

**THE ROMAN CATHOLIC ARCHBISHOP  
OF VANCOUVER – JOHN PAUL II  
PASTORAL CENTRE**

**Financial Statements  
December 31, 2019**

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## INDEPENDENT AUDITORS' REPORT

### TO THE MOST REVEREND J. MICHAEL MILLER, CSB ARCHBISHOP OF VANCOUVER

#### *Qualified Opinion*

We have audited the financial statements of John Paul II Pastoral Centre of the Roman Catholic Archbishop of Vancouver (the "Archdiocese"), which comprise:

- ♦ the statement of financial position as at December 31, 2019;
- ♦ the statement of operations for the year then ended;
- ♦ the statement of changes in net assets for the year then ended;
- ♦ the statement of operations and changes in net assets internally restricted for specific programs for the year then ended;
- ♦ the statement of operations and changes in net assets externally restricted for the year then ended;
- ♦ the statement of cash flows for the year then ended; and
- ♦ the notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matters described in the *Basis for Qualified Opinion* paragraph, the financial statements present fairly, in all material respects, the financial position of the Archdiocese as at December 31, 2019 and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

#### *Basis for Qualified Opinion*

As explained in note 2(d), all expenditures for purchases of property and equipment are charged as current year costs in the statement of operations. Property and equipment are not capitalized and amortized over their useful life. The policy adopted by the Archdiocese constitutes a departure from Canadian accounting standards for not-for-profit organizations. It is not practicable to quantify the effects of this departure on the excess of revenues over expenditures, and the cash flows from operations and investing activities for the years ended December 31, 2019 and 2018 and property and equipment and total assets as at December 31, 2019 and 2018, and net assets as at January 1 and December 31 for both the 2019 and 2018 years.

Our audit opinion on the financial statements for the year ended December 31, 2019 was modified accordingly because of the possible effects of the departure from Canadian accounting standards for not-for-profit organizations.

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 from the Archdiocese 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 audit opinion.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organization, 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 Archdiocese'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 Archdiocese or to cease operations, or has no realistic alternative but to do so.

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

### *Auditors' Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of 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 Archdiocese'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 Archdiocese'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 Archdiocese 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.

*Smythe LLP*

Chartered Professional Accountants

Vancouver, British Columbia  
May 28, 2020

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**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Statement of Financial Position**  
**December 31**

	2019	2018
<b>Assets</b>		
<b>Current</b>		
Cash	\$ 6,710,571	\$ 8,956,907
Amounts receivable	4,601,908	3,817,059
Prepaid expenses	196,072	169,304
Current portion of loans receivable from Notre Dame (note 5)	596,064	596,064
	12,104,615	13,539,334
<b>Investments (note 4)</b>		
Unrestricted	29,491,850	43,233,910
Restricted	155,414,058	129,886,098
	184,905,908	173,120,008
<b>Loans Receivable from Parishes, Agencies and School (note 5)</b>	36,867,611	33,163,550
<b>Loan Receivable from Notre Dame (note 5)</b>	4,829,172	5,232,862
<b>Loan Receivable from Gardens of Gethsemani (note 6)</b>	5,771,791	3,574,788
<b>Mortgage Receivable (note 7(ii))</b>	0	135,000
	47,468,574	42,106,200
	\$ 244,479,097	\$ 228,765,542
<b>Liabilities</b>		
<b>Current</b>		
Accounts payable and accrued liabilities	\$ 1,077,263	\$ 4,310,120
Deposits from Parishes and Agencies (note 9)	147,113,850	121,939,884
National and Diocesan Collections payable	2,117,341	2,108,452
Parish Project Advance rebates payable (note 9)	1,356,793	1,199,474
Current portion of loans payable (note 8)	596,064	596,064
	152,261,311	130,153,994
<b>Loan Payable (note 8)</b>	4,829,172	5,232,862
	157,090,483	135,386,856
<b>Net Assets</b>		
<b>Unrestricted</b>	42,616,215	48,688,220
<b>Internally Restricted for Specific Programs</b>	36,472,191	36,744,252
<b>Externally Restricted</b>	8,300,208	7,946,214
	87,388,614	93,378,686
	\$ 244,479,097	\$ 228,765,542

Commitments and Contingencies (notes 11 and 12)

Approved by The Roman Catholic Archbishop of Vancouver:

*+ J. Michael Miller CSB*

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Statement of Operations  
Year Ended December 31

	2019	2018
<b>Revenues</b>		
Diocesan assessments (note 9)	\$ 4,747,421	\$ 4,715,943
Project Advance - general	950,000	950,000
	5,697,421	5,665,943
<b>Expenditures</b>		
Archdiocesan operating expenses (schedule 1)	10,261,196	7,814,481
Archdiocesan grants (schedule 2)	912,914	690,602
	11,174,110	8,505,083
<b>Deficiency Before Other Items</b>	(5,476,689)	(2,839,140)
<b>Other Expenditures</b>		
Audit	88,534	72,100
Clergy care	92,795	113,575
Consulting	182,070	71,010
Legal costs	197,676	121,567
	(561,075)	(378,252)
<b>Other Revenues</b>		
Interest	5,304,485	5,033,114
Legacies, bequests and donations	2,776,997	2,148,086
	8,081,482	7,181,200
Investment income distribution	(3,518,840)	(3,485,741)
Investment management fee	(562,966)	(417,191)
	3,999,676	3,278,268
<b>Excess (Deficiency) of Revenue over Expenditures Before Property Transactions</b>	(2,038,088)	60,876
<b>Property Transactions (note 2(d))</b>		
Income (expenditures)		
Net property transactions and secondary school construction income (schedule 3)	(5,009,133)	8,142,363
Property transactions for Retreat Centre (schedule 3)	0	(103,689)
General property carrying costs	(481,909)	(181,958)
	(5,491,042)	7,856,716
<b>Excess (Deficiency) of Revenues over Expenditures</b>	(7,529,130)	7,917,592
<b>Unrestricted Net Assets, Beginning of Year</b>	48,688,220	39,718,402
<b>Transfer to Internally Restricted Funds</b>	(879,145)	(786,658)
<b>Transfer from Internally Restricted Funds</b>	2,336,270	1,838,884
	\$ 42,616,215	\$ 48,688,220

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Statement of Changes in Net Assets  
Year Ended December 31

<b>2019</b>						
<b>Unrestricted</b>			<b>Internally Restricted</b>			
	General	Sites (schedule 3)	Secondary School Construction (schedule 3)	General		Total
<b>Balance, Beginning of Year</b>	\$ 25,645,503	\$ 3,812,684	\$ 19,230,033	\$ 36,744,252		\$ 85,432,472
<b>Excess (Deficiency) of Revenues over Expenditures Internally Restricted Program</b>	(2,519,997)	275,867	(5,285,000)	0		(7,529,130)
<b>Transactions</b>	0	0	0	1,185,064		1,185,064
<b>Transfers to Internally Restricted Funds</b>	(879,145)	0	0	879,145		0
<b>Transfers from Internally Restricted Funds</b>	2,336,270	0	0	(2,336,270)		0
<b>Balance, End of Year</b>	\$ 24,582,631	\$ 4,088,551	\$ 13,945,033	\$ 36,472,191		\$ 79,088,406
<b>2018</b>						
<b>Unrestricted</b>			<b>Internally Restricted</b>			
	General	Sites (schedule 3)	Secondary School Construction (schedule 3)	General		Total
<b>Balance, Beginning of Year</b>	\$ 24,818,048	\$ (6,679,679)	\$ 21,580,033	\$ 36,789,894		\$ 76,508,296
<b>Excess (Deficiency) of Revenues over Expenditures Internally Restricted Program</b>	(224,771)	10,492,363	(2,350,000)	0		7,917,592
<b>Transactions</b>	0	0	0	1,006,584		1,006,584
<b>Transfers to Internally Restricted Funds</b>	(786,658)	0	0	786,658		0
<b>Transfers from Internally Restricted Funds</b>	1,838,884	0	0	(1,838,884)		0
<b>Balance, End of Year</b>	\$ 25,645,503	\$ 3,812,684	\$ 19,230,033	\$ 36,744,252		\$ 85,432,472

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Statement of Operations and Changes in Net Assets Internally Restricted for Specific Programs**  
**Year Ended December 31**

	<b>Balance, December 31, 2018</b>	<b>Transfers from Unrestricted Net Assets</b>	<b>Program Transactions</b>	<b>Transfers to Unrestricted Net Assets</b>	<b>Balance, December 31, 2019</b>
Retreat Centre	\$ 13,323,760	\$ 0	\$ 260,077	\$ 0	\$ 13,583,837
Low-Interest Revolving Fund	8,584,288	0	17,857	0	8,602,145
Self-insurance	3,935,286	0	410,818	(382,519)	3,963,585
Evangelization	2,388,772	280,324	0	(705,120)	1,963,976
Clergy Care	1,925,833	79,504	39,098	(92,795)	1,951,640
Seminary and Vocations	965,900	0	228,334	0	1,194,234
St. Joseph's Clergy Residence	1,099,081	0	22,259	0	1,121,340
Catholic Education 2000	1,241,019	0	21,942	(391,500)	871,461
Archbishop Fundraising: St. John Vianney	1,084,004	125,347	73,587	(436,859)	846,079
Chapel	443,789	0	894	(3,645)	441,038
Deacon Formation	413,089	36,428	4,045	(52,232)	401,330
Catholic Ethics	0	357,542	0	0	357,542
Archbishop Fundraising: Catholic Charities	326,820	0	6,620	0	333,440
Holy Rosary Cathedral Renovations	306,879	0	2,342	0	309,221
Continuing Education of Clergy	271,504	0	(7,974)	(127,000)	136,530
Special Events	132,911	0	1,330	0	134,241
Chaplaincies	100,711	0	9,003	0	109,714
Youth Ministry	101,450	0	82,066	(100,000)	83,516
Truth and Reconciliation	30,580	0	6,857	0	37,437
Crozier Fund	68,576	0	5,909	(44,600)	29,885
	<b>\$ 36,744,252</b>	<b>\$ 879,145</b>	<b>\$ 1,185,064</b>	<b>\$ (2,336,270)</b>	<b>\$ 36,472,191</b>



**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Statement of Operations and Changes in Net Assets Externally Restricted**  
**Year Ended December 31**

	<b>2019</b>	<b>2018</b>
<b>Revenues</b>	\$ 1,192,730	\$ 638,544
<b>Expenditures</b>	(838,736)	(565,004)
<b>Excess of Revenues over Expenditures</b>	353,994	73,540
<b>Balance, Beginning of Year</b>	7,946,214	7,872,674
<b>Balance, End of Year</b>	\$ 8,300,208	\$ 7,946,214

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Statement of Cash Flows  
Year Ended December 31

	2019	2018
<b>Operating Activities</b>		
Excess (deficiency) of revenues over expenditure	\$ (7,529,130)	\$ 7,917,592
Internally restricted program transactions	1,185,064	1,006,584
Excess (deficiency) of revenues over expenditure - externally restricted	353,994	73,540
Property transactions	374,132	(9,738,674)
Items not involving cash		
Unrealized (gain) loss on investments	12,082,952	(2,827,559)
Write-off of mortgage	135,000	0
Accrued interest on Loan to Gardens of Gethsemani	(197,003)	(63,281)
	6,405,009	(3,631,798)
Changes in non-cash working capital		
Amounts receivable	(784,849)	(169,814)
Prepaid expenses	(26,768)	(129,361)
Interest accrued on investments	(826,774)	(881,816)
Accounts payable	(3,232,857)	2,924,636
Deposits from parishes and agencies	13,091,014	1,840,115
Collections payable	8,889	(105,673)
Parish Project Advance rebates payable	157,319	56,184
	8,385,974	3,534,271
<b>Cash Provided by (Used in) Operating Activities</b>	<b>14,790,983</b>	<b>(97,527)</b>
<b>Investing Activities</b>		
Investments purchased	(112,447,147)	(323,456,355)
Investments redeemed	101,488,021	318,774,010
Proceeds from sale of properties	510,886	9,842,363
Purchase of new properties	(885,018)	(103,689)
Repayments from Notre Dame	403,690	391,220
Loans to other parishes, net	(3,704,061)	1,236,111
Loan to Gardens of Gethsemani	(2,000,000)	(2,500,000)
<b>Cash Provided by (Used in) Investing Activities</b>	<b>(16,633,629)</b>	<b>4,183,660</b>
<b>Financing Activities</b>		
Repayments of loan payable	(403,690)	(391,220)
<b>Inflow (Outflow) of Cash</b>	<b>(2,246,336)</b>	<b>3,694,913</b>
<b>Cash, Beginning of Year</b>	<b>8,956,907</b>	<b>5,261,994</b>
<b>Cash, End of Year</b>	<b>\$ 6,710,571</b>	<b>\$ 8,956,907</b>

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Notes to Financial Statements**  
**Year Ended December 31, 2019**

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**1. NATURE OF OPERATIONS**

The Roman Catholic Archbishop of Vancouver, the Corporate Sole, was incorporated by a special act of the BC Legislature on March 12, 1909 and amended on December 9, 1938 (the "Archdiocese"). The Archdiocese of Vancouver operates in the geographical area known as the Lower Mainland, and its activities include receiving deposits on behalf of parishes and agencies for purposes of earning investment income.

The Corporate Sole is a civil law statute for the holding and administering of real and personal property pertaining to the Archdiocese, including its parishes, and in accordance with its fiduciary obligations arising out of Canon Law.

The Archdiocesan accounts are maintained at the Pastoral Centre Office. This office directs all the non-parish administrative activities of the Archdiocese under the guidance and direction of the Archbishop of Vancouver. The John Paul II Pastoral Centre is one such operation.

The Archdiocese is registered as a charitable organization and exempt from income taxes under section 149(1)(f) of the *Income Tax Act* (Canada). The Archdiocese issues charitable donation receipts for income tax purposes.

**2. SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Archdiocese were prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") except as disclosed in note 2(d) and include the following significant accounting policies.

(a) Basis of presentation

The statement of financial position and statement of operations reflect only the John Paul II Pastoral Centre activities of the Archdiocese. These financial statements exclude the divisional accounts and activities of the following:

- The Catholic Independent Schools of the Vancouver Archdiocese
- Gardens of Gethsemani, St. Peter's Cemetery and St. Mary's Cemetery – the Archdiocesan cemetery operations
- Saint Joseph's Society
- Archdiocesan services and societies that receive pastoral grants. These include:
  - B.C. Catholic Newspaper
  - Catholic Charities

These financial statements do not consolidate the accounts of the 78 parishes within the Archdiocese (see note 9), which are related by the common control of The Roman Catholic Archbishop of Vancouver.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

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**2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

(b) Fund accounting

The John Paul II Pastoral Centre follows the restricted fund method of accounting for contributions.

(i) Unrestricted

This fund represents revenue from diocesan assessments, unrestricted general donations and investment gains (losses) used to cover the Archdiocese's operating and administration costs and assistance granted to certain parishes. The fund balance represents the accumulated net excess (deficiency) of revenue over expenditures from general operations and net of property transaction income (costs) and transfers from (to) internally restricted funds.

(ii) Internally restricted

These are funds specifically set aside to cover costs for specific programs.

(iii) Externally restricted

These are funds received from donors that have specific restrictions. Any principal or interest earned from these amounts is to be used for specific programs.

Transfers between unrestricted and internally restricted funds exist for the purpose of funding general expenditures to operate the Archdiocese and to assist in the operations of specific programs organized by the Archdiocese.

(c) Revenue recognition

Restricted contributions are recognized as revenue in the year the contribution is received. Unrestricted contributions are recognized in the general fund as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. All legacies, bequests and donations are included as revenue when received.

Diocesan assessments are comprised of parish assessments and assessment on the normal operations of the Catholic Cemeteries of the Archdiocese of Vancouver (the "Catholic Cemeteries"). Parish assessments are based on 14.7% (2018 - 14.7%) of the parishes' reported income of normal Sunday collections from the previous year. The assessment to normal operations of the Catholic Cemeteries are based on 14.7% (2018 - 14.7%) of gross revenues earned from the year preceding the prior year.

These financial statements do not report as revenue funds collected on behalf of parishes that are subsequently disbursed to various intended recipients for which the collections are made.

Revenue from sale of properties is recognized upon the closing of the transaction and when the amount to be received can be reasonably measured and collection is reasonably assured.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

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**2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

(c) Revenue recognition (continued)

Interest income on all investments is recorded on an accrual basis. Accrued interest is included in the cost of the investments.

(d) Properties

Properties, furniture and equipment are not capitalized or amortized in accordance with ASNPO. All expenditures for purchases and carrying costs of property assets less any rentals or sale proceeds are charged to operations as current year costs, except for financed acquisitions. There are no financed acquisitions as at year-end.

No amortization has been recorded in the statement of operations, as capital expenditures are fully expensed in the year incurred.

(e) Financial instruments

The Archdiocese initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions. The Archdiocese subsequently measures all its financial assets and financial liabilities at amortized cost, except for any investments in equity instruments and fixed income investments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in excess (deficiency) of revenues over expenditures.

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of any write-down would be recognized in excess (deficiency) of revenues over expenditures. In the event a previously recognized impairment loss should be reversed, the amount of the reversal is recognized in excess (deficiency) of revenues over expenditures provided it is not greater than the original amount prior to write-down.

For any financial instrument that is measured at amortized cost, the instrument's cost is adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption. These transaction costs are amortized into income on a straight-line basis over the term of the instrument. All other transaction costs are recognized in net income in the period incurred.

(f) Use of estimates

The preparation of the John Paul II Pastoral Centre's financial statements in conformity with ASNPO may require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Significant areas requiring the use of estimates relate to the accrual of payables and the collectability of accounts receivables, loans receivable and mortgage receivable. Management believes these estimates are reasonable; however, actual results could differ from those estimates and could impact future results of operations and cash flows.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

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**2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

(g) Foreign currency translation

Foreign currency transactions and balances are translated into Canadian dollars as follows:

- (i) Monetary assets and liabilities at the rate of exchange in effect as at the statement of financial position date; and
- (ii) Revenues and expenditures at the rate of exchange on the transaction date.

Gains and losses arising from the translation of foreign currency balances are recorded in the statement of operations for unrestricted net assets for the year.

**3. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT**

The Archdiocese manages its investments in accordance with defined guidelines as to acceptable debt instruments and acceptable terms and conditions. Management is responsible for monitoring performance and recommending changes. The College of Consultors and Archdiocesan Finance Council are responsible for the governance and strategic direction of the investment portfolio.

(a) Liquidity risk

Liquidity risk is the risk that the Archdiocese will encounter difficulty in meeting obligations associated with financial liabilities. The Archdiocese is exposed to liquidity risk with regard to accounts payable and accrued liabilities, deposits with parishes and agencies, collections payable, parish project advance rebates payable and loans payable. Cash flows from operations and sale of properties provides a substantial portion of the John Paul II Pastoral Centre's cash requirements.

(b) Credit risk

Credit risk related to financial instruments arises from the possibility the counterparty to an instrument may fail to discharge its obligation to the Archdiocese. The Archdiocese's investments and cash are subject to credit risk and the maximum exposure to credit risk on these instruments is their carrying value. The Archdiocese manages this risk by holdings its investments and cash with major financial institutions. The Archdiocese does not anticipate that any counterparties will fail to meet their obligations.

The Archdiocese believes that credit risk in accounts receivable and loans to parishes, agencies and school, including Notre Dame and Gardens of Gethsemani, are minimal as they are under common control of the Corporate Sole.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

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**3. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (Continued)**

(c) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates.

The Archdiocese is exposed to interest rate risk on its investment portfolio through its fixed income instruments. Investments are made with different maturity terms ranging from 30 days to 10 years to level out the changes of the market rates. The Archdiocese is exposed to interest cash flow risk on its variable securities, loans receivable and loans payable.

(d) Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates. As at December 31, 2019, the Archdiocese holds US cash of \$1,739,022 (2018 - \$1,399,581) and US dollar denominated investments of \$34,907,166 (2018 - \$32,717,735) at their Canadian dollar equivalent.

(e) Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Archdiocese is subject to other price risk through its publicly traded instruments and fixed income investments recorded at fair value.

**4. INVESTMENTS**

*Unrestricted*

These investments are for the general operations of the Archdiocese.

*Restricted*

These investments have been set aside to fully collateralize the deposits received from parishes and agencies and net assets that are externally restricted.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Notes to Financial Statements**  
**Year Ended December 31, 2019**

**4. INVESTMENTS (Continued)**

Investments are represented as follows:

	<b>2019</b>	<b>2018</b>
Accrued interest	\$ 855,068	\$ 789,912
At fair value		
Fixed income investments	\$ 86,002,290	\$ 85,540,209
Common shares	53,170,497	50,029,937
Mutual funds	18,146,557	11,854,486
Guaranteed investment certificates	12,104,346	11,836,801
Preferred shares	10,943,288	9,498,441
Government and government-backed securities	3,453,677	3,123,191
Foreign securities	230,185	447,031
	184,050,840	172,330,096
	\$ 184,905,908	\$ 173,120,008

Government and government-backed securities and banker's acceptance notes bear fixed interest yields ranging from 2.50% to 3.50% (2018 – 2.45% to 4.50%).

Guaranteed investment certificates bear interest at rates ranging from 2.33% to 3.21% (2018 – 2.35% to 3.21%).

**5. LOANS RECEIVABLE**

	<b>2019</b>	<b>2018</b>
Notre Dame	\$ 5,425,236	\$ 5,828,926
Current portion from Notre Dame	(596,064)	(596,064)
	4,829,172	5,232,862
Parishes	31,527,144	32,029,727
School	4,200,000	-
Agencies	1,140,467	1,133,823
	36,867,611	33,163,550
	\$ 41,696,783	\$ 38,396,412

The loan from Notre Dame bears interest at 3.39% (2018 – 3.39%) and has set repayment terms that match the bank loan, as stated in note 8.



**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Notes to Financial Statements**  
**Year Ended December 31, 2019**

**5. LOANS RECEIVABLE (Continued)**

Interest earned from loans from parishes during the year totaled \$206,041 (2018 - \$178,624). These loans bear interest at the chancery deposit rates of 2.50% for January to June 2019 and 2.30% for July to December 2019 (2018 - 2.10% and 2.00%).

Interest earned from loans from agencies during the year totaled \$38,781 (2018 - \$43,084). These loans have no set repayment terms and bear interest at bank prime. The weighted average bank prime during the year was 3.95% (2018 - 3.60%).

Loan receivable from school is interest-free and no set repayment terms.

**6. AMOUNTS RECEIVABLE FROM GARDENS OF GETHSEMANI**

During the year, the Archdiocese disbursed \$2,000,000 (2018 - \$2,500,000) to Gardens of Gethsemani. The loan is unsecured and repayable over 12 years at 3.75% interest per annum. Repayment of the loan will begin upon completion of the Phase 1 project of Gardens of Gethsemani. Included in the year-end balance is accrued interest of \$197,003 (2018 - \$63,281).

	<b>2019</b>	<b>2018</b>
Opening balance	\$ 3,574,788	\$ 1,011,507
Disbursement	2,000,000	2,500,000
	5,574,788	3,511,507
Accrued interest	197,003	63,281
	\$ 5,771,791	\$ 3,574,788

At year-end, included in amounts receivable is \$864,545 (2018 - \$597,057) due from Gardens of Gethsemani for the Diocesan Assessment and other billed costs.

**7. PROPERTIES**

The Archdiocese held an equitable interest in land resulting from the sale of a property (Catholic Pacific College) for \$742,000 consisting of:

- (i) \$250,000 in cash proceeds received during 2011;
- (ii) \$135,000 in mortgage receivable, repayable over ten years without stated terms of repayment or interest, secured against the title of the property. The mortgage receivable was forgiven during the 2019 year-end; and
- (iii) \$357,000 equitable interest on the land. Equitable interest was forgiven during the 2016 fiscal year.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

**8. LOAN PAYABLE**

	<b>2019</b>	<b>2018</b>
Bank loan - Notre Dame	\$ 5,425,236	\$ 5,828,926
Less: Current portion	596,064	596,064
	<b>\$ 4,829,172</b>	<b>\$ 5,232,862</b>

The above bank loan consists of a non-revolving credit facility of up to \$7,000,000 (2018 - \$7,000,000) repayable at \$49,672 per month, including interest at 3.39%, maturing October 21, 2022 and is secured by the investment portfolio held with the lender.

Bank loan repayments to be made during the next three years are as follows:

<b>2020</b>	<b>\$ 596,064</b>
<b>2021</b>	<b>596,064</b>
<b>2022</b>	<b>4,233,108</b>
	<b>\$ 5,425,236</b>

**9. RELATED PARTY TRANSACTIONS**

The John Paul II Pastoral Centre had the following transactions with the 78 parishes within the Archdiocese and Gardens of Gethsemani. The parishes and Gardens of Gethsemani are related by common control of The Roman Catholic Archbishop of Vancouver, the Corporate Sole.

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

	<b>2019</b>	<b>2018</b>
Payments received/receivable from:		
Parishes:		
Project Advance collections	\$ 7,401,675	\$ 7,469,393
Diocesan assessments	4,266,444	4,172,773
Special collections	2,064,246	2,112,383
Insurance premiums assessed	1,742,865	1,689,265
Interest earned from loans - parishes	206,041	178,624
Interest earned from loans - agencies	38,781	43,084
Gardens of Gethsemani:		
Diocesan assessments	480,977	543,170
Charitable works	55,000	55,000
Interest earned on loan	197,003	63,281
Advertising services	60,000	-
Insurance	4,587	-
	<b>\$ 16,517,619</b>	<b>\$ 16,326,973</b>

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

**9. RELATED PARTY TRANSACTIONS (Continued)**

	<b>2019</b>	<b>2018</b>
Payments made:		
Parishes:		
Project Advance rebates	\$ 2,469,520	\$ 2,660,094
Interest paid on deposit accounts	2,545,807	1,971,203
Youth ministry rebates	65,844	58,907
Low-interest revolving fund interest paid	155,102	129,577
	<b>\$ 5,236,273</b>	<b>\$ 4,819,781</b>

In addition to the Project Advance rebates paid during the year, \$1,356,793 (2018 - \$1,199,474) were still payable as at year-end and are included in Parish Project Advance rebates payable.

Deposits from parishes and agencies totaling \$147,113,850 (2018 - \$121,939,884) represent funds received for purposes of earning investment income and are repayable upon demand. The effective interest rate of the deposits ranges from 2.50% to 2.51% for January to June 2019 and 2.30% to 2.32% for July to December 2019 (2018 – 2.08% to 3.07% and 1.98% to 2.09%, respectively).

**10. GUARANTEES**

The Archdiocese is the guarantor to its bankers for letters of credit issued in the amount of \$616,205 (2018 - \$275,827).

**11. COMMITMENTS**

In 2016, the Archdiocese committed to funding the operations and theological education of St. Mark's College and Corpus Christi College, aggregating \$1,000,000 expiring in 2020. The Archdiocese committed an additional \$500,000 expiring in 2022.

The Archdiocese's remaining commitments for the next three years are as follows:

<b>2020</b>	<b>\$ 275,000</b>
<b>2021</b>	<b>200,000</b>
<b>2022</b>	<b>200,000</b>
	<b>\$ 675,000</b>

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Notes to Financial Statements  
Year Ended December 31, 2019

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**12. CONTINGENCIES**

*Contingent assets*

The Archdiocese has been designated owner/beneficiary of one unfunded term life insurance policy. The proceeds will be receivable on the death of the insured.

*Contingent liabilities*

The Archdiocese has been named as a defendant in claims seeking unspecified damages. It is not possible at this time to predict with any certainty the outcome of the claims.

**13. PENSION PLAN**

The Archdiocese contributes to a defined contribution pension plan on behalf of its current employees, excluding clergy. This plan is available to all permanent and permanent part-time employees immediately upon hiring.

The Archdiocese matches employee contributions. The employee has an option of selecting a 3% or 7% contribution of their salary. Employees are entitled to full vesting of their employee and employer contributions and investment earnings immediately after membership in the plan. The 2019 employer's contributions were \$249,814 (2018 - \$246,180).

**14. COMPARATIVE FIGURES**

Certain comparative figures were reclassified to conform to the presentation adopted in the current year.

**15. SUBSEQUENT EVENT**

Since December 31, 2019, the outbreak of the novel strain of coronavirus, specifically identified as "COVID-19", has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures, which include the implementation of travel bans, self-imposed quarantine periods and physical distancing, have caused material disruption to business globally resulting in an economic slowdown. The duration and impact of the COVID-19 outbreak is unknown at this time. It is not possible to reliably estimate the length and severity of these developments and the impact on the financial result and condition of the Archdiocese in future periods.

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
Archdiocesan Operating Expenses  
Year Ended December 31

Schedule 1

	2019	2018
Apostleship of the Sea	\$ 40,991	\$ 43,650
Archbishop's Office	329,003	231,594
Archdiocesan Operations	2,647,870	790,663
Archives	97,088	94,099
B.C. Catholic	(22,240)	(62,788)
Chaplaincies	294,043	304,643
Chancellor's Office	283,073	294,118
Communications	285,247	353,153
Continuing Education of Clergy	290,474	366,588
Deacon Formation	101,627	109,472
Delegate for Administration	206,663	191,025
Development	559,725	261,629
Door is open	3,234	-
Facilities Management	551,091	492,487
Finance	610,696	663,866
Foreign Missions	114,871	271,772
Human Resources	446,659	139,498
Information Technology	538,900	198,716
Internal Audit	118,817	116,682
Matrimonial Tribunal	346,004	504,484
Ministries and Outreach	1,471,977	1,457,133
Property and Infrastructure	338,369	217,647
Redemptoris Mater Seminary	169,608	100,000
Safe Environment	61,526	73,269
Seminary and Vocations	345,585	573,341
Vicar's General Office	30,296	27,740
	<b>\$ 10,261,196</b>	<b>\$ 7,814,481</b>

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
 Archdiocesan Grants  
 Year Ended December 31

**Schedule 2**

	<b>2019</b>	<b>2018</b>
St. Mark's College and Corpus Christi College	\$ 325,000	\$ 300,000
St. John Paul II Academy	371,500	122,794
Project Advance Grants	100,000	100,000
Holy Trinity Parish	39,708	98,042
Catholic Health Association of B.C.	40,000	40,000
Vancouver College	20,000	20,000
Roman Catholic Diocese of Whitehorse	14,856	9,766
Madonna House	1,850	0
	<b>\$ 912,914</b>	<b>\$ 690,602</b>

**THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER**  
**JOHN PAUL II PASTORAL CENTRE**  
**Property Acquisitions/Dispositions and Secondary School Construction**  
**Year Ended December 31**

Schedule 3

<b>2019</b>					
	Sites Acquisitions/ Dispositions	Secondary School Construction	Unrestricted	Total	
Proceeds from sale of properties <sup>1</sup>	\$ 510,885	\$ 0	\$ 0	\$	510,885
Property expenditures <sup>2</sup>	(885,018)	(6,800,000)	0		(7,685,018)
Write-off of mortgage receivable	0	(135,000)	0		(135,000)
Project Advance	650,000	1,650,000	0		2,300,000
	<b>\$ 275,867</b>	<b>\$ (5,285,000)</b>	<b>\$ 0</b>	<b>\$</b>	<b>(5,009,133)</b>

<sup>1</sup> Proceeds from sale of property was received from:

- Lot 7 Willet Road for \$540,000

Transactional costs amounting to \$6,435 and commissions of \$22,680 were incurred and deducted from the above proceeds.

<sup>2</sup> Property expenditures represent:

- Purchase of property in 17452 60 Street Surrey and other costs; and
- Archdiocesan grants toward a secondary school construction project.

<b>2018</b>					
	Sites Acquisitions/ Dispositions	Secondary School Construction	Unrestricted	Total	
Proceeds from sale of properties <sup>1</sup>	\$ 9,842,363	\$ 0	\$ 0	\$	9,842,363
Property expenditures <sup>2</sup>	0	(4,000,000)	(103,689)		(4,103,689)
Project Advance	650,000	1,650,000	0		2,300,000
	<b>\$ 10,492,363</b>	<b>\$ (2,350,000)</b>	<b>\$ (103,689)</b>	<b>\$</b>	<b>8,038,674</b>

<sup>1</sup> Proceeds from sale of properties were received from:

- Sale of 4306 Imperial Street for \$1,700,000
- Sale of 4314 Imperial Street for \$1,700,000;
- Sale of 4322 Imperial Street for \$1,700,000;
- Sale of 4330 Imperial Street for \$1,700,000;
- Sale of 6864 McKay Avenue for \$1,900,000; and
- Sale of 6884 McKay Avenue for \$1,450,000.

Transactional costs amounting to \$41,200 and commissions of \$266,437 were incurred and deducted from the above proceeds.

<sup>2</sup> Property expenditures represent:

- Payments relating to the property for the Retreat Centre; and
- Archdiocesan grants toward a secondary school construction project.