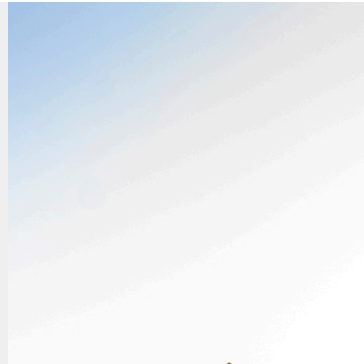


Annual Report

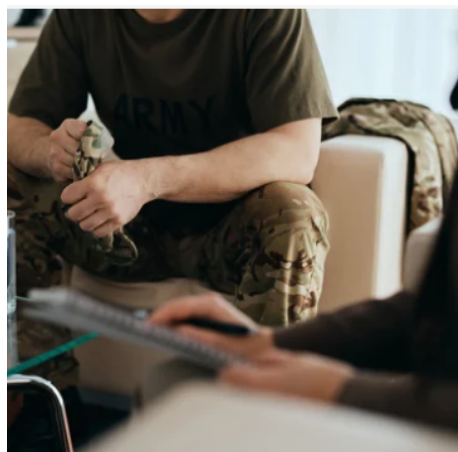
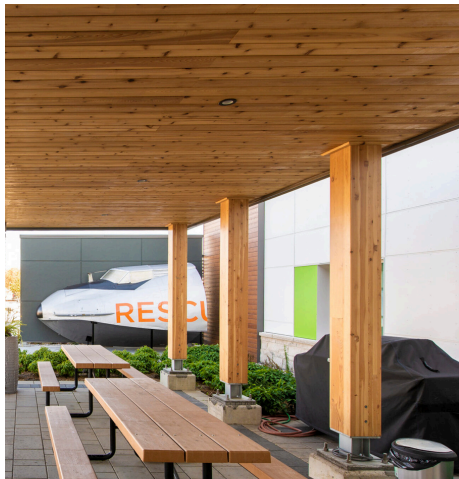
2023 - 2024

Veterans' House Canada



Our Mission

We're helping homeless veterans build a better future by providing permanent, affordable and supportive housing.





R. Neil Raynor

President & Chair, Board of Directors

The Pathfinders

A little over ten years ago, a group of concerned citizens in Ottawa came together to advocate for something that should not be necessary: the end to involuntary homelessness among Canadian Veterans. Their vision and persistence resulted in the creation of a new housing model: affordable, supportive, permanent housing for homeless Veterans. The construction of the Andy Carswell Building (ACB) on the former CFB Rockcliffe site was the result. But if that seems like a straight line between beginning and end it was anything but; a great deal of focused effort was needed to make it happen.

Many of us knew the Andy Carswell Building was not the end but the beginning of a national initiative to help end homelessness among Veterans. Five years ago, we believed the time was right to create a stand-alone charity that focused on helping end homelessness among Veterans. We created a business plan and set a strategic goal of building five affordable housing communities based on the ACB proof of concept project. As you will read later, we have been successful in starting the process to secure land and funding for our second community, this time in Edmonton.

Partnerships have always been at the heart of what we do. Over the years we have worked with a wide array of organizations – civic, community, corporate, and governmental – to move us towards our vision of helping end homelessness among Veterans. From the start we knew we could not rely solely on government to lead this effort: it was going to take committed donors from the private sector and community groups.

And we found those, particularly in John Carswell, his family, and companies, without whom none of this would be possible. We thank all our partners for their essential support and commitment to our Veteran community. More on them also later in this report.

Finally, having decided to step down as VHC President this is my last opportunity to reflect personally on the last 10 years of involvement in “Veterans’ House”. It has been a privilege to work alongside a dedicated team focused on our mission. Thank you all. There are many, many others VHC would like to thank but this being my last Annual Report there are a few who were instrumental in my journey in support of Veterans’ House Canada and the Andy Carswell Building.

First, the serving Canadian Armed Forces (CAF) Officer who ignited the spark that led to my involvement with the cause: Captain Vicki Ryan. Without her clarion call to arms on a CBC Ottawa Remembrance Day broadcast I doubt I would have gotten involved. Next came Captain (Navy) Mark Eldridge who helped me navigate the difficult waters in the first few years with his insights and support and all who joined as we created the first VHC Board. Last but not least, the collective known as Multifaith Housing Initiative who through its staff and Board first recognized the need to tackle the issue and then did something about it. As an incorrigible Air Force Veteran, I call them our Pathfinders because they helped us find our way toward the solution.

To all, thank you. You continue to inspire and make a difference.

Sincerely,

R. Neil Raynor

**President & Chair,
Board of Directors Veterans’ House Canada**



BGen (Ret'd) Alan Mulawyshyn

Executive Director

This past year has seen significant change and growth at Veterans' House Canada (VHC) as we focus on our mission to help homeless Veterans build a better future by providing permanent, affordable, and supportive housing. The Andy Carswell Building continues to operate at capacity, but we have started to see our waitlist grow and we have had homeless Veterans come from across the country to reside with us. This reinforces our need to expand across the country to help homeless Veterans closer to where they are. Our first step has been taken as we worked closely with the City of Edmonton to obtain a great parcel of land in a wonderful neighbourhood which will become our second Veterans' House building in Canada. We look forward to keeping all our donors, partners, and supporters updated on its progress. We continue to explore options in other cities to obtain funding, land, and partners in Edmonton and beyond.

I was very proud and honoured to be named Veterans' House Canada's second Executive Director, taking the helm from Suzanne Le on November 1, 2023. Suzanne has been the visionary, driving force, and energy who recognized the needs of homeless Veterans and set out to do something about it. She spearheaded the Andy Carswell Building project in Ottawa and helped set up Veterans' House Canada to grow to support homeless Veterans across Canada. We owe her a debt of gratitude and wish her all the best as she re-focuses her energies with Multifaith Housing Initiative (MHI).

The following are updates from the past year and key events and milestones that we can look forward to in the next year:

Veterans' House Canada:

- The focus of the past year has been exploring opportunities across Canada to replicate the success of our proof-of-concept project, the Andy Carswell Building. We have had conversations with all levels of government in different provinces as well as with other interested groups. These conversations will continue this coming year.

- We have met with success with the Province of Alberta and the City of Edmonton. As we worked with the City of Edmonton, we successfully applied for a provincial grant under Alberta's Affordable Housing Partnership Program. The commitment of \$3.4 million dollars from the province was a major accomplishment for us. Following that financial commitment, we worked with the City of Edmonton, and a major milestone was achieved in early December 2023 when the City of Edmonton's Executive Committee approved the below-market sale of a parcel of city land that was designated for affordable housing development. This year will see continued work on our Edmonton project with many major milestones to be witnessed throughout the year.
- Although we have had wonderful support from various levels of government, we know that we will have to raise funds to cover the construction costs. One of the major events this year will be the launch of our Helping Homeless Veterans - Alberta Fundraising Campaign. The goal is to raise much-needed donations for the capital construction of the Edmonton project. Sponsorship packages, info sheets, and fundraising support material will all be produced to support these major fundraising efforts.
- Our VHC website continues its evolution as we grow and mature. We have been working closely with our fantastic partners at Narrowcontent to ensure we are ready to launch our Edmonton project with a focus on keeping everyone up to date on our progress. As we spread our wings nationally, we want to reach a wider audience. We continue to use our social media platforms to get our message out.
- Once again, we send our heartfelt thanks to the Carswell Family and the Canso group of companies. Their generous support throughout has kept the wind in our sails and allowed us to grow and support even more homeless Veterans.

Veterans' House: the Andy Carswell Building (Ottawa)

- A major milestone was achieved on October 31st, 2023 when the ownership of the Andy Carswell Building was legally transferred from MHI to VHC! Considerable work was performed to ensure all necessary agreements were in place and legal agreements signed, and to separate the financial obligation to move from MHI to VHC. Much effort was needed to make this a reality, but it happened as planned before the end of the financial year.

- Earlier this year, we marked the third anniversary of the opening of the ACB. We continue to operate at full capacity with continued turnover as some of our Veteran tenants move out and others move in. As of 1 February 2024, 63 formerly homeless Veterans have called the Andy Carswell Building their home.
- Programming continues apace in the ACB. We welcomed a new staff member to the ACB team. Wayne Duggan, a Veteran himself, came on board as the Program Facilitator. He assists our very busy Community Developer with ensuring programming runs smoothly, new ideas are implemented, and volunteers are coordinated. Some new initiatives were introduced this year including some group fitness outings, a First Aid Course, and Mental Health First Aid.
- We celebrated our 3rd Remembrance Day this year with a large crowd on a sunny but chilly morning on November 11th, 2023. The ceremony was noteworthy as the Veteran tenants welcomed many neighbours to the ceremony and ran the ceremony themselves.
- We were very happy to learn that one of our grant applications for Veterans Affairs Canada's Veteran and Family Well-Being Program was approved to solidify and enhance programs, program delivery, and tenant support, specifically for Veterans' House: the Andy Carswell Building in Ottawa. We were approved for \$100K a year for two years. This grant money was used to bring our new Program Facilitator on board.
- We were able to welcome some special visitors to the ACB this past year. The new Minister of Veterans Affairs, the Honourable Ginette Petitpas-Taylor, paid us a visit in the first week of beginning her new portfolio. She was generous with her time and was able to meet and chat with many of our Veteran tenants. We were also very pleased to host former CTV National News anchor, Lisa Laflamme, in November.

I must end with a massive thank you to everyone who has supported us with fundraising, volunteering, individual and corporate donations, gifts of cards, valentines and Christmas presents, program support and so much more. A special shout-out goes to many branches of the Royal Canadian Legion whose support, both financial and direct support to our Veteran tenants, has been truly wonderful. All of you allow us to do our jobs and provide support where they are needed and wanted. We cannot say thank you enough!

Alan Mulawysbyn

BGen (Ret'd) Alan Mulawysbyn

Executive Director

VETERANS' HOUSE CANADA

Our Work

Since opening our doors, Veterans' House Canada has set out on the mission of providing a home within a supportive community for Veterans experiencing homelessness. In line with this vision, we have partnered with federal and local partners to not just garner support which is essential but proffer our successful model as a nationwide strategy in ensuring no Veteran is left homeless. Due to the wide and unique experiences of life after service, some members are medically released due to injury from service and may experience a more difficult transition.



Other members may have underlying family or financial insecurities which make their transition less than ideal. No doubt the circumstances that can lead to Veteran homelessness can involve many issues however, consistently it's seen that several short-term solutions are yet to truly keep our Veterans off the streets. As such, Veterans' House Canada continues to be fully involved in pushing long-term and permanent housing solutions as seen in the success of the Andy Carswell Building.

Through insights we have garnered internally and with key partnerships, the VHC team carries out the vital work of educating policymakers on how our model can curb the growing issues around Veteran homelessness.



We had the privilege of showcasing our program and efforts to the Honourable Ginette Petitpas-Taylor, Minister of Veterans Affairs, visited the Andy Carswell Building, where we emphasized how our model can address this growing concern.

Similarly, we welcomed Mona Fortier, the local MP for Ottawa-Vanier, and Chad Collins, MP for Hamilton East-Stoney Creek, to explore our sustainable approach. This outreach extends our reach and garners support for our programs across communities. Notably, we had the honor of hosting Lisa Laflamme, former CTV National News anchor, at the Andy Carswell building last November, providing a significant platform to raise awareness.



As we expand nationally, advocacy and strategic partnerships will remain integral to our efforts. Together, we can make a meaningful difference in addressing Veteran homelessness.

Supportive Services

In our commitment to empowering our residents, Veterans' House Canada has forged partnerships with businesses and nonprofits alike.

At Veterans' House Canada, our programs are thoughtfully designed with our Veteran residents at the forefront of our minds. Each activity is carefully crafted to nurture resilience, promote optimal physical and mental well-being, and foster a strong sense of belonging within our community.

We are proud to offer a variety of expert support programs tailored to meet the unique needs of our residents, including:

- Art Therapy
- Horticultural Therapy
- Personal Training
- Smoking Cessation
- Financial Literacy
- Peer Support Meals
- Mental Health Support Services
- Service Dog Training
- Addiction Services

Together, we are dedicated to equipping our residents with the tools and resources they need to thrive. Through collaboration and unwavering support, we believe in a brighter, more hopeful future for all those who call Veterans' House Canada home.

A few of these support programs have been highlighted in the next section to further show their multi-dimensional benefits.



Art Therapy program

Our Art Therapy program has been making waves, offering a safe haven for Veterans to explore their inner worlds through the power of creativity and self-expression.

Imagine a space where Veterans can unleash their creativity, where colours dance on canvas and emotions flow freely. That's exactly what our Art Therapy program provides—a sanctuary for Veterans to delve into themes of self-identity, resilience, community connection, and the journey of healing.

But this program isn't just about painting pretty pictures; it's about transforming lives. For many Veterans, Art Therapy serves as a lifeline, offering a unique and non-verbal outlet for processing trauma and navigating life's challenges. In a world where words sometimes fail us, art becomes the language of the soul, allowing participants to externalize their experiences and embark on a journey of healing and self-discovery.

Without a doubt, this program is a game-changer for the Andy Carswell community. It's not just about providing therapy; it's about fostering a sense of belonging and camaraderie among our Veterans. Through shared creative experiences, participants forge deep connections and find solace in knowing that they're not alone on their journey.

And the results speak for themselves! Over the past year, Veterans have reported profound positive impacts from their Art Therapy sessions. From feeling more connected to themselves and their community to experiencing increased resilience and empowerment, the benefits are truly transformative.

But don't just take our word for it—our participants can attest to the magic of Art Therapy firsthand. Their testimonials are a testament to the life-changing impact of this program, and we couldn't be prouder of the progress they've made.

As we look to the future, our vision is clear: continuity and expansion. With Art Therapy leading the way, we're creating a brighter, more hopeful future for our Veteran residents.

Personal Training Program

The personal training program at the Andy Carswell Building has proven to be indispensable for our Veteran residents, with sessions held 2-3 times a week. Our primary focus has been on rehabilitation, emphasizing mobility, stability, and addressing old injuries alongside general fitness improvement. In addition to hands-on training, we've developed tailored programs and provided clear instructions for those who don't train directly with us, ensuring accessibility for all residents.

Safety around equipment has been paramount, and we've diligently educated participants on proper usage to prevent accidents or injuries. Moreover, our efforts have extended beyond physical training to include posture correction, which has empowered many residents to step out of their rooms and actively engage in the program.

One of the most gratifying outcomes has been the social impact of the program. We've witnessed previously isolated individuals come together, fostering camaraderie and conversation among residents who may not have interacted otherwise. It's heartening to see barriers dissolve as residents not only improve their physical well-being but also find joy and connection through shared experiences.

Without a doubt, these programs have played a vital role in encouraging residents to step out of isolation. It's clear that without this intervention, many would continue to retreat into their rooms. Moving forward, it's imperative to sustain and expand upon these initiatives to ensure the ongoing well-being and integration of all residents.

Veteran-Animal Bond

Our service dog and pet program continues to thrive, with our residents and their furry partners fully immersed in training. This steady pace of activity not only demonstrates the effectiveness of our program but also highlights the positive reputation we've earned within the realm of PTSD therapy, thanks to the expert support of Citadel Canine.

We understand the challenges faced by Veterans re-integrating into civilian society—social isolation, anxiety, depression, and PTSD symptoms loom large. That's why we're proud to offer a solution that goes beyond traditional therapy methods. For many Veterans, the presence of an animal provides the structure and purpose reminiscent of their active-duty military life.



The feedback we've received from participants speaks volumes. Across the board, there's a noticeable increase in positive emotions and a decrease in stress levels. With the help of our furry companions, our Veterans are finding the balance they need to navigate life's challenges with renewed confidence and resilience.

In conclusion, the success of our service dog program wouldn't be possible without the support of our strategic partners. Together, we're creating a permanent and supportive home for our Veterans—one where they can thrive and find solace in the companionship of their loyal canine and feline companions.



Horticultural Therapy - Root in Nature

Root in Nature provides horticultural therapy activities with the goal of connecting people and plants for a happier, healthier life. The Andy Caswell Building has a large garden and indoor space that allows us to provide a wide variety of activities that include hands-on activities as well as education about the things that we are doing.

Each week our Veteran residents enjoy a 2-hour session. We use a variety of activities that the residents requested, as well as activities chosen by the instructor which will be beneficial and enjoyable to all participants.

The benefits that the program provides to our Veteran community:

- Reduces stress & anxiety.
- Supports cardiovascular health.
- Protects and preserves mental health.
- Reduces isolation by increasing social connections and interacting in a group setting.
- Promotes a sense of inclusion and belonging.
- Prevents boredom and provides stimulation of sensory perceptions.
- Helps to maintain a sense of purpose, confidence, and self-worth.

Reflecting on the past year, we are filled with pride and excitement for what the program accomplished. General feedback mentioned several lessons and take-aways; from failed attempts at green walls to the enchantment of watching mycelial networks form, every moment has been a lesson, a chance to grow.

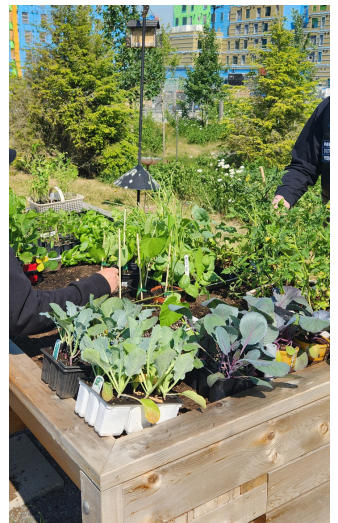
And the future? Oh, it positively brims with promise! Our Veterans have flourished. From learning about the nutrients in their foods to harvesting bountiful berries, their journey has been one of resilience and joy. And as they propagate plants and share their wisdom with fellow residents, their green thumbs become symbols of renewal and community.

One of our residents, Leonard expressed that the program is good for Veterans. He especially enjoys being “able to work my green thumbs”. Before coming to Veteran’s House, he was a very avid gardener at his home. When moving to Veteran’s House he had to give up his garden. There are several other Veterans who gave up gardens as well. Having the program helps provide them with a sense of familiarity in a new place.

And Barb (Community Developer for the Andy Carswell Building), echoes his sentiments, “*I really appreciate the gentle nature and collaborative style of programming. Participants have the opportunity to direct the learning, the energy, and the lessons. The flexibility of the program models encourages checking in with oneself, assessing interest, desire, and energy levels, and communicating that to the group. Our Veterans’ showed pride in their harvest and enjoyed planning post-gardening activities like jam making and contributing to the weekly meal with vegetables grown in the garden and frozen for sharing during winter.*”

We are deeply grateful for the boundless generosity of our donors who make our work possible. Your unwavering support inspires us to continue making a positive impact. Due to your generosity Veterans’ House Canada has been able to maintain our mental health and transition program with a multifaceted approach to supporting Veterans in transitioning to civilian life, focusing on the individual and offering a program tailored to each Veteran’s needs.

Our Veterans can work at their own pace in identifying and overcoming barriers to their success, find support and encouragement to help them conquer challenges, learn to manage, and control depression and PTSD symptoms, gain control over their addictions, and celebrate successes along the way.



Donor Appreciation

A special note of thanks goes to the Carswell Family.

The Carswell Family's unwavering support for homeless Veterans is truly inspiring. In just three short years after their first visit in 2016, they attended the cornerstone ceremony, in 2019. Andy Carswell, the namesake of the house, laid the foundation for this and all future Veterans' Houses. Their commitment to making a difference in the lives of those who have served our country is a testament to their generosity and compassion.

Individual Donors

Our charity relies on the generosity of individual donors, your support is rock-solid and helps us to keep working with homeless Veterans. We are deeply grateful for your generosity and unwavering commitment to our cause.

In addition to thanking our Individual Donors, we would like to thank;

ADGA Group Consultants Inc, Aurora Cannabis Enterprises, Bank of Montreal, Boeing Canada, Canada Border Services Agency, Commissionaires Ottawa, Com-Net, Danbe Foundation, Gastops, General Dynamics Mission Systems Canada, Hope Springs United Church, Housing Managers Collective, Knights of Columbus Assembly, Mattamy Homes, Riders for Veterans, Royal Canadian Electrical and Mechanical Engineers Guild RCEME GUILD, and the Royal Canadian Legions and many of its branches.



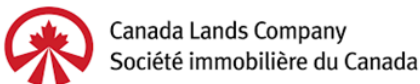
Our Partners

 Government of Canada
Gouvernement du Canada

Canada



COMMISSIONAIRES



Canso INVESTMENT COUNSEL LTD.



Helping Homeless Veterans



Impact Stories

Background

In today's world, the importance of dispelling misconceptions surrounding homelessness and the factors contributing to the need for community and supportive programs for Veterans has never been more evident. Within the close-knit community of the Andy Carswell Building, residents have bravely shared their stories, shedding light on the challenges they've faced.

Among these challenges are injuries that have not only affected their physical well-being but have also taken a toll on their mental health and self-esteem. These narratives underscore the critical need for understanding and compassion in addressing the complex issues faced by our Veterans.



My Journey to VHC

My life took an unexpected turn when I landed in Orleans, Ottawa. Amidst the bustling streets and unfamiliar faces, I found myself grappling with my own demons. Mental health became my silent adversary, leading me down a path I never thought I'd tread.

The walls of the General Hospital Ottawa Psychiatric Ward became my refuge, but little did I know that this was just the beginning of a tumultuous journey. Years passed, and I found myself drifting from one group home to another, like a lost soul searching for solace.

But amidst the chaos, there was a glimmer of hope. A ray of light emerged when I finally settled in downtown Ottawa, albeit briefly. The YWCA welcomed me with open arms, but fate had other plans in store. The pandemic struck, turning our world upside down, forcing me to pack my bags and set sail for new shores once again. Quebec became my temporary sanctuary, followed by a stint in a women's shelter. Each transition brought its own set of challenges, but I refused to succumb to despair. Little did I know that my salvation lay just around the corner.

In 2021, fate intervened once more, this time in the form of my compassionate case manager. It was through their guidance that I found my way to Veterans House Canada. As I stepped into my new abode at the end of September, a wave of relief washed over me.

Finally, I had a place to call my own—a sanctuary amidst the chaos of life. Though the absence of a living room stirred feelings of claustrophobia, the warmth of having my own space far outweighed any discomfort.

Gone were the days of shared amenities and communal living. Here, in my cozy corner, I found solace in the simple pleasures of cooking in my own kitchen and having a private haven to retreat to when the world grew too overwhelming. But perhaps the greatest gift of all was the presence of my furry companion—a loyal feline friend who greeted me with unconditional love each time I crossed the threshold of my room. With them by my side, I found peace amidst the storm.



As I prepare to embark on a new chapter in March, I do so with a heart full of gratitude and anticipation. *"I'm moving on because I'm ready to go on my own two feet and do my own thing and become a civilian again and I do have support networks."* Supported by a network of caring individuals—my case manager, nurse-patient therapist, psychologist, and dear friends—I am ready to reclaim my independence and embrace civilian life once more.

Reflecting on my time at Veterans House Canada, I am filled with gratitude for the connections forged and the opportunities afforded to me. From rubbing shoulders with political figures to forming bonds with fellow Veterans, each interaction has left an indelible mark on my journey.

As I bid farewell to this chapter of my life, I do so with a sense of pride and accomplishment. For Veterans House Canada isn't just a place—it's a beacon of hope, a lifeline for those navigating the rough seas of life after service.

With their unwavering support and tailored programs, I have emerged stronger, and more resilient than ever before. And though I may bid adieu to this haven, the lessons learned, and the friendships forged will remain etched in my heart forevermore.

"I met a lot of people from the Legion and got their contact numbers; they will help me as I move out and that's from my connection with Veterans' House Canada."

Veteran Resident

Andy Carswell Building

Ready for Take Off

Veterans' House Canada - Edmonton House

In pursuit of our mission to provide more permanent housing units for Veterans experiencing homelessness, our Edmonton \$14 million Campaign takes off in the fall of 2024.

Drawing inspiration from the resounding success of the Andy Carswell Building, our Edmonton home will mirror a vibrant, Veteran-centric community. Nestled within the heart of the Athlone community, upon completion, our doors will be open wide welcoming homeless Veterans from across the region who are in need of a place to call home.

Our mission extends far beyond the bricks and mortar of our physical space. As we embark on this next chapter, Veterans' House Canada is poised to ignite a transformative conversation surrounding the issue of Veteran homelessness. Through collaboration with both existing and new partners, we aim to streamline access to resources and support, ensuring that no Veteran is left behind.

Increasing VHC's Outreach and Recognition

Through targeted content across all digital channels and newsletters, we have consistently seen an increase in partnerships and donations towards our programs as well as growing inspirational third-party support for our Veteran residents year-round.

Photo (left to right): Seniors designing Christmas cards and sharing messages of hope with Veteran residents at ACB. Delegates from the Knights of Columbus presented winter comfort kits and 72 winter coats in support of Veterans. Commissionaires sharing holiday delights.



Our Values

Veterans' House Canada is committed to the principles of equity, diversity, and inclusion. We are objective, ensuring the integrity and independence of our processes and decisions.

At the core of our endeavours lies a steadfast commitment to community, and service excellence. With every step we take, we look to engage with the community and have a two-way dialogue across multiple channels to cultivate a sense of belonging with the local community.

Forging relationships is how we do it

Through trusted, effective relationships we have a proven, successful model which brings together various levels of government and private interests towards a common goal. This will be a key tool in this next stage. We have begun engaging with key personnel and contributors and are still open to more as we strengthen and expand our capacity.

National reach

The demand for affordable housing in Canada greatly surpasses the available supply, and this unfortunate reality is evident at our current location, where over 30 individuals are on a waitlist. However, our team is determined to tackle this challenge head-on.

We are committed to establishing different avenues for fundraising, donations, and securing corporate sponsorships as we expand our presence across the country. By increasing our footprint nationwide, we aim to address the pressing need for more affordable housing options for our Veterans.

Image: VHC staff at the National Housing Day - 2023

Art Donated by John & Patricia Ackerman to the Andy Carswell Building

Representatives from sponsors were welcomed to Veterans' House Canada's Remembrance Day event.



Board of Directors

At the 2023 AGM, all Directors offered themselves for re-election to the Board and were duly elected to a further two-year term as allowed by VHC's bylaws, except for Andrew Love who offered to renew for one year. Both Andrew Love and Mike Ward are retiring from the Board this year. Andrew has brought a very welcomed breadth of knowledge to the benefit of Veterans' House Canada, not only from the perspective of a Canadian Armed Forces Chaplain but also from very relevant experience in the social housing sector. He has been a strong advocate for homeless Veterans and effective in his efforts on their behalf.

Mike Ward has been working on our initiatives to find solutions to homelessness among Veterans from the early efforts spearheaded by the Multifaith Housing Initiative, especially during his time as President of that organization. He was part of the working group that developed Veterans' House Canada's first business plan and has more recently been an effective leader of VHC's Governance Committee. Over many years and many obstacles, Mike has provided wise counsel which has greatly benefited our community.

Directors 2023

R. Neil Raynor

President, and Chair of the Board of Directors

Chair, Nominations Committee

Chair, Communications & Engagement Committee

Member, Governance Committee

Neil Raynor is an aeronautical engineer and business strategist. He is an Air Force Veteran and attended both the Royal Air Force College, Cranwell, and the RAF Staff College. Since retiring from the RAF, he has held senior executive positions in Canada in the aerospace overhaul and manufacturing industry, airport authorities, and for the past 15 years has consulted to the aviation industry. His clients have included all levels of government, airports, airlines, and aviation service providers.

He has been active in the charitable sector with the Bruce Denniston Bone Marrow Society, Project NorthStar, Multifaith Housing Initiative, and Veterans' House Canada since its inception. He is Managing Director of the Lindbergh Group Inc., an Ottawa-based consultancy.

Mark Eldridge

Vice-President

Chair, Development Committee

Mark Eldridge joined the Royal Canadian Navy as a combat systems engineer in 1976 and retired after 37 years, having served in a wide range of leadership and staff positions, and in both Naval and Joint Forces Headquarters.

Since retiring from the RCN, Mark has developed a successful consulting business with clients in the medical, academic, social enterprise, and government spheres. He has also worked to mitigate the plight of homeless Veterans through his work in support of Soldiers Helping Soldiers and Veterans' House Canada.

Cal Hegge

Treasurer

Chair, Finance Committee

Cal Hegge is a Certified Professional Accountant with over 40 years of military and government service, primarily in the financial management area. He retired from the Canadian Forces in 1990 with the rank of Colonel. His employment within the Public Service was split between Indian and Northern Affairs Canada (now Indigenous and Northern Affairs Canada) and the Department of Fisheries and Oceans (DFO). He retired in 1990, his last position being Chief Financial Officer, at DFO.

Since retiring he has worked as a management consultant to several government departments and agencies and is presently an external member of the Audit, Evaluation, and Performance Measurement Committee of the Canadian Transportation Agency. Cal is a graduate of the Canadian Forces Command and Staff College (1978) and the National Defence College (1989). He became a Certified General Accountant in 1977. He has a BA from Mount Allison University and an MBA from York University.

Sheila McIntyre

Secretary

Sheila McIntyre is an Associate Professor of early American History at SUNY Potsdam, where she has taught since 2001. Sheila received her PhD from Boston University in 1996 and published for academic and popular audiences. She has received research grants from the Social Science and Research Council of Canada (1999-2001), the Massachusetts Historical Society, and the Nuala Drescher Foundation. She helped to found the Consumers Supporting Midwifery Group in Ottawa and that work led to her appointment to an expert panel mandated to review maternity care in the Province of Ontario (2003-2006).

Her engagement with ending homelessness, especially for military veterans, began as a volunteer more than 30 years ago at the Interfaith Sheltering Coalition/Father Place (Mainspring), in Quincy, Mass.

Her deep commitment to addressing homelessness led to the establishment of the McIntyre House, a home for up to 10 veterans built nearly 25 years ago.

Darlene Boileau

Board Member

Member, Finance Committee

Member, Governance Committee

Darlene is a seasoned, fluently bilingual (French and English), retired senior executive with over 30 years of varied federal experience including eleven years in key positions as Assistant Deputy Minister and Chief Financial Officer. A recognized collaborative leader with vision and integrity, a proven strategic thinker, and a decision-maker, Darlene is well-versed in dealing with all organizational levels on matters related to financial, policy, and legislative frameworks. She has worked in social, economic, and security line departments and portfolios and has chaired international forums under the OECD. During her career, she has had the opportunity to collaborate with senior government executives, CEOs, and regularly briefed Ministers, Senators and other Parliamentarians.

Darlene's non-government organization experience includes mentoring, coaching, and grants and contributions. She currently sits as a Director on the Ottawa Branch of the National Association of Federal Retirees. She holds degrees from the University of Ottawa in Political Science and Law, and a Master of Science from Royal Roads University. She is married; a caretaker to two furry friends, and loves gardening, kayaking, the great outdoors, and travel.

Andrew Love

Board Member

Andrew Love is an ordained minister with the United Church of Canada. He also is a military chaplain in the Canadian Armed Forces serving as Brigade Chaplain for 33CBG. Since 2006, Andrew has served a number of congregations in East Ontario. Currently, he leads the ministry at Dominion-Chalmers United Church in Ottawa. Andrew has been active in multi-faith initiatives for over ten years. He is particularly involved in Christian-Jewish dialogue in Canada. Prior to becoming a minister, Andrew was an executive with Weber Shandwick International providing strategic communications counsel and brand management services to global technology companies. Before all that, he helped community groups build social housing in Toronto, Kingston, and Belleville.

Mike Ward

Board Member

Chair, Governance Committee

Mike Ward has extensive public and private sector experience in international commerce, trade policy, and political affairs. International work includes a career in Canada's Foreign Service that spanned senior assignments at a number of international locations and, currently in the private sector with various firms and organizations. In addition to his ongoing international work, he is Vice President of the NATO Association of Canada (NAOC), and a former President of Multifaith Housing Initiative (MHI).

Alan Mulawyshyn BGen (Ret'd)

Executive Director

Ex Officio Member of all VHC Committees

Brigadier-General (Ret'd) Alan Mulawyshyn joined Veterans' House Canada in October 2021 as Deputy Executive Director following a 40-year career with the Canadian Armed Forces as an Army Engineer Officer. On 1 November 2023, Alan accepted the position of Executive Director. Alan graduated from the Royal Military College of Canada (RMC) with a Civil Engineering degree and also has a master's degree in Defence Studies from RMC.

While in the Forces he has lived and served across Canada and around the world, including operational tours on the Iraq/Kuwait border, in Kosovo, and in Kandahar, Afghanistan. Alan is looking forward to this new challenge of replicating the success of Veterans' House (Ottawa); the Andy Carswell Building, in other cities across Canada where there is the need to help homeless Veterans.

John Atoyebi

Marketing & Communications Manager

John is a seasoned marketing and communications professional boasting over 5 years of dedicated industry experience. Within his current role, he holds the pivotal responsibility of driving national growth for Veterans House Canada (VHC) through the implementation of brand and PR strategies, and effective communication initiatives targeted towards both the Veteran community and corporate partners. With a keen eye for identifying opportunities and a proven track record of successful execution, John excels in crafting and deploying scalable strategies across VHC's diverse communications channels.

Since his relocation to Ottawa in 2022, John has demonstrated unwavering dedication to leveraging the power of communications, marketing campaigns, and stories to advance the mission of Veterans' House Canada; embodying a steadfast commitment to serving those who have served our nation.

Wayne Duggan

Program Facilitator - Andy Carswell Building

Wayne Duggan is a new staff member of Veteran's House Canada. Wayne started his career as a non-commissioned officer (NCO), reached the rank of Chief Warrant Officer, and then took his commission as a Captain from 2017 to his retirement in October 2022. While in the Forces, Wayne had the opportunity to move across Canada, including Europe.

He was deployed several times throughout his career, both domestically and internationally, including several operational tours in Rwanda, Bosnia, Kosovo, and Afghanistan. Having had the privilege to serve Canada within the Canadian Armed Forces, Wayne now looks forward to joining the Veterans House Canada team in the new role of serving those who have served.

Connect with Us



Veterans' House Canada



@vetshousecan



@vetshousecan



@vetshousecan



www.veteranshousecanada.ca



communications@veteranshousecanada.ca



613-502-0136



Head Office

Suite 208-404 McArthur Avenue,
Ottawa, ON, K1K 1G8



Veterans' House Canada / Maison du vétéran Canada



Financial Statements

For the year ended October 31, 2023

Veterans' House Canada / Maison du vétéran Canada
Financial Statements
For the year ended October 31, 2023

Contents

Independent Auditor's Report	1
Financial Statements	
Statement of Financial Position	3
Statement of Changes in Net Assets	4
Statement of Operations	5
Statement of Cash Flows	6
Notes to the Financial Statements	7

Independent Auditor's Report

**To the Directors of
Veterans' House Canada / Maison du vétéran Canada**

Baker Tilly Ottawa LLP
Chartered Professional Accountants
400-301 Moodie Drive
Ottawa, ON
Canada K2H 9C4

T: +1 613.820.8010
F: +1 613.820.0465

ottawa@bakertilly.ca
www.bakertilly.ca

Qualified Opinion

We have audited the financial statements of Veterans' House Canada / Maison du vétéran Canada (the "organization"), which comprise the as at October 31, 2023, and the statement of operations, statement of changes in net assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the accompanying financial statements present fairly, in all material respects, the financial position of the organization as at October 31, 2023, 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 (ASNPO).

Basis for Qualified Opinion

In common with many charitable organizations, the organization derives revenue from fundraising activities, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the organization. The audit opinion on the financial statements for the year ended October 31, 2022 was also qualified because of the possible effects of this limitation in scope. Therefore, we were unable to determine whether any adjustments might be necessary to fundraising revenue, excess of revenues over expenses, and cash flows from operations for the years ended October 31, 2023 and October 31, 2022, current assets and net assets as at October 31, 2023 and October 31, 2022.

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 qualified 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.

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.

Baker Tilly Ottawa LLP

Chartered Professional Accountants, Licensed Public Accountants
March 22, 2024
Ottawa, Ontario

Veterans' House Canada / Maison du vétéran Canada

Statement of Financial Position

For the year ended October 31

2023

2022

Assets

Current

Cash (Note 2)	\$ 568,410	\$ 789,448
Accounts receivable (Note 3)	114,856	15,000
Prepaid expenses	5,433	-
Short term investment (Note 4)	15,659	15,000
	<u>704,358</u>	819,448

Due from Multifaith Housing Initiative (Note 7)

44,076 322,937

Tangible capital assets (Note 5)

10,585,080 -

\$ 11,333,514 \$ 1,142,385

Liabilities and Net assets

Current

Accounts payable and accrued liabilities (Note 8)	\$ 71,972	\$ 67,166
Deferred revenue	-	7,445
Current portion of mortgage payable (Note 9)	28,846	-
	<u>100,818</u>	74,611

Mortgage payable (Note 9)

1,682,827 -

Deferred contribution related to Andy Carswell Building (Note 10)

8,633,124 -

10,416,769 74,611

Net assets

Unrestricted	172,616	568,275
Internally restricted (Note 6)	466,482	466,482
Restricted for Andy Carswell	277,647	33,017
	<u>916,745</u>	1,067,774

\$ 11,333,514 \$ 1,142,385

On behalf of the board

B. Horne

Member

Dorine Barker

Member

Veterans' House Canada / Maison du v  t  ran Canada
Statement of Changes in Net Assets

For the year ended October 31	Unrestricted	Internally Restricted (Note 6)	Restricted Andy Carswell	Total 2023	Total 2022
Balance, beginning of year	\$ 568,275	\$ 466,482	\$ 33,017	\$ 1,067,774	\$ -
Excess (deficiency) of revenue over expenditures for the year	<u>(395,659)</u>	<u>-</u>	<u>244,630</u>	<u>(151,029)</u>	<u>1,067,774</u>
Balance, end of year	<u>\$ 172,616</u>	<u>\$ 466,482</u>	<u>\$ 277,647</u>	<u>\$ 916,745</u>	<u>\$ 1,067,774</u>

Veterans' House Canada / Maison du vétéran Canada

Statement of Operations

For the year ended October 31	Unrestricted	Restricted Andy Carswell	Total 2023	Total 2022
Revenue				
Fundraising	\$ 325,718	\$ -	\$ 325,718	\$ 672,058
Housing charges	-	308,521	308,521	-
Grant revenue	5,877	-	5,877	2,530
Interest income	4,103	-	4,103	2,525
Amortization of deferred contributions	-	460,470	460,470	-
Contributions	-	-	-	877,534
	335,698	768,991	1,104,689	1,554,647
Expenses				
Amortization	572	200,546	201,118	-
Audit	14,211	-	14,211	10,000
Bad debts	44,769	-	44,769	-
Bank charges	1,173	-	1,173	235
Cost recovery from Andy Carswel building	-	-	-	(24,335)
Fundraising consultant	142,902	-	142,902	146,392
Fundraising expenses	-	-	-	4,691
Grant expenses	5,877	-	5,877	2,530
Insurance	1,461	-	1,461	-
Legal	57,450	-	57,450	60,978
Maintenance and repairs	-	135,129	135,129	-
Marketing	3,114	-	3,114	-
Office	9,086	13,006	22,092	10,987
Management fee	-	61,568	61,568	-
Professional fees	-	12,847	12,847	-
Professional fees	8,223	-	8,223	6,563
Property	-	34,273	34,273	-
Rent	7,864	-	7,864	5,500
Reserve expenditures	172,857	-	172,857	96,116
Salaries and benefits	261,423	2,431	263,854	167,216
Travel	375	-	375	-
Utilities	-	64,561	64,561	-
	731,357	524,361	1,255,718	486,873
Excess (deficiency) of revenue over expenditures for the year	\$ (395,659)	\$ 244,630	\$ (151,029)	\$ 1,067,774

Veterans' House Canada / Maison du v  t  ran Canada

Statement of Cash Flows

For the year ended October 31	2023	2022
Cash flows from operating activities		
Excess (deficiency) of revenue over expenditures for the year	\$ (151,029)	\$ 1,067,774
Amortization of tangible capital assets	201,118	-
Amortization of deferred contributions	(460,470)	-
	(410,381)	1,067,774
Changes in non-cash working capital items		
Accounts receivable	(99,856)	(15,000)
Prepaid expenses	(5,433)	-
Accounts payable and accrued liabilities	4,808	67,166
Deferred contributions	(7,445)	7,445
	(518,307)	1,127,385
Cash flows from investing activities		
Purchase of short-term investment	-	(15,000)
Increase in investments	(660)	-
Additions to tangible capital assets	(10,786,198)	-
	(10,786,858)	(15,000)
Cash flows from financing activities		
Received from / (paid to) Multifaith Housing Initiative	278,861	(322,937)
Deferred capital contributions received	9,093,593	-
Advance of mortgage	1,711,673	-
	11,084,127	(322,937)
Increase in cash during the year	(221,038)	789,448
Cash, beginning of year	789,448	-
Cash, end of year	\$ 568,410	\$ 789,448

Veterans' House Canada / Maison du vétéran Canada

Notes to the Financial Statements

October 31, 2023

Nature Of Operations

Veterans' House Canada / Maison du vétéran Canada (the "organization") is a not-for-profit organization incorporated on December 23, 2020 without share capital under the laws of Canada and is dedicated to helping homeless veterans build a better future by providing permanent, affordable and supportive housing. The organization is a registered charity and as such, is exempt from income tax and may issue income tax receipts to donors.

1. Significant Accounting Policies

Basis of Presentation	The financial statements were prepared in accordance with Canadian Accounting Standards for Not-for-Profit Organizations (ASNPO) which are part of Canadian generally accepted accounting principles and include the following significant accounting policies.
Management Responsibility and Use of Estimates	<p>The preparation of the consolidated financial statements in accordance with Canadian Accounting Standards for Not-for-Profit Organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from management's best estimates and assumptions as additional information becomes available in the future. These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in the period in which they become known.</p> <p>Significant estimates include assumptions used in estimating the collectability of accounts receivable; the useful lives and related amortization of tangible capital assets; provisions for certain accrued liabilities, and the amount of revenue earned and related deferred contributions.</p>
Fund Accounting	<p>The organization follows the deferral method of accounting for contributions.</p> <p>The General Fund accounts for the organization's program delivery and administrative activities. This fund reports unrestricted resources and restricted operating grants.</p> <p>The Andy Carswell Fund reports the revenues and expenses related to the rental operations of the Andy Carswell building.</p>

Veterans' House Canada / Maison du vétéran Canada

Notes to the Financial Statements

October 31, 2023

1. Significant Accounting Policies (continued)

Financial Instruments

Measurement of arm's length financial instruments

Financial instruments are financial assets or liabilities of the organization where, in general, the organization has the right to receive cash or another financial asset from another party or the organization has the obligation to pay another party cash or other financial asset.

The organization initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions.

The organization subsequently measures investments in actively traded securities at fair value. All other financial assets and financial liabilities are measured at amortized cost.

Financial assets and financial liabilities measured at amortized cost include cash, accounts receivable, short term investments, accounts payable and accrued liabilities, and mortgages payable.

Measurement of related party financial instruments

The organization initially measures its related party financial assets at fair value, cost or the exchange amount. Related party financial liabilities are initially measured at cost or the exchange amount. When the related party financial instrument has repayment terms, cost is determined using the undiscounted cash flows of the instrument, excluding interest and dividend payments, less any impairment losses previously recognized. If the related party financial instrument does not have repayment terms, cost is determined using the exchange amount. The exchange amount is the amount of consideration paid or received as established and agreed to by the related parties.

The organization subsequently measures related party financial assets quoted in an active market at fair value. All other related party financial assets are subsequently measured at cost or the exchange amount. Related party financial liabilities are subsequently measured at cost or the exchange amount.

Related party financial instruments measured at the exchange amount are amounts due from related party.

Veterans' House Canada / Maison du vétéran Canada

Notes to the Financial Statements

October 31, 2023

1. Significant Accounting Policies (continued)

Financial Instruments (continued)

Impairment

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down, if any, is recognized in excess of revenue over expenditures. The previously recognized impairment loss may be reversed, to the extent of the improvement, directly or by adjusting the allowance account. The reversal may be recorded provided it is no greater than the amount that had been previously reported as a reduction in the asset and it does not exceed original cost. The amount of the reversal is recognized in excess of revenue over expenditures.

Transaction costs

The organization recognizes its transaction costs in excess of revenue over expenditures in the period incurred. However, arm's length financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

Internally Restricted Net Assets

Internally restricted capital replacement reserve

Internally restricted reserve has been restricted in accordance with specific directives as approved by the organization's board of directors is to be used at the discretion of the board of directors.

Revenue Recognition

Restricted contributions related to restricted funds is recognized as revenue of the appropriate fund when received. Restricted contributions related to general operations follow the deferral method of accounting and are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable when the amount to be received can be reasonably estimated and collection is reasonably assured.

Fundraising revenue is recognized in the period in which the fundraising event occurs. Receipts of these revenues which relate to the subsequent fiscal year are recorded as deferred contributions.

Gross rents and other revenues are recognized when earned.

Interest revenue is recognized when earned.

Veterans' House Canada / Maison du vétéran Canada

Notes to the Financial Statements

October 31, 2023

1. Significant Accounting Policies (continued)

Tangible Capital Assets	<p>Tangible capital assets are recorded at cost. Buildings are amortized over the estimated useful life of the assets of 40 years on a straight-line basis.</p> <p>Office equipment is amortized over the estimated useful life of 5 years on a straight-line basis.</p> <p>The half-rate rule is used in the year of acquisition.</p>
Deferred Contributions	<p>Contributions received for capital assets are deferred and amortized over the same term and on the same basis as the related capital assets, unless those assets are not amortized, in which case the contributions are recognized as a direct increase to the organization's net assets. Deferred capital contributions represent the unamortized amount of contributions and grants received for capital assets.</p>
Impairment of Long-lived Assets	<p>The organization tests for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. Recoverability is assessed by comparing the carrying amount to the projected undiscounted future net cash flows the long-lived assets are expected to generate through their direct use and eventual disposition. When a test for impairment indicates that the carrying amount of an asset is not recoverable, an impairment loss is recognized to the extent carrying value exceeds its fair value.</p>
Government Contribution	<p>The organization records government contributions in the year the applicable expenditures are incurred provided there is reasonable assurance of realization. Government contributions are presented as revenue and may be subject to audit under the terms and conditions of the program. Should an audit reveal that any of the qualifying criteria or expenses incurred are not in accordance with program guidelines, the federal government may require the organization to reimburse a portion of the contribution.</p>

2. Cash

Cash consist of funds held in an operating bank account at a chartered bank.

Veterans' House Canada / Maison du v  t  ran Canada

Notes to the Financial Statements

October 31, 2023

3. Accounts Receivable

	2023	2022
Accounts receivable	\$ 32,957	\$ 15,000
Tenant receivable	22,526	-
HST receivable	59,373	-
	<u>\$ 114,856</u>	<u>\$ 15,000</u>

Tenant receivables is net of \$48,018 of an allowance for doubtful accounts.

4. Short-term Investment

Short term investment consists of a term deposit with an interest rate of 4.00%, maturing by August 2024.

5. Tangible Capital Assets

	Cost	Accumulated Amortization	2023 Net Book Value	2022 Net Book Value
Land	\$ 2,750,000	\$ -	\$ 2,750,000	\$ -
Building	8,021,832	200,546	7,821,286	-
Office equipment	3,816	572	3,244	-
Edmonton development costs	10,550	-	10,550	-
	<u>\$ 10,786,198</u>	<u>\$ 201,118</u>	<u>\$ 10,585,080</u>	<u>\$ -</u>

6. Internally Restricted

	Subsidy Reserve	Operating Reserve	Program Reserve	Mortgage Lump-sum Reserve	Cenotaph Reserve	Total
Balance	\$ 10,873	\$121,931	\$ 62,551	\$245,827	\$ 25,300	\$466,482

Veterans' House Canada / Maison du v  t  ran Canada

Notes to the Financial Statements

October 31, 2023

7. Due from Multifaith Housing Initiative

Multifaith Housing Initiative is an organization under common management. The balance due from Multifaith Housing Initiative has no interest and has no specific terms of repayment.

Included in salaries expense is \$80,800 (2022 - \$66,629) in salary allocated from Multifaith Housing Initiative for time related to the operation of Veterans' House Canada. These transactions are measured at the exchange amount, which is the amount of consideration established and agreed to by the organizations.

8. Accounts Payable and Accrued Liabilities

	2023	2022
Accounts Payable and Accrued Liabilities	\$ (47,590)	\$ (67,166)
Last month Rent Deposit	(24,382)	-
	\$ (71,972)	\$ (67,166)

9. Mortgage Payable

	2023	2022
Canadian Mortgage Housing Corporation, 0.74%, repayable in blended monthly payments of \$3,451. Secured by building and land with a current net book value of \$10,771,832, matures January 2030.	\$ (1,711,673)	\$ -
Less: Current portion	28,846	-
	\$ (1,682,827)	\$ -

Principal payments required on mortgages payable for the next five years and thereafter are as follows:

2024	\$ 28,846
2025	29,060
2026	29,276
2027	29,493
2028	29,712
Thereafter	1,565,286
	\$ 1,711,673

Veterans' House Canada / Maison du vétéran Canada

Notes to the Financial Statements

October 31, 2023

10. Deferred Contributions Related to Capital Assets

Deferred contributions related to capital assets represent restricted contributions with which the organization's capital assets were originally purchased. The changes in the deferred contributions balance for the year are as follows:

	2023	2022
Beginning balance	\$ -	\$ -
Add: Contributions related to capital assets	9,093,594	-
Less: Amounts amortized to revenue	(460,470)	-
Ending balance	<u>\$ 8,633,124</u>	<u>\$ -</u>

The organization has entered into various contribution agreements for the development and operation of supportive housing units. Under the terms of these agreements, should the organization default on its obligation, the remaining amount of forgivable loans would become due and payable to the contributors. As at year end, the estimated contingent liabilities resulting from these agreements is \$6,031,628.

11. Risks and Concentrations

The organization is exposed to various risks through its financial instruments. The following analysis provides a measure of the organization's risk exposure and concentrations as at October 31, 2023.

Liquidity risk

Liquidity risk is the risk that the organization will encounter difficulty in meeting obligations associated with financial liabilities. The organization is exposed to this risk mainly in respect of its accounts payable and accrued liabilities and mortgage payable.

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 this risk in respect of its accounts receivable and amount due from related party.

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. The organization is mainly exposed to interest rate risk.

Veterans' House Canada / Maison du vétéran Canada

Notes to the Financial Statements

October 31, 2023

11. Risks and Concentrations (continued)

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The organization is exposed to fair value risk on its mortgage with fixed interest rates.

Changes in risk

There have been no changes in the organization's risk exposures from the prior year.

12. Significant Events

During the year, fires occurred in two housing units. Subsequent to year end, the organization is in negotiations with insurance providers to determine coverage for damages incurred. Included in accounts receivable is \$26,088 of estimated recovery.

**VETERANS'
HOUSE CANADA**
HELPING HOMELESS VETERANS



**MAISON DU
VÉTÉRAN CANADA**
SECOURIR NOS VÉTÉRANS SANS ABRI

