



Financial Statements

Inter-Varsity Christian Fellowship of Canada

December 31, 2021

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# Independent Auditor's Report

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To the Members of  
**Inter-Varsity Christian Fellowship of Canada**

## Opinion

We have audited the financial statements of Inter-Varsity Christian Fellowship of Canada ("Inter-Varsity"), which comprise the statement of financial position as at December 31, 2021, and the statement of activities and changes in fund balances, and statement of cash flows for the year ended December 31, 2021, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Inter-Varsity as at December 31, 2021, and the results of its operations and its cash flows for the year ended December 31, 2021, in accordance with Canadian accounting standards for not-for-profit organizations.

## Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of Inter-Varsity 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 these 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 Inter-Varsity's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate Inter-Varsity or to cease operations, or has no realistic alternative to do so.

Those charged with governance are responsible for overseeing Inter-Varsity'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 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 Inter-Varsity'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 Inter-Varsity'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 Inter-Varsity 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.

*Grant Thornton LLP*

Toronto, Canada  
June 9, 2022

Chartered Professional Accountants  
Licensed Public Accountants

# Inter-Varsity Christian Fellowship of Canada

## Statement of Financial Position

December 31

2021

2020

(Note 1)

**Assets**

**Current**

|                                |               |               |
|--------------------------------|---------------|---------------|
| Cash                           | \$ 445,830    | \$ 187,962    |
| Short-term investments         |               |               |
| Operating (Note 3)             | 161,461       | 160,000       |
| Internally designated (Note 3) | 494,951       | 453,123       |
| Amounts receivable             | 456,290       | 748,160       |
| Prepaid expenses               | <u>61,975</u> | <u>59,530</u> |

1,620,507      1,608,775

**Long-term**

**Investments**

|                                 |                   |                   |
|---------------------------------|-------------------|-------------------|
| Internally designated (Note 3)  | 1,879,916         | 1,767,927         |
| Restricted (Note 3)             | 230,403           | 100,000           |
| Held for endowment (Note 3)     | 500,008           | 500,008           |
| Property and equipment (Note 4) | <u>13,207,335</u> | <u>13,050,454</u> |

15,817,662      15,418,389

\$17,438,169      \$ 17,027,164

**Liabilities**

**Current**

|   |               |               |
|---|---------------|---------------|
| Bank indebtedness (Note 6)                        | \$ 202,111    | \$ 332,890    |
| Amounts payable and accrued liabilities (Note 12) | 92,277        | 8,373         |
| Deferred revenue                                  | 84,071        | 331,869       |
| Current portion of loan payable (Note 7)          | <u>82,050</u> | <u>77,671</u> |
|   | 460,509       | 750,803       |

|                       |                  |                  |
|-----------------------|------------------|------------------|
| Loan payable (Note 7) | <u>2,098,216</u> | <u>2,180,266</u> |
|                       | 2,558,725        | 2,931,069        |

**Fund balances**

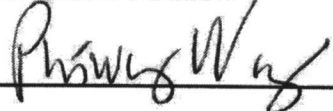
|                                    |                |                |
|------------------------------------|----------------|----------------|
| Operating                          | (6,197,937)    | (6,027,131)    |
| Invested in property and equipment | 13,207,335     | 13,050,454     |
| Internally designated (Note 5)     | 7,003,689      | 6,259,990      |
| Externally restricted (Note 5)     | 366,349        | 312,774        |
| Endowment (Note 5)                 | <u>500,008</u> | <u>500,008</u> |

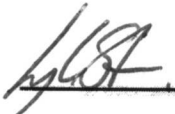
14,879,444      14,096,095

\$ 17,438,169      \$ 17,027,164

Commitments and contingencies (Note 8)  
 COVID-19 (Note 14)

On behalf of the Board

 Director

 Director

See accompanying notes to the financial statements

# Inter-Varsity Christian Fellowship of Canada

## Statement of Activities and Changes in Fund Balances

Year ended December 31

|                               | Operating Fund        |                       |                     |                       | Property Fund        | Special Purpose Funds<br>(Note 5) | 2021                 | 2020*<br>(Note 1)    |
|-------------------------------|-----------------------|-----------------------|---------------------|-----------------------|----------------------|-----------------------------------|----------------------|----------------------|
|                               | National              | Camp                  | Campus              | Total                 |                      |                                   |                      |                      |
| <b>Revenue</b>                |                       |                       |                     |                       |                      |                                   |                      |                      |
| Donations                     | \$ 838,664            | \$ 2,132,351          | \$ 4,361,517        | \$ 7,332,532          | \$ -                 | \$ 1,892,779                      | \$ 9,225,311         | \$ 3,798,224         |
| Camp income                   | -                     | 2,418,463             | -                   | 2,418,463             | -                    | -                                 | 2,418,463            | 119,285              |
| Campus income                 | -                     | -                     | 32,111              | 32,111                | -                    | -                                 | 32,111               | 12,000               |
| Other revenue (Note 9)        | 1,101,098             | 1,278,555             | -                   | 2,379,653             | -                    | 84,157                            | 2,463,810            | 716,363              |
| Investment income             | -                     | -                     | -                   | -                     | -                    | 430,428                           | 430,428              | 154,025              |
|                               | <u>1,939,762</u>      | <u>5,829,369</u>      | <u>4,393,628</u>    | <u>12,162,759</u>     | -                    | <u>2,407,364</u>                  | <u>14,570,123</u>    | <u>4,799,897</u>     |
| <b>Expenses</b>               |                       |                       |                     |                       |                      |                                   |                      |                      |
| Camp ministries               | -                     | 6,301,340             | -                   | 6,301,340             | -                    | 290,772                           | 6,592,112            | 1,604,379            |
| Campus ministries             | -                     | -                     | 4,647,847           | 4,647,847             | -                    | 2,218                             | 4,650,065            | 1,699,568            |
| National services             | 1,557,961             | -                     | -                   | 1,557,961             | -                    | 492,621                           | 2,050,582            | 621,747              |
| Amortization                  | -                     | -                     | -                   | -                     | 494,015              | -                                 | 494,015              | 167,117              |
|                               | <u>1,557,961</u>      | <u>6,301,340</u>      | <u>4,647,847</u>    | <u>12,507,148</u>     | <u>494,015</u>       | <u>785,611</u>                    | <u>13,786,774</u>    | <u>4,092,811</u>     |
| <b>Excess (deficiency) of</b> |                       |                       |                     |                       |                      |                                   |                      |                      |
| Revenue over expenses         | 381,801               | (471,971)             | (254,219)           | (344,389)             | (494,015)            | 1,621,753                         | 783,349              | 707,086              |
| Interfund transfers           | <u>(16,780)</u>       | <u>31,081</u>         | <u>159,282</u>      | <u>173,583</u>        | <u>650,896</u>       | <u>(824,479)</u>                  | <u>-</u>             | <u>-</u>             |
| Changes in fund balances      | 365,021               | (440,890)             | (94,937)            | (170,806)             | 156,881              | 797,274                           | 783,349              | 707,086              |
| <b>Fund balances,</b>         |                       |                       |                     |                       |                      |                                   |                      |                      |
| beginning of year             | <u>(6,293,786)</u>    | <u>(1,566,889)</u>    | <u>1,833,544</u>    | <u>(6,027,131)</u>    | <u>13,050,454</u>    | <u>7,072,772</u>                  | <u>14,096,095</u>    | <u>13,389,009</u>    |
| <b>Fund balances,</b>         |                       |                       |                     |                       |                      |                                   |                      |                      |
| end of year                   | <u>\$ (5,928,765)</u> | <u>\$ (2,007,779)</u> | <u>\$ 1,738,607</u> | <u>\$ (6,197,937)</u> | <u>\$ 13,207,335</u> | <u>\$ 7,870,046</u>               | <u>\$ 14,879,444</u> | <u>\$ 14,096,095</u> |

\* The fiscal 2020 comparative balances reflect 4 months of operations (September 2020 to December 2020)

See accompanying notes to the financial statements

# Inter-Varsity Christian Fellowship of Canada

## Statement of Cash Flows

| December 31   | 2021              | 2020              |
|---|-------------------|-------------------|
| Increase (decrease) in cash                         |                   | (Note 1)          |
| <b>Operating</b>                                    |                   |                   |
| Excess (deficiency) of revenue over expenses        | \$ 783,349        | \$ 707,086        |
| Items not involving cash                            |                   |                   |
| Amortization of property and equipment              | 494,015           | 167,117           |
| Unrealized investment gains                         | <u>(331,751)</u>  | <u>(121,048)</u>  |
|   | <u>945,613</u>    | <u>753,155</u>    |
| <br>Net change in non-cash working capital items    |                   |                   |
| Amounts receivable                                  | 291,870           | 239,439           |
| Prepaid expenses                                    | (2,445)           | 20,024            |
| Amounts payable and accrued liabilities             | 83,904            | (33,608)          |
| Deferred revenue                                    | <u>(247,798)</u>  | <u>(8,571)</u>    |
|   | <u>125,531</u>    | <u>217,284</u>    |
|   | <u>1,071,144</u>  | <u>970,439</u>    |
| <br><b>Financing</b>                                |                   |                   |
| Proceeds from (payments to) bank indebtedness (net) | (130,779)         | (738,974)         |
| Repayment of term loan                              | <u>(77,671)</u>   | <u>(25,208)</u>   |
|   | <u>(208,450)</u>  | <u>(764,182)</u>  |
| <br><b>Investing</b>                                |                   |                   |
| Changes in investments (net)                        | 46,070            | (27,792)          |
| Additions to property and equipment                 | <u>(650,896)</u>  | <u>(76,509)</u>   |
|   | <u>(604,826)</u>  | <u>(104,301)</u>  |
| <br>Net increase in cash                            | 257,868           | 101,956           |
| <br>Cash  |                   |                   |
| Beginning of year                                   | <u>187,962</u>    | <u>86,006</u>     |
| End of year   | <u>\$ 445,830</u> | <u>\$ 187,962</u> |

See accompanying notes to the financial statements

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# **Inter-Varsity Christian Fellowship of Canada**

## **Notes to the Financial Statements**

December 31, 2021

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### **1. Nature of organization**

The mission of Inter-Varsity Christian Fellowship of Canada ("Inter-Varsity") is the transformation of Canada's youth, students and graduates into fully committed followers of Jesus Christ. Inter-Varsity is a member movement of International Fellowship of Evangelical Students.

Inter-Varsity is incorporated under the Canada Not-for-Profit Corporations Act and is a charitable and not-for-profit organization, registered by the Canada Revenue Agency (CRA) for tax-deductible contributions.

On September 1, 2020, Inter-Varsity amalgamated with Inter-Varsity Ministries Foundation ("IVMF") to continue as Inter-Varsity Christian Fellowship of Canada.

In addition, the Board of Directors approved a change in year end from August 31 to December 31 to better align with operations of the newly amalgamated organization. As such, the comparative balances reflect 4 months of operations (September 2020 to December 2020) and the 2021 financial statements reflect 12 months (January 2021 to December 2021).

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### **2. Summary of significant accounting policies**

The financial statements have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO). The significant accounting policies used are as follows:

#### **Estimates**

The preparation of the financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. The most significant estimates relate to the collectability of amounts receivable and the useful lives of property and equipment. Actual results may differ from those estimates.



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# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

December 31, 2021

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### 2. Summary of significant accounting policies (continued)

#### Fund accounting

Inter-Varsity uses fund accounting to present its financial statements whereby resources for particular purposes are classified for accounting and reporting purposes into one of the following funds:

(i) Operating fund

Operating fund, which includes camp and campus ministries, accounts for Inter-Varsity's program delivery and administration activities.

(ii) Property fund

Property fund includes investments in property and equipment.

(iii) Special purpose funds

Special purpose funds comprise internally designated funds to record donations or funds designated by the board of directors for specific purposes for camp and campus ministries (Note 5); externally restricted funds to record donations with external restrictions (Note 5); and an endowment fund to be maintained permanently which relates to the Cathy Nicoll Alberta Pioneer Camp Leadership Program for leadership training purpose (Note 5).

#### Revenue recognition

Inter-Varsity follows the restricted fund method of accounting for restricted contributions. Externally restricted contributions are recognized as revenue of the appropriate restricted fund in the fiscal period in which they are received. Unrestricted contributions are recognized as revenue in the fiscal period received or receivable if the amount to be received can be estimated and collection is reasonably assured. Endowment contributions are recognized as revenue of the endowment fund in the fiscal period in which they are received.

Investment income earned from the externally restricted fund is recognized as revenue of those funds when earned and in proportion to the fund balances when the investment income is also externally restricted.

Camp fees and fees for conferences and events are recognized as revenue of the operating fund when the related camp sessions, conferences and events are held.

Campus income is recognized as revenue when the campus event or conference is held.

Other income is recognized as revenue when the event or conference is held. This also includes grants from provincial governments which are recorded as revenue in the period of receipt.

#### Contributions by volunteers

Volunteers contribute many valuable hours to assist Inter-Varsity in carrying out its objectives and ministries. Many of the camp and campus ministries of Inter-Varsity would not be possible without the contribution of dedicated volunteers. These contributions are appreciated by Inter-Varsity but due to the difficulty in determining the fair value of these contributions, they are not recognized in these financial statements.

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# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

December 31, 2021

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### 2. Summary of significant accounting policies (continued)

#### Property and equipment

Property and equipment purchased by Inter-Varsity are recorded at cost and those donated to Inter-Varsity are recorded at their fair market value at the date of acquisition when fair market value can be reasonably estimated. Inter-Varsity provides for the amortization of its property and equipment on a straight-line basis at the following annual rates:

|           |                |
|-----------|----------------|
| Buildings | 30 to 40 years |
| Equipment | 3 to 5 years   |

Long-lived assets, including property subject to amortization, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the estimated undiscounted future cash flows expected to be generated by the asset. If the carrying amount of the asset exceeds its estimated future cash flows, an impairment charge is recognized in the amount by which the carrying amount of the asset exceeds the fair value of the asset.

#### Foreign currency translation

Current monetary assets and liabilities denominated in foreign currencies are translated into Canadian dollars at exchange rates prevailing at the statement of financial position date. Revenue and expenses are translated at rates approximating the rates of exchange prevailing on the date of the related transaction. Adjustments arising on the translation of foreign currencies are included in the statement of activities.

#### Financial instruments

Inter-Varsity considers any contract creating a financial asset, liability, or equity instrument as a financial instrument, except in limited circumstances. Inter-Varsity's financial instruments comprise cash, amounts receivable, investments, amounts payable, bank indebtedness and loan payable.

Financial assets and liabilities obtained in arm's length transactions are initially recorded at their fair value. Inter-Varsity subsequently measures investments at fair value. All other financial instruments are measured at amortized cost, net of any provision for impairment in the case of financial assets. Unrealized gains and losses on investments are recognized in the statement of activities.

Financial assets and financial liabilities in related party transactions are initially measured at cost, with the exception of certain instruments which are initially measured at fair value. Inter-Varsity does not have any financial assets or financial liabilities in related party transactions which are initially measured at fair value.

Financial assets and financial liabilities recognized in related party transactions are subsequently measured based on how Inter-Varsity initially measured the instrument. Financial instruments initially measured at cost are subsequently measured at cost, less any impairment for financial assets. Financial instruments initially measured at fair value, of which Inter-Varsity has none, would be subsequently measured at amortized cost or fair value based on certain conditions.

# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

December 31, 2021

### 2. Summary of significant accounting policies (continued)

#### Financial instruments (continued)

Financial assets are tested for impairment at the end of each reporting period when there are indicators the asset may be impaired. If an impairment exists the asset is written down. If previously recognized, an impairment loss would be reversed to the extent of the improvement provided the assets is not carried at an amount, at the date of reversal, greater than the amount that would have been the carrying amount had no impairment loss been recognized previously. The amounts of any write-downs or reversals would be recognized in the statement of activities and changes in fund balances.

### 3. Investments

Investments consist of the following:

|                                    | <u>2021</u>                | <u>2020</u>                |
|------------------------------------|----------------------------|----------------------------|
| Cash and cash equivalents          | \$ 434,449                 | \$ 432,241                 |
| Guaranteed investment certificates | 161,461                    | 160,000                    |
| Fixed income                       | 687,979                    | 686,406                    |
| US equities                        | 198,279                    | 160,041                    |
| Canadian equities                  | <u>1,784,571</u>           | <u>1,542,370</u>           |
|                                    | <b>3,266,739</b>           | 2,981,058                  |
| Less: short term investments       |                            |                            |
| Operating                          | (161,461)                  | (160,000)                  |
| Internally designated              | <u>(494,951)</u>           | <u>(453,123)</u>           |
| Long term investments              | <b><u>\$ 2,610,327</u></b> | <b><u>\$ 2,367,935</u></b> |

### 4. Property and equipment

|           | <u>Cost</u>                 | <u>Accumulated<br/>Amortization</u> | <u>Net Book<br/>Value</u>   | <u>Net Book<br/>Value</u>   |
|-----------|-----------------------------|-------------------------------------|-----------------------------|-----------------------------|
| Land      | \$ 1,892,657                | \$ -                                | \$ 1,892,657                | \$ 1,892,657                |
| Buildings | 17,315,828                  | 6,231,701                           | 11,084,127                  | 10,946,258                  |
| Equipment | <u>1,915,666</u>            | <u>1,685,115</u>                    | <u>230,551</u>              | <u>211,539</u>              |
|           | <b><u>\$ 21,124,151</u></b> | <b><u>\$ 7,916,816</u></b>          | <b><u>\$ 13,207,335</u></b> | <b><u>\$ 13,050,454</u></b> |

Included in buildings is \$779,236 of work in progress. No amortization has been taken on these assets as they are still in progress and not ready for their intended use.

# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

December 31, 2021

### 5. Special purpose funds

|                             | Opening<br>Balances<br>December 31<br><u>2020</u> | <u>Revenue</u>             | <u>Expenses</u>            | Transfers<br>In (Out)      | Closing<br>Balances<br>December 31<br><u>2021</u> |
|-----------------------------|---|----------------------------|----------------------------|----------------------------|---|
| Internally designated funds | \$ 6,259,990                                      | \$ 1,913,428               | \$ (342,471)               | \$ (827,258)               | <b>\$ 7,003,689</b>                               |
| Externally restricted funds | 312,774   | 493,936                    | (443,140)                  | 2,779                      | <b>366,349</b>                                    |
| Endowment funds             | <u>500,008</u>                                    | <u>-</u>                   | <u>-</u>                   | <u>-</u>                   | <b><u>500,008</u></b>                             |
|                             | <b><u>\$ 7,072,772</u></b>                        | <b><u>\$ 2,407,364</u></b> | <b><u>\$ (785,611)</u></b> | <b><u>\$ (824,479)</u></b> | <b><u>\$ 7,870,046</u></b>                        |

### 6. Bank indebtedness

Inter-Varsity holds a line of credit with The Bank of Nova Scotia for \$2,000,000. The line is executed through a 'mirror netting' arrangement that monitors the balances in all bank accounts held by Inter-Varsity Christian Fellowship of Canada. As at December 31, 2021, the line of credit was drawn down by \$338,913 (2020 - \$759,916) and bears interest at prime plus 0.50%. The difference between the amount drawn down as at December 31, 2021 of \$338,913 and the balance reported on the statement of financial position of \$202,111 (2020 - \$332,890) is a result of reconciling items due to timing differences.

### 7. Loan payable

|   | <b>December 31<br/><u>2021</u></b> | December 31<br><u>2020</u> |
|---|------------------------------------|----------------------------|
| Bank fixed rate non-revolving term loan, repayable in monthly payments of \$14,795 (principal plus interest), bearing interest at a fixed rate of 4.47% per annum, due in full in October 2024. | <b>\$ 2,180,266</b>                | \$ 2,257,937               |
| Less current portion  | <b><u>(82,050)</u></b>             | <u>(77,671)</u>            |
|   | <b><u>\$ 2,098,216</u></b>         | <b><u>\$ 2,180,266</u></b> |

Inter-Varsity holds a \$2,300,000 non-revolving term loan. The facilities (bank indebtedness and term loan) are secured through a general security agreement and a first collateral mortgage of \$4,300,000 on the Ontario Pioneer camp property.

Pursuant to the credit agreement, Inter-Varsity must comply with certain covenants including a debt service coverage ratio. At the financial position date, the debt service coverage ratio was met.

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# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

December 31, 2021

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### 7. Loan payable (continued)

Estimated scheduled repayments on the loan over the next three years are as follows:

|      |                     |
|------|---------------------|
| 2022 | \$ 82,050           |
| 2023 | 85,754              |
| 2024 | <u>2,012,462</u>    |
|      | <u>\$ 2,180,266</u> |

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### 8. Commitments and contingencies

#### Operating leases

Inter-Varsity leases a parcel of property at Crimson Lake at nominal annual rates, which is used by Alberta Pioneer Camps and expires December 31, 2030.

Inter-Varsity's operating lease agreements for office rent expires in fiscal 2027, office equipment expire in fiscal 2024 and the camp site lease expires in 2030.

Minimum future payments are as follows:

|            |                     |
|------------|---------------------|
| 2022       | \$ 296,000          |
| 2023       | 271,000             |
| 2024       | 240,000             |
| 2025       | 244,000             |
| 2026       | 251,000             |
| Thereafter | <u>88,000</u>       |
|            | <u>\$ 1,390,000</u> |

#### Gift from Crossroads Christian Communication Inc. ("Crossroads")

On April 1, 2011, Inter-Varsity received a donation from Crossroads transferring full legal title and control of the properties and operations of five camps operating as Circle Square Ranch located in Halkirk, Alberta; Wolseley, Saskatchewan; Austin, Manitoba; Brantford, Ontario; and Arden, Ontario.

In the event Inter-Varsity elects at any time in the twelve year period following this transfer to (i) sell, lease, license or otherwise dispose, (ii) cease to operate any of the properties for two consecutive summers, or (iii) Inter-Varsity ceases to operate as a camping ministry, and provided that Crossroads is then a charity in good standing with the CRA, Inter-Varsity is obligated to transfer to Crossroads, as an unconditional cash gift, amounts specified in the agreement as fair market value at April 1, 2011.

These amounts are subject to a reduction over the aforementioned twelve year period as follows: (i) years one through four, a reduction of 5% per year; (ii) years five through eight, a reduction of 7.5% per year; and (iii) years nine through twelve, a reduction of 12.5% per year. However, Inter-Varsity may elect to sell any of the gifted properties over the next twelve years for the express intention of operating a summer camp to replace the property sold, provided the purchase of a new property occurs within twelve months of the receipt of the proceeds of such sale. In that event, Inter-Varsity shall not be obligated to pay any funds to Crossroads as a result of such a disposition.

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# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

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### 8. Commitments and contingencies (continued)

The Circle Square Ranch Brantford property includes a 10,934 square foot single storey warehouse. As part of the transfer agreement on April 1, 2011, Crossroads retains an option to purchase the portion of the land gifted upon which this warehouse resides for a purchase price of \$10. This purchase option expires on March 31, 2023 and is subject to Crossroads' ability to obtain the required approvals to sever this specified portion of the land at its sole cost and expense.

### Litigation

Inter-Varsity was named a co-defendant in a legal claim against the organization. The potential liability, if any, with respect to this claim is not determinable. Any loss related to this claim would be recorded in the year during which the amount of the liability is able to be estimated or adjustments to the amount recorded are determined to be required.

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### 9. Government grant – wages and rent

During the year, the Organization recognized payroll subsidies received relating to the Canada emergency wage subsidy and the Canada recovery hiring program totaling \$1,343,148 (September 1, 2020 to December 31, 2020 - \$423,113) and the Canada emergency rent subsidy totaling \$164,630. These subsidies were recognized in Other Revenue on the statement of activities and changes in fund balances.

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### 10. Pension plan

Inter-Varsity maintains a defined contribution pension plan for its employees. Included in the statement of activities and changes in fund balances are contributions to the plan by Inter-Varsity of \$170,899 (September 1, 2020 to December 31, 2020 - \$43,059) during the fiscal period.

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### 11. Related party transactions

Inter-Varsity has agency agreements with IVCF-USA and the International Fellowship of Evangelical Students (IFES). Donations and grants to approved programs operated by IVCF-USA totalled \$122,021 (September 1, 2020 to December 31, 2020 - \$51,950). Donations and grants to approved programs operated by IFES totalled \$244,551 (September 1, 2020 to December 31, 2020 - \$120,334). Donations and grants received from IFES were \$95,069 (September 1, 2020 to December 31, 2020 - \$19,325).

During the year, Inter-Varsity received donations and grants from Canadian Inter-Varsity Christian Fellowship Inc. (CIVCF) of \$665,244 (September 1, 2020 to December 31, 2020 - \$151,132). CIVCF is a 501(c) (3) charity established in 2007 to provide friends and alumni in the United States a means of supporting the ministries Inter-Varsity in Canada. Donations to staff made through IVCF-USA are received through CIVCF.

Related party transactions are recorded at the exchange amount and are included in the statement of activities.

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# Inter-Varsity Christian Fellowship of Canada

## Notes to the Financial Statements

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### 12. Government remittances

There are no outstanding government remittances payable as at December 31, 2021 and 2020.

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### 13. Financial instruments

Inter-Varsity's main financial instrument exposure, unchanged from the prior year, is detailed as follows:

#### **Credit risk**

Credit risk arises from the potential that camp fees are not paid. Inter-Varsity is exposed to credit risk relating to its amounts receivable as failure of any of these parties to fulfill their obligation could result in financial losses. No single party accounts for a significant balance of amounts receivable. The recorded allowance for doubtful accounts is insignificant and there have been no significant changes from the prior year.

#### **Liquidity risk**

Inter-Varsity's liquidity risk represents the risk that Inter-Varsity could encounter difficulty in meeting obligations associated with the amounts payable, bank indebtedness and the term loan. Inter-Varsity manages its liquidity risk by maintaining sufficient cash balances and monitoring forecasted and actual cash flows. There have been no significant changes from the prior year.

#### **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.

##### **Currency risk**

Currency risk is the risk arising from the change in price of one currency against another. Inter-Varsity is not exposed to significant currency risk.

##### **Interest rate risk**

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Inter-Varsity is exposed to interest rate risk on fixed income investments as the value of these investments will change with market fluctuations. Interest on Inter-Varsity's bank indebtedness is subject to a variable interest rate. Changes in the prime rate can cause fluctuations in interest payments and cash flows. The loan payable and bank indebtedness are subject to interest rate risk.

##### **Other price risk**

Other price risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or other factors affecting all similar financial instruments traded in the market. Inter-Varsity is exposed to other price risk through its equity investments.

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# **Inter-Varsity Christian Fellowship of Canada**

## **Notes to the Financial Statements**

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### **14. COVID-19**

The outbreak of a novel strain of coronavirus (“COVID-19”) was declared a global pandemic by the World Health Organization in March 2020. COVID-19 has severely impacted many economies around the globe. In many countries, including Canada, businesses were forced to cease or limit operations for long periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

In 2021, Inter-Varsity was not able to conduct a few of the fall programs and year round ministries, and summer camps were run at a limited capacity. However, donor contributions remain strong. Inter-Varsity encourages the camp and campus staff to be creative given the current reality and continue to focus on meaningful results to maintain forward momentum. The government wage subsidies received were instrumental in supporting and maintaining a core staff presence at camp and campus locations. Management continued to monitor cashflows with a rolling 6-month forecast.

The duration and impact of the pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position of the Inter-Varsity for future periods.

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### **15. Comparative financial statements**

The comparative financial statements have been reclassified from those previously presented to conform to the presentation of the 2021 financial statements.