundation received equity shares traded on a public stock exchange. The shares were recorded at the fair market value as at the date they were contributed. Revenue of $1,470,266 (2024 - $1,447,844) from donations in-kind is recognized as contributions in the Unrestricted Fund and the Restricted - Donor Advised Fund on the consolidated statement of operations.

VANCITY COMMUNITY FOUNDATION
NON-CONSOLIDATED STATEMENT OF FINANCIAL POSITION
ACCELERATOR FUND **SCHEDULE 1**
AS AT DECEMBER 31, 2025
UNAUDITED

		2025		2024
ASSETS				
CURRENT				
Cash Held in Bank	$	6,134,668	$	2,871,013
Term Deposits		1,000,000		2,000,000
Interest Receivable, Term Deposits		13,282		19,267
Interest Receivable, AF Loans		1,209,624		1,075,910
		8,357,574		5,966,190
Loans Receivable, Accelerator Fund *(Note i)*		17,311,320		17,511,320
	$	25,668,894	$	23,477,510
LIABILITIES				
CURRENT				
Interest Payable to Investors	$	529,789	$	460,031
LOANS PAYABLE, AF INVESTORS		13,339,942		11,309,929
		13,869,731		11,769,960
FUND BALANCE		11,799,163		11,707,550
LIABILITIES & FUND BALANCES	$	25,668,894	$	23,477,510

Note i - Summary of Loan Fund Activity

		Total	No of Loans
Loans oustanding, December 31, 2024	$	17,511,320	43
Loans Disbursed		4,900,000	10
Loans Repaid in full		(5,100,000)	(12)
Loans outstanding, December 31, 2025	**$**	**17,311,320**	**41**

VANCITY COMMUNITY FOUNDATION
NON-CONSOLIDATED STATEMENT OF OPERATIONS
ACCELERATOR FUND **SCHEDULE 2**
FOR THE YEAR ENDED DECEMBER 31, 2025
UNAUDITED

	2025	2024
REVENUE		
Interest from Term Deposits	$ 76,151	$ 84,675
Interest from Loans Receivable	399,255	292,965
	475,406	377,640
EXPENSES		
Interest on Investor Loans	383,752	282,891
Loan Loss Write-Offs	-	850,000
Bank Charges & Fees	41	20
	383,793	1,132,911
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FOR THE YEAR	$ 91,613	$ (755,271)

VANCITY COMMUNITY FOUNDATION
NON-CONSOLIDATED STATEMENT CHANGES IN FUND BALANCES
ACCELERATOR FUND **SCHEDULE 3**
FOR THE YEAR ENDED DECEMBER 31, 2025
UNAUDITED

		2025		2024
FUND BALANCE, BEGINNING OF YEAR	$	11,707,550	$	12,462,821
Excess (Deficiency) of Revenue Over Expenses for the Year		91,613		(755,271)
FUND BALANCE, END OF YEAR	$	11,799,163	$	11,707,550