Financial Statements of

PACIFIC INSTITUTE FOR SPORT EXCELLENCE SOCIETY

And Independent Auditors' Report thereon

Year ended March 31, 2020



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INDEPENDENT AUDITORS' REPORT

To the Members of Pacific Institute for Sport Excellence Society

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Pacific Institute for Sport Excellence Society (the Entity), which comprise:

- the statement of financial position as at March 31, 2020
- the statement of operations and changes in fund balances for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

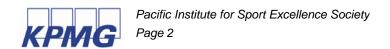
In our opinion, the accompanying financial statements, present fairly, in all material respects, the financial position of the Entity as at March 31, 2020, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "Auditors' Responsibilities for the Audit of the Financial Statements" section of our auditors' report.

We are independent of the Entity 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

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

Auditors' 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 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 the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

 Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity'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 Entity'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 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 Entity 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.
- 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.

Report on Other Legal and Regulatory Requirements

As required by the Societies Act (British Columbia), we report that, in our opinion, the accounting policies applied in preparing and presenting 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.

Chartered Professional Accountants

Victoria, Canada September 24, 2020

LPMG LLP

Statement of Financial Position

March 31, 2020, with comparative information for 2019

	Ope	rating Fund	Capital Fund	2020 Total	2019 Total
Assets					
Current assets:					
Cash	\$	177,052	\$ 169,700	\$ 346,752	\$ 87,345
Accounts receivable Inventories		241,519 16,456	-	241,519 16,456	173,359 16,319
Prepaid expenses and deposits		10,430	130,228	140,736	5,688
Topala expenses and aspesie		445,535	299,928	745,463	282,711
Capital assets (note 2)		-	21,914,377	21,914,377	22,476,794
	\$	445,535	\$ 22,214,305	\$ 22,659,840	\$ 22,759,505
Current liabilities: Bank indebtedness (note 3) Accounts payable and accrued liabilities (note 4) Deferred contributions (note 5) Deferred revenue Obligation under capital leases - current portion	\$	75,071 128,506 213,455 146,424	\$ - - -	\$ 75,071 128,506 213,455 146,424	\$ 155,552 72,684 158,809
(note 6)		<u>-</u>	3,862	3,862	3,301
Obligations under capital		563,456	3,862	567,318	390,346
leases (note 6)		-	6,189	6,189	10,051
Deferred capital contributions (note 9)		-	22,069,949	22,069,949	22,330,322
Fund balances: Unrestricted		(117,921)	134,305	16,384	28,786
Related organization (note 10) Subsequent events (note 2, 14)					
	\$	445,535	\$ 22,214,305	\$ 22,659,840	\$ 22,759,505

See accompanying notes to financial statements.

On behalf of the Board:

Director _____ Director

Statement of Operations and Changes in Fund Balances

Year ended March 31, 2020, with comparative information for 2019

	Оре	erating Fund	C	Capital Fund		2020 Total		2019 Total
Revenue:								
Lease revenue (note 10)	\$	1,069,932	\$	-	\$	1,069,932	\$	985,418
Membership and program fees		806,844	*	_	*	806,844	*	871,497
Amortization of deferred		,				•		,
capital contributions		-		588,990		588,990		678,619
Grant revenue (note 7)		376,884		<i>,</i> -		376,884		328,303
Rental revenue		159,758		-		159,758		143,626
Sponsorships (note 8)		75,060		-		75,060		96,186
Other revenue		31,429		-		31,429		92,564
Donation revenue		23,268		_		23,268		43,633
		2,543,175		588,990		3,132,165		3,239,846
Expenses:								
Wages and benefits		1,452,741		_		1,452,741		1,421,119
Amortization		-		690,403		690,403		732,157
Facility operation costs		584,996		, <u> </u>		584,996		604,887
Fundraising expenses		151,052		_		151,052		169,921
General and administrative		120,970		-		120,970		118,471
Marketing		77,524		-		77,524		88,199
Program miscellaneous		42,569		-		42,569		44,627
Professional fees		17,212		-		17,212		21,356
Consulting fees		7,100		-		7,100		
-		2,454,164		690,403		3,144,567		3,200,737
Excess (deficiency) of revenues over expenses		89,011		(101,413)		(12,402)		39,109
Fund balances, beginning of year		(154,334)		183,120		28,786		(10,323)
Transfers related to debt and capital asset purchases		(52,598)		52,598		-		-
Fund balances, end of year	\$	(117,921)	\$	134,305	\$	16,384	\$	28,786

See accompanying notes to financial statements.

Statement of Cash Flows

Year ended March 31, 2020, with comparative information for 2019

	2020	2019
Cash provided by (used in):		
Operations:		
Excess (deficiency) of revenue over expenditures Items not involving cash:	\$ (12,402)	\$ 39,109
Amortization of deferred capital contribution Amortization of capital assets	(588,990) 690,403	(678,619) 732,157
	89,011	92,647
Changes in non-cash operating working capital: Increase in accounts receivable Increase in inventories Increase in prepaid expenses and deposits	(68,160) (137) (4,820)	(13,363) (162) (1,393)
Increase (decrease) in accounts payable and accrued liabilities Increase in deferred contributions Increase (decrease) in deferred revenue	(27,046) 140,771 (12,385)	42,921 40 16,710
microaco (acoreaco) in acronoa revenac	117,234	137,400
Financing: Increase (decrease) in bank indebtedness	75,071	(93,502)
Decrease in obligations under capital lease Increase in deferred capital contributions	(3,301) 328,617	(2,818) 60,000
	400,387	(36,320)
Investments: Addition to capital assets Deposits for future capital additions	(127,986) (130,228)	(61,735) -
	(258,214)	(61,735)
Increase in cash	259,407	39,345
Cash, beginning of year	87,345	48,000
Cash, end of year	\$ 346,752	\$ 87,345

See accompanying notes to financial statements.

Notes to Financial Statements

Year ended March 31, 2020

Pacific Institute for Sport Excellence Society (the "Society" or the "Institute") was incorporated on April 10, 2006. On April 1, 2017, the Society obtained registration as a charitable organization with Canada Revenue Agency and is registered under the Societies Act (British Columbia). The Society has three founding members: Camosun College (the "College"), Canadian Sport Institute ("CSI"), and PacificSport Victoria ("PSV"). The Institute commenced active operations in August 2008.

1. Significant accounting policies:

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

(a) Fund accounting:

Revenues, donations and expenses related to facility rental, program delivery and administrative activities are reported in the Operating Fund.

The Capital Fund reports the assets, liabilities, revenues and expenses related to the property and equipment.

(b) Revenue recognition:

The Society follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Contributions for capital assets that will be amortized are initially deferred and subsequently recognized as revenue on the same basis as the related costs are amortized. Contributions for capital assets that will not be amortized, such as land, are not recorded as deferred capital contributions or recognized as revenue, but are recorded as a direct increase in net assets in the period the contribution is received.

Membership revenue is recognized on a proportionate basis over the term of the membership. Program revenue is recognized upon delivery of the program. Rental revenue is earned from other organizations who access the Society's facilities on a short-term basis. Amounts received for future services are deferred until the service is provided.

Notes to Financial Statements (continued)

Year ended March 31, 2020

1. Significant accounting policies (continued):

(b) Revenue recognition (continued):

Lease revenue includes rent earned from tenants under long term lease agreements, percentage rent and operating costs recoveries and other incidental income and is recognized as revenue over the term of the underlying leases. All rent steps in lease agreements are accounted for on a straight-line basis over the term of the respective leases. Percentage rent is not recognized until a tenant's actual sales reach the sales threshold as set out in the tenant's lease.

Revenue from the sale of goods is recognized when the goods are delivered and the customer takes ownership and assumes risk of loss in accordance with customer contracts, collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and the sales price is fixed or determinable.

(c) Contributed materials and services:

Donated materials and services are recognized in the financial statements when a fair value can be reasonably established, the materials and services are used in the normal course of operations and would otherwise have been purchased.

(d) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Investments that are quoted in an active market are subsequently measured at fair value and all changes in the fair value are recognized in the statement of operations in the period incurred. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Society determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Society expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

Notes to Financial Statements (continued)

Year ended March 31, 2020

Significant accounting policies (continued):

(e) Inventory:

Inventories are valued at the lower of average cost and net realizable value.

(f) Capital assets:

Capital assets are recorded at cost other than donated assets, which are recorded at their estimated fair market value upon receipt. Incremental interest incurred during the construction of capital assets is included in the cost of the asset.

The following assets are amortized on a straight-line basis over their estimated useful lives at the following annual rates:

Asset	Rate
Building	54 years
Building improvements	10-20 years
Furniture and equipment	10 years
Furniture and equipment under	·
capital lease	4.5 years
Sports facilities - outside	10-20 years
Computer	3 years
Signage	10 years

(g) Use of estimates:

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

Notes to Financial Statements (continued)

Year ended March 31, 2020

Significant accounting policies (continued):

(h) Changes in accounting policies:

On April 1, 2019, the Society adopted the new requirements of Section 4433, Tangible capital assets held by not-for-profit organizations, which directs organizations to apply the accounting guidance of Section 3061, Property Plant and Equipment in Part II of the CPA Canada Handbook. The new section requires organizations to annually assess for partial impairment of tangible capital assets, to be recorded where applicable, as a non-reversible impairment expense. In addition, where practical, not-for-profit organizations are to componentize capital assets when estimates can be made of the useful lives of the separate components.

This section is applied on a prospective basis with the exception of the transitional provision to recognize an adjustment to opening fund balances for partial impairments of tangible capital assets that existed as at April 1, 2019.

The implementation of this standard had no impact on the financial statements.

Notes to Financial Statements (continued)

Year ended March 31, 2020

2. Capital assets:

				2020		2019
			Accumulated	Net book		Net book
		Cost	amortization	value		value
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Building improvements	\$	87,214		,	\$	26,666
Furniture and equipment		781,815	744,546	37,269		100,693
Sports facilities - outside		1,626,714	483,736	1,142,978		1,226,843
Construction in progress		30,948	-	30,948		-
Computer		83,079	72,720	10,359		17,811
Signage		29,870	25,139	4,731		7,718
Furniture and equipment under		-,-	-,	, -		, -
capital leases		17,033	7,886	9,147		12,933
		2,656,673	1,340,803	1,315,870		1,392,664
Assets under long-term capital lease (note 10):						
Building		26,223,640	5,625,133	20,598,507		21,084,130
Furniture and equipment		1,135,279	1,135,279	-		-
Sports facilities - outside		564,841	564,841	_		_
Computer		116,607	116,607	-		-
		28,040,367	7,441,860	20,598,507		21,084,130
	\$	30,697,040	\$ 8,782,663 \$	21,914,377	\$	22,476,794

Subsequent to March 31, 2020 the Society has committed to capital expenditures relating to renovations to the gymnasium for a total of \$615,700 of which the full amount is expected to be spent in fiscal 2021. The total projected costs of this capital project is estimated at \$845,000. The expenditures are funded through a combination of government and private donations.

3. Bank indebtedness:

The Society maintains a revolving line of credit with a financial institution which is due on demand, bears interest at 1% above the prime lending rate (2019 - 1% above the prime lending rate) and is secured by a general security agreement. The line of credit has a maximum balance of \$200,000. As at March 31, 2020, \$75,071 has been drawn (2019 - nil).

4. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$4,921 (2019 - \$12,004), which includes amounts payable for GST, payroll deductions and workers' compensation premiums.

Notes to Financial Statements (continued)

Year ended March 31, 2020

5. Deferred contributions:

Deferred contributions are externally restricted funding to be utilized for various programs. These contributions have been deferred until the related expenses are incurred.

	2020	2019
Grants Charitable donations Sponsorships	\$ 157,175 21,600 34,680	\$ 49,030 100 23,554
	\$ 213,455	\$ 72,684

Deferred contributions include \$34,500 (2019 - \$32,000) which is held as restricted cash.

6. Obligations under capital lease:

The Society has entered into a capital lease for acquisition of fitness equipment, expiring in August 2022. Total annual minimum lease payments are listed below:

2021 2022 2023	\$ 5,178 5,178 1,727
Total minimum lease payments Less amount representing interest (rate of 4.45%)	12,083 2,032
Present value of net minimum capital lease payments Current portion of obligations under capital lease	10,051 3,862
Long term portion of obligations under capital lease	\$ 6,189

Interest expense incurred during the year totalled \$1,877 (2019 - \$2,360).

Notes to Financial Statements (continued)

Year ended March 31, 2020

7. Grant revenue:

Grant revenue consists of funding from the following organizations:

	2020	2019
Via Sport PacificSport Victoria Foundations Other	\$ 100,000 64,000 47,447 165,437	\$ 100,000 64,000 47,626 126,677
	\$ 376,884	\$ 338,303

8. Contributed materials and services:

During fiscal 2020, the Society recognized \$41,044 (2019 - \$48,316) of contributed services consisting of print and radio advertisement and donations in kind. These amounts are recognized within sponsorships revenue.

9. Deferred capital contributions:

Deferred capital contributions include unamortized portions of capital contributions and unspent contributions restricted for capital purposes. The changes for the year are as follows:

	2020	2019
Deferred capital contributions, beginning of year Contribution for field, building and gym improvements Contribution for lobby furniture	\$ 22,330,322 328,617 -	\$ 22,948,941 50,000 10,000
	22,658,939	23,008,941
Less amortization recognized as revenue	588,990	678,619
Deferred capital contributions, end of year	\$ 22,069,949	\$ 22,330,322

Unspent deferred capital contributions as at March 31, 2020 were \$169,700 (2019 - \$50,000).

Notes to Financial Statements (continued)

Year ended March 31, 2020

10. Related organization:

The Society's facilities, located at the Camosun College Interurban campus, were completed in September 2008 at which time the College signed a long term lease and license agreement with the Society under which the Society will operate the facility for a 25 year term with a 29 year extension option at an annual rent of \$1 per year. As it is anticipated that the Society will utilize the premises for the economic life of the building, the lease has been treated as a contribution of the facilities from Camosun College to the Society at its estimated fair market value of \$26,223,640. Furnishings within the facility, which include furniture and equipment and computer equipment, have been treated as a part of the lease and recorded at its estimated fair market value of \$1,251,886. The sports field has also been treated as part of the lease and recorded at its estimated fair market value of \$564,841.

At the same time, the Society signed a long term sub lease with the College under similar terms under which the College will operate its sport education programs, recreation and athletics programs and applied research activities. The College has signed a two year addendum effective April 1, 2019 to their Sublease Agreement (expiring in 2033) for 21,575 square feet of dedicated space at an annual cost of \$651,543 in the first year, increasing to a total of \$668,840 in 2021. During fiscal 2020, the Society earned \$651,543 (2019 - \$598,084) in lease revenue from the College. In addition, the Society paid \$327,623 (2019 - \$332,337) in facility maintenance and security expenses to the College.

Under the current bylaws of the Society, Camosun College appoints two directors to the Society's board of directors.

11. Foundation endowment funds:

(a) PISE Healthy Active Communities Fund:

In 2017, the Society transferred \$7,500 to the Victoria Foundation to create an endowment fund, the PISE Healthy Active Communities Fund, to be held and managed in perpetuity by the Victoria Foundation. These funds were matched by the Victoria Foundation. The fund market value as at March 31, 2020 is \$14,082 (2019 - \$15,585). Distributions received from the fund during the year totaled \$608 (2019 - \$601) and were awarded as bursaries.

Notes to Financial Statements (continued)

Year ended March 31, 2020

11. Foundation endowment funds (continued):

(b) PISE Sport and Physical Activity Award Fund:

In 2017, the PISE Sport and Physical Activity Award Fund was established at the Victoria Foundation and, in accordance with the provisions of the Victoria Foundation Act, the Fund is held permanently by the Victoria Foundation. The donors, Liz Ashton and Carl Eriksen, held this award fund with the Victoria Foundation since October 1, 2013 and once PISE became a charitable organization, they named the Society as the beneficiary of the fund, responsible for distributing proceeds of the fund to award recipients. The purpose of the fund is to help youth realize their dreams in sport through the Society. The award may be given to a high performance athlete or group.

The market value of the fund as at March 31, 2020 was \$31,811 (2019 - \$35,091). Distributions received from the fund during the year totaled \$1,257 (2019 - \$1,188) and were awarded as bursaries.

12. Financial risks and concentration of credit risk:

(a) Liquidity risk:

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

(b) Interest rate risk:

The Society is charged a variable rate of interest on its bank indebtedness and accordingly is subject to interest rate risk.

(c) Currency risk:

It is management's opinion that the Society is not exposed to significant foreign exchange risk.

(d) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Society is exposed to credit risk with respect to the accounts receivable. The Society assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible.

There has been no change to the risk exposures from 2019.

Notes to Financial Statements (continued)

Year ended March 31, 2020

13. Remuneration of directors, employees and contractors:

For the fiscal year ending March 31, 2020, the Society paid total remuneration of \$185,808 (2019 - \$182,397) to one employee who received total annual remuneration of \$75,000 or greater. No remuneration was paid to any Director and no remuneration of \$75,000 or greater was paid to any contractor (2019 - nil).

14. COVID-19:

On March 11, 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. The Society reacted to this outbreak by suspending all programs and the fitness centre on March 17, 2020. On March 20, 2020, the majority of the Society's staff were laid off.

On June 15, 2020 the Society reopened the fitness centre with new appropriate spacing, a reservation system, and health safety protocols in place. The building remained accessible to the Society's primary tenants, Camosun College and CSI Pacific. Youth summer programs started in early July with full reduced capacity, followed by personal conditioning sessions and group training. All full time staff are back on payroll and the Society plans to bring the remaining outstanding 4-5 part time staff back in September. The Society applied for and received the Canada Emergency Wage Subsidy (CEWS) and the Temporary Wage Subsidy (TWS) beginning in April 2020. In addition, the Society has applied for and received the interest free loan under the Canada Emergency Business Account (CEBA) program for \$40,000. The loan was received May 5, 2020.

As the situation is dynamic and the ultimate duration and magnitude of the impact on the economy are not known, an estimate of the financial effect on the Society is not practicable at this time.

15. Comparative information:

Certain comparative information has been reclassified to conform with the financial statement presentation adopted for the current year.