

Financial Statements of

MORE THAN A ROOF FOUNDATION

And Independent Auditor's Report thereon

Year ended August 31, 2025



KPMG LLP

PO Box 10426 777 Dunsmuir Street

Vancouver BC V7Y 1K3

Canada

Telephone 604 691 3000

Fax 604 691 3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of More Than a Roof Foundation

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of More Than a Roof Foundation (the "Foundation"), which comprise:

- the statement of financial position as at August 31, 2025
- the statement of operations and changes in fund balances for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Foundation as at August 31, 2025, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

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

We are independent of the Foundation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is responsible for assessing the Foundation'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 Foundation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Foundation'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 the financial statements.

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

We also:

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Foundation'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 Foundation'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 Foundation to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Matters

As required by the Societies Act (British Columbia), we report that, in our opinion, the accounting policies applied in preparing and presenting the financial statements in accordance with Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding period.

A handwritten signature in black ink that reads 'KPMG LLP' with a horizontal line underneath.

Chartered Professional Accountants

Vancouver, Canada
November 25, 2025

MORE THAN A ROOF FOUNDATION

Statement of Financial Position

August 31, 2025, with comparative information for 2024

	Operating Fund	Restricted Funds	Endowment Fund	2025 Total	2024 Total
Assets					
Current assets:					
Cash	\$ 86,040	\$ 58,917	\$ -	\$ 144,957	\$ 135,816
Prepaid expenses	1,862	-	-	1,862	544
Investments (note 2)	583,257	-	-	583,257	364,029
	671,159	58,917	-	730,076	500,389
Restricted cash	-	-	3,766	3,766	3,228
Investments (note 2)	-	-	2,000,000	2,000,000	2,000,000
	\$ 671,159	\$ 58,917	\$ 2,003,766	\$ 2,733,842	\$ 2,503,617

Liabilities and Fund Balances

Current liabilities:					
Accounts payable and accrued liabilities	\$ 18,194	\$ -	\$ -	\$ 18,194	\$ 12,204
Due to related party (note 3)	506,513	3,093	-	509,606	77,086
	524,707	3,093	-	527,800	89,290
Fund balances:					
Unrestricted	146,452	-	-	146,452	355,699
Restricted (notes 4 and 5)	-	55,824	2,003,766	2,059,590	2,058,628
	146,452	55,824	2,003,766	2,206,042	2,414,327
	\$ 671,159	\$ 58,917	\$ 2,003,766	\$ 2,733,842	\$ 2,503,617

See accompanying notes to financial statements.

Approved on behalf of the Board:



Director



Director

MORE THAN A ROOF FOUNDATION

Statements of Operations and Changes in Fund Balances

Year ended August 31, 2025, with comparative information for 2024

	Operating Fund	Restricted Funds <small>(note 4)</small>	Endowment Fund	2025 Total	2024 Total
Revenue:					
Donations (note 3)	\$ 63,845	\$ 126,916	\$ 538	\$ 191,299	\$ 66,413
Sponsorships for awards event	-	36,500	-	36,500	-
Dividends	47,986	-	-	47,986	57,469
Interest	4,212	-	-	4,212	10,366
Realized gain on investments	19,463	-	-	19,463	6,291
Unrealized gain on investments	161,319	-	-	161,319	253,396
	296,825	163,416	538	460,779	393,935
Operating expenses:					
Program support (note 3)	284,662	-	-	284,662	128,052
Supporter communications and relations	77,641	-	-	77,641	12,883
Community building activities	10,603	36,500	-	47,103	-
Investment management fees	18,610	-	-	18,610	17,108
Professional fees	16,841	-	-	16,841	12,165
Office supplies and other	9,650	-	-	9,650	11,657
	418,007	36,500	-	454,507	181,865
Program contributions:					
Contributions to related party (note 3)	65,011	101,594	-	166,605	59,655
Contributions to third parties	23,054	24,898	-	47,952	25,690
	88,065	126,492	-	214,557	85,345
Excess (deficiency) of revenue over expenses and contributions	(209,247)	424	538	(208,285)	126,725
Fund balances, beginning of year	355,699	55,400	2,003,228	2,414,327	2,287,602
Fund balances, end of year	\$ 146,452	\$ 55,824	\$ 2,003,766	\$ 2,206,042	\$ 2,414,327

See accompanying notes to financial statements.

MORE THAN A ROOF FOUNDATION

Statement of Cash Flows

Year ended August 31, 2025, with comparative information for 2024

	Operating Fund	Restricted Funds	Endowment Fund	2025 Total	2024 Total
Cash provided by (used in):					
Operating activities:					
Excess (deficiency) of revenue over expenses and contributions	\$ (209,247)	\$ 424	\$ 538	\$ (208,285)	\$ 126,725
Items not involving cash:					
Unrealized gain on investments	(161,319)	-	-	(161,319)	(253,396)
Changes in non-cash working capital:					
Prepaid expenses	(1,318)	-	-	(1,318)	3,186
Accounts payable and accrued liabilities	5,990	-	-	5,990	1,486
	(365,894)	424	538	(364,932)	(121,999)
Financing activities:					
Due to related party	429,427	3,093	-	432,520	74,765
Investing activities:					
Net change in operating investments	(57,909)	-	-	(57,909)	(21,045)
Increase (decrease) in cash	5,624	3,517	538	9,679	(68,279)
Cash, beginning of year	80,416	55,400	3,228	139,044	207,323
Cash, end of year	\$ 86,040	\$ 58,917	\$ 3,766	\$ 148,723	\$ 139,044
Cash consists of:					
Cash	\$ 86,040	\$ 58,917	\$ -	\$ 144,957	\$ 135,816
Restricted cash	-	-	3,766	3,766	3,228
	\$ 86,040	\$ 58,917	\$ 3,766	\$ 148,723	\$ 139,044

See accompanying notes to financial statements.

MORE THAN A ROOF FOUNDATION

Notes to Financial Statements

Year ended August 31, 2025

More Than a Roof Foundation (the "Foundation") is a charity incorporated on February 22, 2005 and operates under the *Societies Act* (British Columbia). The Foundation receives, holds and invests bequests, donations, gifts, funds and property, and administers and distributes funds, property, endowments, trusts and financial programs for the funding and support of the programs and activities of More Than a Roof Mennonite Housing Society (the "Society"). The Foundation is a registered charity under the *Income Tax Act*, and accordingly is exempt from income taxes, and is authorized to issue donation receipts for income tax purposes.

1. Significant accounting policies:

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

(a) Fund accounting:

The resources and operations of the Foundation have been segregated for accounting purposes into the following funds:

- The Operating Fund accounts for the Foundation's general operating and administrative activities, and the net investment income earned that is not externally restricted by donors for a specific purpose. This fund reports all unrestricted resources.
- The Restricted Funds account for contributions received to be directed towards the Foundation's awards event, special projects or programs, as well as the related expenses.
- The Endowment Fund accounts for externally restricted donations received by the Foundation with certain restrictions under the terms of the endowment agreement (note 5).

(b) Revenue recognition:

The Foundation follows the restricted fund method of accounting for contributions.

Externally restricted contributions which can only be used for purposes designated by the contributor are recognized as revenue of the restricted and endowment funds when received.

Restricted contributions received for which no specific restricted fund exists are deferred in the Operating Fund and recognized as revenue when the funds have been spent in accordance with the restrictions.

Unrestricted contributions are recognized as revenue in the Operating Fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Investment income earned on the endowment fund investments are unrestricted and recognized in the Operating Fund when earned.

MORE THAN A ROOF FOUNDATION

Notes to Financial Statements (continued)

Year ended August 31, 2025

1. Significant accounting policies (continued):

(c) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Foundation has elected to carry its investments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred.

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

(d) Related party transactions:

Monetary related party transactions and non-monetary related party transactions that have commercial substance are measured at the exchange amount when they are in the normal course of business, except when the transaction is an exchange of a product or property held for sale in the normal course of operations. Where the transaction is not in the normal course of operations, it is measured at the exchange amount when there is a substantive change in the ownership of the item transferred and there is independent evidence of the exchange amount.

All other related party transactions are measured at the carrying amount.

(e) Measurement uncertainty:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates.

MORE THAN A ROOF FOUNDATION

Notes to Financial Statements (continued)

Year ended August 31, 2025

2. Investments:

Investments consist of the following:

	2025	2024
Pooled fixed income funds	\$ 814,195	\$ 787,656
Pooled equity funds	1,769,062	1,576,373
	<u>\$ 2,583,257</u>	<u>\$ 2,364,029</u>
Operating investments	\$ 583,257	\$ 364,029
Endowment investments	2,000,000	2,000,000
	<u>\$ 2,583,257</u>	<u>\$ 2,364,029</u>

Operating investments are classified as short-term investments on the Statement of Financial Position as they are readily redeemable at the Foundation's option. Endowment investments are classified as long-term investments on the Statement of Financial Position based on the endowment contributor's stipulation that the funds be held until October 31, 2031 (note 5).

3. Due to related party and related party transactions:

The Foundation is related to the Society through two common directors. The amounts due to the Society are unsecured, non-interest bearing and with no specific terms of repayment.

In 2025, there were \$101,594 (2024 - nil) in contributions made by the Foundation from its Restricted Funds to the Society in support of specific programs and activities of the Society in accordance with the restrictions on the original contributions received (note 4). In 2025, there were contributions of \$65,011 (2024 - \$59,655) from the Foundation's Operating Fund to the Society.

In 2025, \$14,599 (2024 - \$8,687) of donations were received from Board members or organizations affiliated with these members and recorded in donations revenue.

In 2025, the Society charged \$273,306 (2024 - \$32,820) for program support services provided to the Foundation. In 2025, the amount charged was for significant transitions that occurred during the year, including for the staffing structure which evolved to better support the Foundation's strategic objectives and operational demands.

In 2025, employees of the Society performed other administrative services for the Foundation on a no charge basis. These services are not recognized in the financial statements as the value is not readily determinable.

MORE THAN A ROOF FOUNDATION

Notes to Financial Statements (continued)

Year ended August 31, 2025

4. Restricted funds:

	Balance, beginning of year	Revenue	Disbursements	Balance end of year
Soul Kitchen - Karis Kitchen	\$ 28,489	\$ -	\$ -	\$ 28,489
Next Step	5,894	-	-	5,894
Community garden	2,600	-	-	2,600
Scholarships	4,042	22,636	(24,898)	1,780
Tenant cultural initiatives	700	-	-	700
Projects division	-	100,000	(100,000)	-
Awards event	-	36,500	(36,500)	-
Tenant rent	1,079	-	(1,079)	-
Other	138	-	-	138
Community Funds	12,458	4,280	(515)	16,223
	\$ 55,400	\$ 163,416	\$ (162,992)	\$ 55,824

5. Endowment fund:

In 2022, the Foundation received a \$2,000,000 contribution to establish the DeVries Family Endowment. In 2025, an additional \$538 (2024 - \$3,228) contribution to the endowment was received. Income earned on the endowment investments is unrestricted and recorded in the Operating Fund. In 2025, investment income, including unrealized gains, and net of investment management fees, of \$210,158 (2024 - \$300,048) was earned on the endowment investments (note 2). The fund is to support the purposes of Foundation. The Foundation may not encroach on the contributed capital until October 31, 2031.

6. Financial risks:

(a) 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 Foundation is exposed to fair value risks related to its investment in pooled fixed income funds.

(b) Currency and other price risk:

The Foundation is exposed to financial risks as a result of exchange rate fluctuations and the volatility of these rates.

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), 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 Foundation is exposed to currency and other price risk through its \$1,005,318 (2024 - \$644,984) of investments in international pooled equity funds.

It is management's opinion that the Foundation is not exposed to any significant liquidity, credit or other market risks. There has been no significant change to the risk exposures from 2024.