

**SCOUT PROPERTIES (B.C. / YUKON)**

**FINANCIAL STATEMENTS**

**AUGUST 31, 2020**

**SCOUT PROPERTIES (B.C. / YUKON)**

**INDEX**

**AUGUST 31, 2020**

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**INDEPENDENT AUDITOR'S REPORT**

To the Members of Scout Properties (B.C. / Yukon)

6112 Sussex Avenue  
Burnaby, British Columbia  
Canada V5H 3C3

**Opinion**

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We have audited the financial statements of Scout Properties (B.C. / Yukon) (the Organization), which comprise the statement of financial position as at August 31, 2020, and the statements of operations, changes of 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 Organization as at August 31, 2020, and its financial performance and its cash flows for the year then ended in accordance with Accounting Standards for Not-for-profit Organizations (ASNPO).

**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 Organization 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 ASNPO, 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 Organization'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 Organization or to cease operations, or has no realistic alternative but to do so.

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

**Continued...**

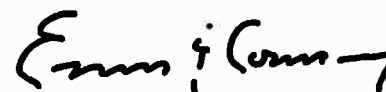
**Auditor's Responsibilities for the Audit of the Financial Statements (continued)**

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 Organization'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 Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization 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.

December 21, 2020  
Burnaby, B.C.



ENNS & COMPANY  
Chartered Professional Accountants



**SCOUT PROPERTIES (B.C. YUKON)**  
**STATEMENT OF CHANGES IN FUND BALANCES**  
**FOR THE YEARS ENDED AUGUST 31, 2020**

	OPERATING FUND	INTERNALLY RESTRICTED FUND	CAPITAL ASSET FUND	EXTERNALLY RESTRICTED FUND	2020	2019
<b>FUND BALANCES - BEGINNING OF THE YEAR</b>	295,366	755,032	348,131	-	1,398,529	1,397,204
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES	9,722,392	(19,798)	-	260	9,702,854	1,325
TRANSFER CAPITAL ASSET FUND TO THE OPERATING FUND	348,131	-	(348,131)	-	-	-
TRANSFER SECURITY DEPOSITS TO THE OPERATING FUND	10,000	(10,000)	-	-	-	-
<b>FUND BALANCES - END OF THE YEAR</b>	<b>\$ 10,375,889</b>	<b>\$ 725,234</b>	<b>-</b>	<b>\$ 260</b>	<b>\$ 11,101,383</b>	<b>\$ 1,398,529</b>

The accompanying notes are an integral part of these statements

**SCOUT PROPERTIES (B.C. YUKON)**  
**STATEMENT OF OPERATIONS**  
**FOR THE YEARS ENDED AUGUST 31, 2020**

	<b>OPERATING FUND</b>	<b>INTERNALLY RESTRICTED FUND</b>	<b>EXTERNALLY RESTRICTED FUND</b>	<b>2020</b>	<b>2019</b>
<b>REVENUE</b>					
Property related income	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Gain on disposal of capital assets	9,756,084	-	-	9,756,084	-
Investment income	44,141	-	-	44,141	39,261
Change in market value of investments	(9,749)	(19,798)	-	(29,547)	16,559
Donations	100	-	-	100	-
Restricted donations	-	-	260	260	-
	<b>9,790,576</b>	<b>(19,798)</b>	<b>260</b>	<b>9,771,038</b>	<b>57,020</b>
<b>EXPENDITURES</b>					
Meetings and conferences	3,678	-	-	3,678	11,676
Professional fees	53,163	-	-	53,163	38,561
Bank charges and interest	1,454	-	-	1,454	1,292
Property leasing and retention	7,516	-	-	7,516	2,612
Office and admin	2,373	-	-	2,373	1,554
	<b>68,184</b>	<b>-</b>	<b>-</b>	<b>68,184</b>	<b>55,695</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES</b>	<b>\$ 9,722,392</b>	<b>\$ (19,798)</b>	<b>\$ 260</b>	<b>\$ 9,702,854</b>	<b>\$ 1,325</b>

The accompanying notes are an integral part of these statements

**SCOUT PROPERTIES (B.C. / YUKON)**  
**STATEMENT OF CASH FLOWS**  
**AUGUST 31, 2020**

	<b>2020</b>	<b>2019</b>
<b>OPERATING ACTIVITIES</b>		
Excess of revenue over expenditures	\$ 9,702,854	\$ 1,325
Adjustments for items not affecting cash:		
Gain on disposal of capital assets	(9,756,084)	-
Change in market value of investments	29,547	(16,559)
Changes in non-cash working capital		
Changes in accounts receivable	(9,761,736)	-
Changes in accrued liabilities	-	(1,375)
	<u>(9,785,419)</u>	<u>(16,609)</u>
<b>INVESTING ACTIVITIES</b>		
Purchase of long term investments - Lee Turner & Associates	(5,199)	(12,278)
Distributions from Vancouver Foundation	-	50,000
Proceeds on disposal of 664 W Broadway property	9,756,085	-
Construction in progress	(8,925)	-
	<u>9,741,961</u>	<u>37,722</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>(43,458)</b>	<b>21,113</b>
<b>NET CASH, BEGINNING OF YEAR</b>	<b>86,080</b>	<b>64,967</b>
<b>NET CASH, END OF YEAR</b>	<b>\$ 42,622</b>	<b>\$ 86,080</b>

The accompanying notes are an integral part of these statements



**SCOUT PROPERTIES (B.C. YUKON)**  
**NOTES TO FINANCIAL STATEMENTS**  
**AUGUST 31, 2020**

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Scout Properties (B.C./Yukon) is incorporated under the laws of Canada and is a not-for-profit organization and is therefore not subject to income taxes. Scout Properties (B.C./Yukon) (the "Organization") received charitable status under the Income Tax Act on June 10, 2016.

The Organization's purposes are to attain, own, hold and manage real and personal property for the use of Scouts Canada, Girl Guides, and related and similar groups, for charitable activities, so long as they are registered charities under the Income Tax Act and to do all such things as are incidental or ancillary to the attainment of the above purposes.

**1. SIGNIFICANT ACCOUNTING POLICIES**

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The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

**(a) Capital assets**

Scout Properties (B.C./Yukon) was formed in 1977 and subsequently acquired the majority of its real property assets from a variety of trusts and non profit societies across British Columbia. The Organization records the value of these assets at the cost of acquisition with the majority of acquisition costs reflecting the value of the land component of the properties with no buildings recorded on the statement of financial position and hence no amortization is recorded on the books of the Organization.

**(b) Long term investments**

All retractable and semi-retractable funds comprised of publicly traded financial instruments which are held by the Organization, shall be reflected on the balance sheet of the Organization at full fair market value (FMV) referencing the most recently published FMV occurring within the applicable reporting period.

**(c) Impairment of capital assets and long term investments**

Capital assets and Investments are tested for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. An impairment loss is recognized when the carrying amount of an asset is not recoverable and exceeds its fair value.

**(d) Fund accounting**

The Organization follows the restricted fund method of accounting applicable to not-for-profit Organizations. The Operating Fund accounts for the Organization's general operations and administration activities. The internally restricted fund accounts for activities of the Organization for which the availability of these funds are internally restricted by the Organization. The externally restricted fund accounts for activities of the Organization for which the availability of these funds are externally restricted by a third party. Unless otherwise stated any income derived from investments within the internally or externally restricted funds accrues to the Operating Fund.

**SCOUT PROPERTIES (B.C. YUKON)**  
**NOTES TO FINANCIAL STATEMENTS**  
**AUGUST 31, 2020**

**1. SIGNIFICANT ACCOUNTING POLICIES - CONT'D**

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**(e) Revenue recognition**

Investment income is recognized when it is earned and the Organization has access to the income.

Revenue from sources other than investment income is recognized when it is realizable and earned. Revenue is considered realizable and earned when there is persuasive evidence of an arrangement, the services have been completed, or the sales price is fixed and determinable and collectability is reasonably assured.

**(f) Contributed services**

A number of volunteers contribute a significant amount of their time and services to the Organization each year. Because of the difficulty in determining fair value, these contributed services are not recognized in the financial statements. The Organization records the fair value of contributed capital assets and materials at the time of receipt, where such fair value is determinable, and would otherwise have been purchased. No such contributed capital assets or materials were recognized for the years ending 2020 and 2019.

**(g) Financial instruments**

*Initial and subsequent measurement*

The Organization initially measures its financial assets and financial liabilities at fair value, except for certain related party transactions that are measured at the carrying amount or exchange amount, as appropriate.

The Organization subsequently measures all its financial assets and financial liabilities at cost or amortized cost, except for long term investments, which are subsequently measured at fair value. Changes in fair value of these financial instruments are recognized in net income in the period incurred.

**(h) Use of estimates**

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the year. Actual results could differ from those estimates. Significant areas of estimation include the valuation of capital assets.

**SCOUT PROPERTIES (B.C. YUKON)  
NOTES TO FINANCIAL STATEMENTS  
AUGUST 31, 2020**

**2. LONG TERM INVESTMENTS - LEE TURNER & ASSOCIATES**

	2020		2019	
	Cost	Market Value	Cost	Market Value
Cash	\$ 4,152	\$ 4,152	\$ 1,871	\$ 1,871
Long term investments	215,813	212,736	210,613	217,285
	<u>\$ 219,965</u>	<u>\$ 216,888</u>	<u>\$ 212,484</u>	<u>\$ 219,156</u>

These long term investments are managed by Lee Turner & Associates and are held in trust by the Royal Bank Investor & Treasury Services. The investments consist of cash and long term investments. Long-term investments are made up of common stocks and equivalents and fixed income securities.

**3. LONG TERM INVESTMENTS - VANCOUVER FOUNDATION**

The British Columbia and Yukon Scout Fund includes the original contributions of \$501,677 plus increases due to fair market value fluctuations as disclosed in the chart below.

	2020	2019
British Columbia and Yukon Scout Fund	\$ 725,234	\$ 745,033

The British Columbia and Yukon Scout Fund is a retractable fund and the Organization is the beneficial owner of this fund and it is therefore recorded as an asset on the statement of financial position.

The Reg G. Miller Memorial Fund is not a retractable fund and is hence not an asset of the Organization. The principle amount of donations as of August 31, 2020 is \$10,000 (2019: \$10,000).

Income derived from both of the above Funds is recorded as investment income by the Organization.

The Vancouver Foundation provided the most recent available fair market value of the funds at June 30, 2020 and June 30, 2019. The market values of investments at that time are included in the chart below:

	June 30, 2020	June 30, 2019
British Columbia and Yukon Scout Fund	\$ 725,234	\$ 745,033
The Reg G. Miller Memorial Fund	18,718	19,229
	<u>\$ 743,952</u>	<u>\$ 764,262</u>

**SCOUT PROPERTIES (B.C. YUKON)**  
**NOTES TO FINANCIAL STATEMENTS**  
**AUGUST 31, 2020**

**4. CAPITAL ASSETS**

The Organization holds registered title for many real properties throughout British Columbia. These assets are carried in the accounts based on the consideration paid on the date of transfer. Total consideration paid for all land purchases in past years, adjusted for any disposals, amounted to \$348,130.

Buildings constructed by other entities at no cost to the Organization consists of halls, camps and buildings on leased properties.

Certain parcels of real property owned by the Organization are subject to a variety of registered covenants such as mineral rights, statutory right of ways, timber reserves and other reservations with respect to usage or disposition.

The estimated aggregate fair market value of the properties for 2020 (based on the 2020 property tax assessments) and 2019 (based on the 2019 property tax assessments), as adjusted to reflect any disposals and any significant impairments resulting from land covenants, are as follows:

	<b>2020</b>	<b>2019</b>
Land	\$ 31,708,100	\$ 43,121,900
Buildings	6,275,100	4,908,100
	<b>\$ 37,983,200</b>	<b>\$ 48,030,000</b>

The Organization has sold the property located at 664 West Broadway in Vancouver during the year which resulted in a reduction of the fair market value in 2020 in the chart above. As a result of the sale, the Organization has accounts receivable of \$9,761,736 as of August 31, 2020 held in trust with the Organization's legal counsel (see note 6 for a contingency related to this receivable).

**SCOUT PROPERTIES (B.C. YUKON)**  
**NOTES TO FINANCIAL STATEMENTS**  
**AUGUST 31, 2020**

**5. FINANCIAL INSTRUMENTS**

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The Organization's financial instruments consist of cash, accounts receivable, security deposits, long term investments with Lee Turner & Associates and the Vancouver Foundation and accrued liabilities. It is management's opinion that the Organization is not exposed to significant liquidity risk arising from these financial instruments. The following is a summary of the significant financial instrument risks:

**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 organization is exposed to credit risk in connection with its accounts receivable.

**Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. It is management's opinion that the Organization is not exposed to significant currency risk or interest rate risk.

*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 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 Organization is exposed to other price risk in respect of its long term investments with Lee Turner & Associates and the Vancouver Foundation.

**6. CONTINGENCIES**

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A notice of Civil claim was filed against the Organization on October 28, 2018 in the Supreme Court of BC with respect to claiming a beneficial ownership interest in the property held by the Organization at 664 West Broadway in Vancouver. The property in question was sold in the year and the net proceeds are shown as accounts receivable at August 31, 2020. The funds are held in trust with the Organization's legal counsel until the lawsuit is resolved. It is not possible to predict the outcome of this claim with certainty and no accrual has been recorded on the books for this potential contingency.

**7. SUBSEQUENT EVENTS**

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In March 2020, the World Health Organization declared the outbreak of the novel coronavirus (COVID-19) as a global pandemic, which continues to spread in Canada and around the world. As at the date of these financial statements, the company is aware of changes in its operations as a result of the COVID-19 crisis.

Management is uncertain of the effects of these changes on its financial statements and believes that any disturbance may be temporary; however, there is uncertainty about the length and potential impact of the disturbance. As a result, we are unable to estimate the potential impact on the company's operations as at the date of these financial statements.