

Financial Statements of

**VANCOUVER ART GALLERY ASSOCIATION**

And Independent Auditor's Report thereon

Year ended June 30, 2024



**KPMG LLP**

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors of the Vancouver Art Gallery Association

### **Report on the Audit of Financial Statements**

#### ***Opinion***

We have audited the financial statements of the Vancouver Art Gallery Association (the "Entity"), which comprise:

- the statement of financial position as at June 30, 2024
- the statement of operations for the year then ended
- the statement of changes in net assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at June 30, 2024, 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 Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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



### ***Material Uncertainty Related to Going Concern***

We draw attention to Note 1 in the financial statements, which indicates that the Entity had a deficiency of revenue over expenses and negative cashflows from operating activities for the year ended June 30, 2024.

As stated in Note 1 in the financial statements, these events or conditions, along with other matters as set forth in Note 1 in the financial statements, indicate that a material uncertainty exists that may cast significant doubt about the Entity's ability to continue as a going concern.

Our opinion is not modified in respect of this matter.

### ***Other Information***

Management is responsible for the other information. Other information comprises the annual report.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the annual report as at the date of this auditor's report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

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

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

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

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



### ***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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our 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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

***Report on Other Legal and Regulatory Requirements***

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

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

Chartered Professional Accountants

Vancouver, Canada  
June 12, 2025

# VANCOUVER ART GALLERY ASSOCIATION

## Statement of Financial Position

June 30, 2024, with comparative information for 2023

	General Fund	Acquisition Fund	Building Fund	Total 2024	Total 2023
<b>Assets</b>					
Current assets:					
Cash and cash equivalents	\$ 579,974	\$ 738,733	\$ 27,615,343	\$ 28,934,050	\$ 20,489,133
Investments (note 4(b))	-	-	74,044,836	74,044,836	83,109,718
Accounts and other receivables (notes 3, 12 and 15(a))	1,007,672	588,163	917,556	2,513,391	1,415,543
Prepaid expenses and exhibition costs	793,464	-	3,865	797,329	821,510
Inventories	464,449	-	-	464,449	562,971
	2,845,559	1,326,896	102,581,600	106,754,055	106,398,875
Investments (notes 4(a) and 14(c))	1	-	2,313,954	2,313,955	2,089,797
Collection (note 16)	-	1	-	1	1
Capital assets (note 5)	1,593,399	-	169,487	1,762,886	1,177,050
Building project under development (notes 5 and 14(b))	-	-	-	-	28,904,449
	\$ 4,438,959	\$ 1,326,897	\$ 105,065,041	\$ 110,830,897	\$ 138,570,172
<b>Liabilities and Net Assets</b>					
Current liabilities:					
Bank indebtedness (note 6)	\$ 2,236,961	\$ -	\$ -	\$ 2,236,961	\$ 1,529,238
Accounts payable and accrued liabilities (note 7)	2,998,287	1,033,990	4,344,884	8,377,161	5,461,456
Obligations under capital lease - current portion (note 8)	31,524	-	-	31,524	31,524
Deferred membership and other revenue	315,680	-	-	315,680	392,088
Deferred contributions (note 9)	1,319,970	-	-	1,319,970	371,847
Current portion of long-term debt (note 10)	52,961	-	-	52,961	103,969
Interfund balances	(576,584)	(1,479,838)	2,056,422	-	-
	6,378,799	(445,848)	6,401,306	12,334,257	7,890,122
Obligations under capital lease (note 8)	36,362	-	-	36,362	67,885
Long term debt (note 10)	-	-	-	-	52,906
Net assets:					
Unrestricted	(2,481,202)	-	-	(2,481,202)	(4,540,938)
Internally restricted (notes 2(a)(i) and 14(a))	505,000	-	3,609,536	4,114,536	7,982,074
Externally restricted (note 14(a))	-	1,772,745	93,054,199	94,826,944	125,118,123
Endowment (note 14(c))	-	-	2,000,000	2,000,000	2,000,000
	(1,976,202)	1,772,745	98,663,735	98,460,278	130,559,259
Going concern (note 1)					
Contingencies (note 3)					
Commitments (note 20)					
Subsequent events (note 21)					
	\$ 4,438,959	\$ 1,326,897	\$ 105,065,041	\$ 110,830,897	\$ 138,570,172

See accompanying notes to financial statements.

Approved on behalf of the Board:



Director



Director

# VANCOUVER ART GALLERY ASSOCIATION

## Statement of Operations and Fund Balances

Year ended June 30, 2024, with comparative information for 2023

	General Fund	Acquisition Fund	Building Fund	Total 2024	Total 2023
<b>Revenue:</b>					
Admissions	\$ 2,731,368	\$ -	\$ -	\$ 2,731,368	\$ 2,660,899
Fundraising (notes 14 and 15)	2,016,553	679,238	10,871,691	13,567,482	9,535,192
Retail operations (note 11)	2,407,352	-	-	2,407,352	2,563,626
Investment income (notes 4, 13 and 14)	2,618,100	606,150	2,816,883	6,041,133	4,564,133
Memberships	716,625	-	-	716,625	719,266
Public programming	100,182	-	-	100,182	69,813
Rentals and food services (note 11)	678,430	-	-	678,430	1,002,263
Sponsorships and corporate partners	1,134,395	-	137,500	1,271,895	481,601
Vancouver Art Gallery Foundation (note 15(a))	448,245	330,817	-	779,062	749,525
Other	137,217	69,987	171,731	378,935	237,404
	12,988,467	1,686,192	13,997,805	28,672,464	22,583,722
<b>Government grants (note 19):</b>					
City of Vancouver	2,132,680	-	-	2,132,680	2,555,431
Provincial	887,673	-	-	887,673	27,471,492
Federal and other (note 14(a))	458,097	-	22,500,000	22,958,097	4,363,964
	3,478,450	-	22,500,000	25,978,450	34,390,887
	16,466,917	1,686,192	36,497,805	54,650,914	56,974,609
<b>Expenses:</b>					
Administration and finance	3,681,790	-	-	3,681,790	2,691,478
Art acquisitions (note 16)	-	2,324,281	-	2,324,281	872,999
Curatorial and programs	2,421,833	-	-	2,421,833	1,609,144
Exhibitions	2,098,467	-	-	2,098,467	2,032,678
Retail operations (note 11)	2,521,889	-	-	2,521,889	2,460,338
Facility operations and security	4,694,763	-	-	4,694,763	3,722,890
Marketing and advancement	1,912,830	-	-	1,912,830	1,682,152
Building project planning and management	-	-	2,668,590	2,668,590	2,308,133
Building project development (note 14(b))	-	-	32,379,423	32,379,423	-
Museum services	1,988,691	-	-	1,988,691	2,240,975
	19,320,263	2,324,281	35,048,013	56,692,557	19,620,787
<b>Excess (deficiency) of revenue over expenses before the denoted:</b>					
	(2,853,346)	(638,089)	1,449,792	(2,041,643)	37,353,822
Amortization of capital assets	(219,496)	-	(33,049)	(252,545)	(406,687)
Equity loss on investments (note 4)	(590,247)	-	-	(590,247)	(304,834)
Impairment loss on receivables (notes 4 and 12)	(310,097)	-	-	(310,097)	(773,710)
Impairment loss on Building project under development (notes 14(b))	-	-	(28,904,449)	(28,904,449)	-
	(3,973,186)	(638,089)	(27,487,706)	(32,098,981)	35,868,591
Excess (deficiency) of revenue over expenses	(3,973,186)	(638,089)	(27,487,706)	(32,098,981)	35,868,591
Fund balance, beginning of year	(4,035,938)	2,410,834	132,184,363	130,559,259	94,690,668
Interfund transfers (note 14(a))	6,032,922	-	(6,032,922)	-	-
Fund balance, end of year	\$ (1,976,202)	\$ 1,772,745	\$ 98,663,735	\$ 98,460,278	\$ 130,559,259

See accompanying note to the financial statements.

# VANCOUVER ART GALLERY ASSOCIATION

## Statement of Changes in Net Assets

Year ended June 30, 2024, with comparative information for 2023

June 30, 2024	Unrestricted	Internally Restricted	Externally Restricted	Endowment	Total 2024
Balance, beginning of year	\$ (4,540,938)	\$ 7,982,074	\$ 125,118,123	\$ 2,000,000	\$ 130,559,259
Excess (deficiency) of revenue over expenses	(3,973,186)	-	(28,125,795)	-	(32,098,981)
Interfund transfer (note 14(a))	6,032,922	(3,867,538)	(2,165,384)	-	-
Balance, end of year	\$ (2,481,202)	\$ 4,114,536	\$ 94,826,944	\$ 2,000,000	\$ 98,460,278

June 30, 2023	Unrestricted	Internally Restricted	Externally Restricted	Endowment	Total 2023
Balance, beginning of year	\$ (2,828,218)	\$ 7,982,074	\$ 87,536,812	\$ 2,000,000	\$ 94,690,668
Excess (deficiency) of revenue over expenses	(1,712,720)	-	37,581,311	-	35,868,591
Balance, end of year	\$ (4,540,938)	\$ 7,982,074	\$ 125,118,123	\$ 2,000,000	\$ 130,559,259

See accompanying notes to financial statements.

# VANCOUVER ART GALLERY ASSOCIATION

## Statement of Cash Flows

Year ended June 30, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
Operating:		
Excess (deficiency) of revenue over expenses	\$ (32,098,981)	\$ 35,868,591
Amortization of capital assets	252,545	406,687
Equity loss on investment	590,247	304,834
Unrealized (gain) on investments	(1,395,150)	(182,074)
Impairment loss on building project under development	28,904,449	-
Net change in non-cash operating working capital:		
Accounts and other receivables	(1,097,848)	252,742
Prepaid expenses and exhibition costs	24,181	(174,293)
Inventories	98,522	(69,179)
Accounts payable and accrued liabilities	2,325,458	3,339,223
Deferred membership and other revenue	(76,408)	94,578
Deferred contributions	948,123	(785,617)
	(1,524,862)	39,055,492
Investing activities:		
Accrued interest on term loan for Bistro	-	(104,383)
Working capital demand loan repaid by Bistro	-	100,000
Purchase of capital assets and building project under development	(838,381)	(14,674,450)
Net redemption (purchase) of short-term investments	10,325,827	(54,060,558)
Net purchase of long-term investments	(89,953)	(72,139)
	9,397,493	(68,811,530)
Financing activities:		
Increase in bank indebtedness	707,723	119,718
Repayment on obligations under capital lease	(31,523)	(31,527)
Long-term debt repayment	(103,914)	(101,567)
	572,286	(13,376)
Increase (decrease) in cash and cash equivalents	8,444,917	(29,769,414)
Cash and cash equivalents, beginning of year	20,489,133	50,258,547
Cash and cash equivalents, end of year	\$ 28,934,050	\$ 20,489,133

See accompanying notes to financial statements.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## **Purpose of the Organization:**

The Vancouver Art Gallery Association (the "Association") is a not-for-profit organization incorporated in April 1931 and registered under the Societies Act (British Columbia). It is a registered charity for Canadian income tax purposes. Its objectives are to establish and maintain an art gallery for the perpetual benefit of the City of Vancouver and its citizens.

## **1. Going concern:**

These financial statements have been prepared on the basis that the Association is a going concern, which assumes that the Association will continue to realize its assets and discharge its liabilities in the normal course of operations for the foreseeable future. For the year ended June 30, 2024, the Association had an overall total deficiency of revenues over expenses of \$32,098,981 (2023 – excess of revenue over expenses of \$35,868,591), which includes a deficiency of revenue over expenses of \$3,973,186 (2023 - \$1,712,720) from the General Fund.

The overall total deficiency comprised a charge of \$28,904,449 relating to the impairment of the Association's Building Project under Development and expenses of \$32,379,423 relating to development and construction costs incurred during the year. The Association continues to evaluate strategic alternatives for the building project, including seeking new, more cost-effective design proposals and securing capital funding for the project. Refer to Note 14(b) for details.

These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Association's ability to continue as a going concern for the foreseeable future. The Association's ability to continue as a going concern is dependent on its ability to generate sufficient revenue to support its operations. The Association's major sources of revenue include admissions, membership, retail operations, third-party grants, and philanthropy, including government funding, private donations and corporate sponsorships. The Association also recognizes the importance of monitoring its financial performance and plans to implement measures including but not limited to cost reduction measures to achieve financial sustainability.

To address the factors above, the Association continues to focus on strategic initiatives relating to:

Revenue generation:

- Promoting cross-product and service offerings to broaden the revenue base and enhance visitor loyalty.
- Implementing enhanced marketing strategies and expanding into new market segments aimed at increasing visitor acquisition in both local and international markets.
- Executing on donation enhancement strategies focusing on continued cultivation of annual giving, development of customized corporate sponsorships and accumulation of endowment funds.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 1. Going concern (continued):

Cost reduction measures:

- Implementing targeted workforce optimization programs while maintaining critical operational capabilities.
- Prioritizing essential capital expenditures and deferring or eliminating discretionary spending.
- Leveraging the Association's own permanent art collection for future exhibitions in a more cost-effective manner.

Management believes that these measures, together with careful cash flow monitoring and access to the line of credit facility with its bank, will support the Association's ability to generate sufficient cash flows to meet its obligations for the foreseeable future. Management will continue to monitor the on-going environment and the resulting financial impact on its cash and budget forecasts and will adjust its operations as required to ensure it fulfills its obligations and continues its operations.

## 2. Significant accounting policies:

These financial statements have been prepared by management in accordance with Canadian Accounting Standards for Not-For-Profit Organizations and include the following significant accounting policies:

### (a) Fund accounting:

These financial statements include the undernoted funds which are segregated for purposes of carrying on specific activities as described below:

- (i) The General Fund reflects the results of general operations of the Association. The General Fund also includes internally restricted net assets established for the purpose of accumulating and managing capital in support of future working capital and other contingency needs of general operations.

The Association holds \$505,000 in funds held restricted for the purpose of meeting future working capital or other contingency funding needs of the General Fund. These funds were previously presented as a separate Operating Capital Fund in the financial statements. Through the approval of the Board, this fund has been amalgamated into the General Fund and is now presented as internally unrestricted net assets as part of the General Fund.

- (ii) The Acquisitions Fund was established in 1984 through funds from the sale of the original Georgia Street building and receives restricted income earned by The Vancouver Art Gallery Endowment Fund for Acquisitions of Art and other contributions received for the purpose of art acquisitions. The Association also receives restricted income from The Vancouver Art Gallery Foundation (the "Foundation") which has established several acquisition endowments funds (note 15(a)). The purpose of the Acquisitions Fund is to manage the funding and expenditures on the art collection (the "Collection") of the Association.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 2. Significant accounting policies (continued):

### (a) Fund accounting (continued):

(iii) The Building Fund was established in 2008 for the express purpose of accumulating, managing and distributing funds to plan, develop and build a new Vancouver Art Gallery as well as to provide funding either through endowment or direct gifts to support the new buildings operations. The Building Fund also includes restricted interest earned on pledge payments made by private donors subsequent to fiscal 2016 based on an average investment income on the Association's investments, as well as any unrestricted investment income earned and transferred to the Building Fund as approved by the Board.

Also included in the Building Fund are endowment net assets which consist of donations for which the donor specifies that the principal amount be invested in perpetuity. Interest and investment income are recorded in either the unrestricted or restricted funds in accordance with the endowment terms of reference. All fundraising and administrative expenses, with the exception of investment management fees, are charged to the unrestricted fund. Investment management fees are allocated on a pro-rata basis based on the investment balances within each Fund.

In addition, the Life Benefactors Endowment Fund was initially established in 1989 and the income from the Fund is intended to finance special projects as determined by the Board of Trustees. This fund is permanently restricted and administered by the Vancouver Foundation as described in note 13 and is not included in these financial statements.

### (b) Subsidiary:

The Association accounts for its investment in the 1931 Gallery Bistro Inc., a wholly owned subsidiary of the Association, using the equity method. Under this method the Association's 100% share of the investee's earnings/losses is included in determining the Association's net income and is adjusted against the carrying value of the investment shown on the Statement of Financial Position.

The Association periodically reviews the investment for impairment. Impairment, if any, is adjusted against the carrying value of investment.

### (c) Cash and cash equivalents:

Cash and cash equivalents consist of cash and highly liquid investments with terms to maturity of three months or less at the date of acquisition.

### (d) Short-term investments:

Investments which either have maturities within twelve months of the balance sheet date or can readily be liquidated are classified as current assets.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 2. Significant accounting policies (continued):

### (e) Prepaid exhibition costs:

Prepaid exhibition costs consist of exhibition expenditures, excluding advertising and promotional costs, that have been paid by the Association, the benefits of which relate to exhibitions held subsequent to year-end. These expenditures are recognized as exhibition expenses over the duration of the exhibition.

### (f) Inventories:

Inventories are comprised primarily of the following categories:

(i) Books, jewelry, paper products, gifts, reproductions and clothing held-for-sale in the Gallery Store are stated at the lower of cost and net realizable value. Cost is determined on a weighted average basis.

(ii) Owned artwork held-for-sale or rental in the Art Rental & Sales Department, where the Association is the title holder and ultimate beneficiary, is stated at the lower of cost and net realizable value.

Costs for inventories include all costs incurred in bringing inventories to their present location and condition. Net realizable value is defined as the anticipated selling price less the costs to sell. Any previous write-downs to net realizable value are reversed when there is a subsequent increase in the value of inventories.

### (g) Revenue recognition:

The Association applies the restricted fund method of accounting for contributions. Restricted contributions for which a corresponding restricted fund is presented are recognized as revenue of that fund in the year received or receivable. Any externally restricted contributions for which there is no corresponding restricted fund is recorded in the general fund, using the deferral method of accounting. Under this method of accounting, revenue received with specific external restrictions is deferred and recognized in the period the related expenses are incurred or the restrictions are met. Annual operating grant contributions are recognized on a straight-line basis over the period for which the grants are provided.

Contributions of or toward the purchase of capital assets under the general fund are recorded as deferred capital contributions and amortized into revenue at the same rate as the amortization of the related capital asset.

The portions of membership fees, sponsorships and exhibition loan fees relating to future periods are deferred and amortized into revenue over the period of membership or exhibition.

Gallery Store, Artist Editions and Art Rentals & Sales revenues are recognized at the time the sales and rentals are made.

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

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 2. Significant accounting policies (continued):

### (g) Revenue recognition (continued):

Pledged donation amounts are recorded as revenue when the amount to be received and the timing of collection can be reasonably estimated, typically when signed pledge forms are received, and ultimate collection is reasonably assured.

Revenue and expenses related to fundraising and other special events, where the Association is the principal to the events, are recorded on a gross basis.

### (h) Capital assets and building project under development:

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution. Assets acquired under capital leases are amortized over the estimated life of the assets or over the lease term, as appropriate. Repairs and maintenance costs are charged to expense. Betterments that improve the service potential or extend the estimated life of an asset are capitalized.

Building project under development includes design and architectural costs as well as overhead costs directly attributable to the new Vancouver Art Gallery project. The carrying value of these assets reflects the current project plan of the Association and is evaluated annually in accordance with the Association's impairment of capital assets and building project under development policy as described in note 2(i).

Capital assets are amortized on a straight-line basis over the useful lives of the assets as follows:

Asset	Rate
Computers and software	3 to 5 years
Equipment	3 to 20 years
Furniture and building fixtures	5 to 25 years
Equipment under capital lease	3 to 15 years

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Assets under development or construction are not amortized until the asset is available for productive use.

### (i) Impairment of capital assets and building project under development:

The Association reviews for impairment the carrying value of capital assets to be held and used whenever events or changes in circumstances indicate that associated future economic benefits or service potential have been reduced. If such conditions exist, an impairment loss is measured at the amount by which the carrying amount of the asset exceeds its fair value or replacement cost (note 14(b)).

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 2. Significant accounting policies (continued):

### (j) Foreign currency translation:

Monetary assets and liabilities denominated in foreign currencies have been translated at the rate of exchange in effect at year end. Non-monetary items, revenues and expenses are translated at rates of exchange in effect when the assets were acquired, or obligations incurred.

Exchange gains and losses are included in the determination of excess of revenues over expenses for the period.

### (k) Pension plan:

The Association maintains a defined contribution plan for its employees. Pension plan costs for the employees of the Association are funded annually and are charged to operating expenses. These costs totaled \$393,522 for the year ended June 30, 2024 (2023 - \$196,860).

### (l) Collection:

The value of the Collection, for both items purchased and contributed has been excluded from the Statement of Financial Position except for a nominal carrying value of \$1. The costs of purchased collection items less nominal value are charged as an expense in the Acquisition Fund in the year of acquisition.

### (m) Donated works of art, materials and services:

The Association receives donated works of art, materials and services, including services from governance members, the value of which is not reflected in these financial statements given the difficulty of determining the fair value.

### (n) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and 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 Association has elected to carry all investments at fair value except for guaranteed investment certificates, which are carried at amortized cost.

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

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 2. Significant accounting policies (continued):

### (n) Financial instruments (continued):

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 Association 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 Association 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.

### (o) Measurement uncertainty:

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Items requiring the use of management estimates include the determination of useful lives of capital assets for purposes of amortization, valuation of capital assets, building project under development and inventories, allowance for doubtful accounts related to pledges receivable, and provisions, if any, for contingencies. Actual results may differ from these estimates.

## 3. Pledges and contingencies:

### (a) General Fund:

In accordance with the Association's revenue recognition policy, included in accounts and other receivables are pledges receivable of \$658,366 (2023 - nil).

### (b) Building Fund:

As at June 30, 2024, the Association has received \$201.6 million (2023 - \$197.2 million) in private sector pledges that were supported by documented agreements for the development of the new Vancouver Art Gallery, excluding accumulated investment income earned from the Building Fund of \$14.9 million (2023 - \$12.1 million). Of the total pledges \$46.0 million (2023 - \$35.1 million) have been collected by the Association, a portion of which are subject to return to donors should the building project not proceed. The outstanding pledges have not been recorded as an asset on the financial statements as at June 30, 2024, as the timing of collection cannot be reasonably estimated and ultimate collection is not reasonably assured.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

### 3. Pledges and contingencies (continued):

#### (b) Building Fund (continued):

The Association has not met the conditions of certain pledge agreements due to changes made to the approved design plans of the new Vancouver Art Gallery pursuant to factors including but not limited to changes in the building square footage and the termination of the design architect consultant (note 14(b)). As a result, donations received by the Association under these pledge agreements may be demanded to be returned to the respective donors at the donors' discretion. As the donors have not to-date made the demand for repayment and hence the likelihood and the amount cannot be reasonably determined, the contingent repayment of such amounts has not been reflected in these financial statements.

### 4. Investments:

#### (a) Bistro:

As disclosed in note 2(b), the Association accounts for its wholly owned subsidiary, 1931 Gallery Bistro Inc. ("Bistro"), using the equity method. The Bistro was incorporated on July 26, 2019, under the Business Corporations Act (British Columbia) and began operations on November 27, 2019. The Bistro's purpose is to operate food and beverage services to the Association's gallery patrons and general public.

The investment in the Bistro recognized in the General Fund as at June 30 is comprised of the following:

	2024	2023
Share capital	\$ 1	\$ 1
Working capital loan	690,044	690,044
Capital construction loan	906,619	906,619
Loan interest	272,517	272,517
Accumulated equity loss on investment	(2,459,427)	(1,869,180)
Equity loss reclassified as accounts payable and accrued liabilities	590,247	-
<b>Total investment</b>	<b>\$ 1</b>	<b>\$ 1</b>

The Association has an Operating Management Agreement with the Bistro which includes provisions for management and technology fees and interest chargeable on capital and operating advances. During the year, the Association charged fees of \$128,890 (2023 - \$139,191) to the Bistro, which are included in rentals and food services revenue in the statement of operations.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 4. Investments:

### (a) Bistro (continued):

The working capital loan bears interest at prime plus 0.5% and is payable on demand. The capital construction loan bears interest at prime plus 3% and is repayable over a 5-year amortization period to the maturity date of December 1, 2024. The Association has granted a deferral on repayment of the loans until fiscal 2025. During the year, the Association recognized interest revenue of \$115,501 (2023 - \$104,382) from the Bistro, which is included in rentals and food services revenue in the statement of operations.

As at June 30, 2024, the above charged amounts due from the Bistro totaling \$244,391 have been impaired as the amounts are deemed unrecoverable (see note 12).

The summarized financial position of the Bistro as at June 30, 2024, and its summarized operating results and cash flows for the year then ended are as follows:

Financial Position	2024	2023
Assets	\$ 300,708	\$ 613,323
Less:		
Liabilities	2,731,770	2,497,400
Share capital	1	1
Accumulated deficit	\$ (2,431,063)	\$ (1,884,078)

Results of Operations and Cash Flows	2024	2023
Revenue	\$ 1,611,130	\$ 1,739,892
Expenses	(2,201,377)	(2,059,624)
Net loss	(590,247)	(319,732)
Add: Change in non-cash working capital	269,217	306,984
Add: Amortization	140,811	150,629
Cash from operations, (decrease) increase in cash	\$ (180,219)	\$ 137,881

On December 4, 2023, the Association's board of directors approved the execution of the termination agreement with 1931 Gallery Bistro Inc to end the operating management agreement and events management agreement, coinciding with mutual approval by the 1931 Gallery Bistro Inc. board.

On July 15, 2024 subsequent to year end, the Association executed a service agreement with a third-party firm to assume operations of Bistro. Under the terms of the service agreement, the Association received at commencement of the agreement a \$100,000 service provider investment. The Association will also receive a guaranteed commission of \$100,000 annually and 5% of net revenues generated above a defined net revenue threshold.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 4. Investments (continued):

### (b) Portfolio Investments:

The portfolio investments are comprised of the following at year end:

	2024	2023
Investments held at amortized cost:		
Guaranteed investment certificates and term deposits:		
Building fund	\$ 62,489,995	\$ 55,929,103
Acquisition and general funds	-	1,302,458
Investments held at fair value:		
Corporate bonds	-	8,196,011
RBC fixed income	-	3,070,382
RBC equities	-	2,244,282
RBC alternative investments	-	1,677,527
Waratah One Trust	11,554,841	10,689,955
Current investments	74,044,836	83,109,718
Investments held at fair value:		
Endowment held at fair value - Jarislowsky Fraser Global Balanced Fund (note 14(c))	2,313,954	2,089,797
Long-term investments	2,313,954	2,089,797
<b>Total investments</b>	<b>\$ 76,358,790</b>	<b>\$ 85,199,515</b>

The term deposits have maturity dates ranging between July to September 2024 (2003 – July to September 2023) with the ability to redeem before their maturity dates without penalty and bear interest rates between 4.5% to 5.7% (2023 – 3.55% to 5.30%).

The breakdown of investment income net of fees related to the building fund investments (note 14) is as follows:

	2024	2023
Dividend and interest income	\$ 3,841,258	\$ 3,680,486
Realized gains (loss)	198,575	71,149
Unrealized gains	1,395,150	182,074
<b>Total investment income</b>	<b>\$ 5,434,983</b>	<b>\$ 3,933,709</b>

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 5. Capital assets:

			2024	2023
	Cost	Accumulated amortization	Net book value	Net book value
Computers and software	\$ 3,156,968	\$ 2,395,320	\$ 761,646	\$ 259,110
Equipment	1,413,917	1,263,017	150,900	100,374
Furniture and building fixtures	2,078,798	1,323,032	755,766	704,078
Equipment under capital lease	932,386	837,812	94,574	113,488
	7,582,069	5,819,181	1,762,886	1,177,050
Building project under development (note 14)	-	-	-	28,904,449
	\$ 7,582,069	\$ 5,819,181	\$ 1,762,886	\$ 30,081,499

Building project under development relates to costs incurred that are directly attributable to the construction and development of a new Vancouver Art Gallery. Costs capitalized primarily related to project management, engineering, technical consulting and architectural costs related to the development of the building's conceptual design, schematic design and design development. The previously capitalized costs of \$28,904,449 have been impaired during the current fiscal year (note 14(b)).

## 6. Bank indebtedness:

As at June 30, 2024, the Association had an operating line of credit of \$2.250 million (2023 - \$2.250 million) which bears interest at the bank's prime rate plus 0.50% and is secured by a general security agreement representing a first charge on the Association's assets excluding:

- gifts, bequests and donations received by the Association with instructions for the specific use not forming part of the general operating expenses of the Association; and
- any funds, including interest accumulated thereon received with respect to the relocation related capital campaign, including without limitation all funding received from the Province of British Columbia and private funding received for this purpose.

As at June 30, 2024, the amount drawn on the line of credit was \$2.237 million (2023 - \$1.529 million).

On February 21, 2024, the Association issued a letter of credit in the amount of \$5.000 million in favor of the City of Vancouver in relation to securing the costs for the off-site works for the new Vancouver Art Gallery building project. The letter of credit is secured against term deposits registered in the name of the Association, including funds received for the purposes of the new art gallery building project.

On August 12, 2024, subsequent to year end, the Association increased its operating line of credit limit to \$5.000 million. The increased limit is secured by an assignment of term deposits registered in the name of the Association, including funds received for the purposes of the new art gallery building project.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 7. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances of \$55,508 (2023 - \$50,489), which includes amounts payable for PST, Employer Health Tax and payroll related taxes.

## 8. Obligations under capital lease:

The following is a schedule of minimum lease payments under fixed-rate capital leases, together with the balance of the obligation:

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2025	\$	31,524
2026		36,362
Total minimum lease payments		67,886
Interest (nil as implicit rate is 0%)		-
Present value of capital lease payments		67,886
Less current portion		(31,524)
		\$ 36,362

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## 9. Deferred contributions:

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	2024	2023
General Fund contributions:		
City of Vancouver	\$ 490,039	\$ 142,829
Other	829,931	229,018
	\$ 1,319,970	\$ 371,847

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## 10. Long-term debt:

Long-term debt at June 30, 2024 consists of a 48-month term loan facility for food services capital renovations of \$52,961 (2023 - \$156,875) related to the Bistro. The loan bears interest at a fixed rate of 2.394% (2023 - 2.394%) and has a contractual maturity date of December 17, 2024. Monthly blended payments of principal and interest on the loan are \$8,882 due on the 17th day of each successive month commencing on March 17, 2021. The remaining outstanding balance of \$52,961 was repaid on loan maturity subsequent to year end.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 11. Retail operations:

	2024	2023
Sales:		
Gallery store	\$ 1,652,278	\$ 1,644,680
Art rental and sales	755,074	918,946
Retail operations	2,407,352	2,563,626
Rentals and food services	678,430	1,002,263
	3,085,782	3,565,889
Expenses:		
Cost of goods sold	1,327,819	1,342,338
Salaries and employee benefits	791,321	795,696
Administration	402,749	322,304
	2,521,889	2,460,338
Excess of retail revenue over expenses	\$ 563,893	\$ 1,105,551

The cost of inventories recognized as an expense during the year is substantially equal to cost of goods sold.

## 12. Impairment loss on receivables:

As at June 30, 2024, management determined \$310,097 (2023 - \$773,710) of receivables were considered impaired and written-off as it was probable that all the related contractual payments due would not be collected in accordance with the terms of agreement. These receivables included uncollected rentals from prior fiscal years and receivables from the Bistro.

## 13. Endowment funds held at Vancouver Foundation:

Endowment funds are permanently held and administered by the Vancouver Foundation. Consequently, these funds are not included as assets of the Association in these financial statements. These funds, at market and cost values, are comprised of:

	2024	2023
The Vancouver Art Gallery Endowment Fund for Acquisitions of Art	\$ 11,966,788	\$ 11,354,248
The Vancouver Art Gallery Endowment Fund	1,122,171	1,064,751
Market value	\$ 13,088,959	\$ 12,419,000
Cost	\$ 8,550,928	\$ 8,550,928

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 13. Endowment funds held at Vancouver Foundation (continued):

Under the terms of these endowment funds, the Association receives investment income earned on the capital. Income for the year ended June 30, 2024, of \$554,692 (2023 - \$529,213) from the Vancouver Art Gallery Endowment Fund for Acquisitions of Art has been recorded in the Acquisitions Fund. Income for the year ended June 30, 2024, of \$52,019 (2023 - \$49,300) from the General and Life Benefactors components of the Vancouver Art Gallery Endowment Fund has been recorded in the General Fund.

## 14. Building Fund:

### (a) Building Fund Activities:

On March 31, 2008, the Province of British Columbia (the "Province") made a grant to the Association in the amount of \$50,000,000, with a restriction that the funds be used for the general purpose of planning, developing and building of a new Vancouver Art Gallery. The Association received additional funding towards the project from the Province in fiscals 2022 and 2023 totaling another \$50,000,000.

On February 21, 2024, the Government of Canada Minister of Housing, Infrastructure and Communities responsible for the Green and Inclusive Community Buildings Program (the "Program") made a grant to the Association in the amount of \$25,000,000. The Program supports construction of new publicly accessible community buildings in underserved, high-needs communities. \$22,500,000 of the approved grant was received by the Association during fiscal 2024.

The above public grant funding along with all additional contributions received by the Association restricted for the purpose of the new art gallery are recorded as externally restricted revenues of the Building Fund in the year the funds are received.

During the year, the Association made disbursements of \$35,098,639 (2023 - \$16,492,554) from the Building Fund related to the new Vancouver Art Gallery building project, including \$50,626 (2023 - \$183,859) of capitalized computer, software, and furniture and fixtures, and other Building Fund expenses recorded in the statement of operations of \$2,668,590 (2023 - \$2,308,133) related to general project planning and management, and \$32,379,423 (2023 - \$14,000,562) related to building development expenses. The building development related expenditures incurred in the prior years and capitalized as project under development asset have been impaired and written off in the current year (note 14(b)).

Unspent funds are invested in accordance with the Association's Board approved investment policy. Any investment income earned on the Building Fund that is restricted is recorded directly as revenue under the Building Fund. During the year ended June 30, 2024, restricted investment income earned was \$2,816,883 (2023 - \$1,680,269). Unrestricted investment income earned and recorded under the General Fund was \$2,618,100 (2023 - \$2,253,440).

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 14. Building Fund (continued):

### (a) Building Fund Activities (continued):

As at June 30, 2024, cumulative internally restricted investment income transferred to the Building Fund totaled \$9,577,536 (2023 - \$7,477,074). During the year, the Board approved interfund transfers totaling \$5,968,000 from the Building Fund to the General Fund related to the use of the internally restricted investment income, resulting in remaining balance of \$3,609,536. These transfers are included as part of the interfund transfers as reported in the statements of operations and fund balances and changes in net assets.

### (b) Building project under development:

During the year ended June 30, 2024, the Association continued the design architecture phase and on-site construction activities pursuant to a licensing agreement entered into between the Association and the City, allowing the Association to perform certain site work including but not limited to excavation, demolition and soil remediation. The building project was also evaluated in response to rising construction costs. Accordingly, the Association implemented cost mitigation measures through value engineering. These efforts included optimizing material selection, revising design specifications and renegotiating supplier contracts to maintain project feasibility. As a result of the on-going building development activities, the Association incurred \$32.38 million of development and construction costs and \$2.67 million related to project planning and management during fiscal 2024.

At year end, the Association performed its annual impairment assessment of construction under development capitalized costs relating to the new Vancouver Art Gallery capital project. In assessing whether there are indicators that the project may be impaired, management considered external and internal conditions that were present at year end.

The Association identified indicators of impairment, including changes in market conditions, increased construction costs and requirements of additional capital fundraising to achieve funding threshold with respect to the City of Vancouver (the "City") memorandum of understanding land lease agreement (the "Impairment Indicators").

On November 26, 2024, the Board of Trustees of the Association approved the termination of the service agreement between the Association and its design architect consultant. Upon further assessment, management determined that this subsequent event was confirming conditions relating to the Impairment Indicators that existed as of the financial statement date. As a result, this event qualifies as an adjusting subsequent event, requiring the recognition of its financial impact including any impairment as determined.

Based on the impairment assessment, the carrying value of the building project under development asset was determined to exceed its recoverable amount. As a result, a write-down of \$28.90 million was recognized under Building Fund in the statement of operations (the "write-down"). The write-down represents historical development costs capitalized up to June 30, 2023. Subsequent to the impairment, the carrying amount of the building project under development asset for the year ended June 30, 2024 was nil (2023 - \$28,904,449).

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 14. Building Fund (continued):

### (b) Building project under development (continued):

Major categories of total development costs incurred and charged to the statement of operations for the year ended June 30, 2024 comprise of:

	Costs capitalized as at June 30, 2023 and impaired as at June 30, 2024	Cost incurred as expensed for year ended June 30, 2024	Total charged to expenses for year ended June 30, 2024
Primary Design Consultants	\$ 17,059,067	\$ 9,721,344	\$ 26,780,411
Specialty and ancillary consultants	11,845,382	10,212,642	22,058,024
Construction	-	12,445,437	12,445,437
	28,904,449	32,379,423	61,283,872
Building project planning and management	-	2,668,590	2,668,590
	\$ 28,904,449	\$ 35,048,013	\$ 63,952,462

Management continues to evaluate strategic alternatives for the building project, including seeking new design proposals from third party architectural consultants and securing capital funding for the project.

### (c) Endowment:

The Association received capital contributions of \$1 million from each of the Jarislowsky Foundation and the Estate of Gordon Smith for a total of \$2 million in fiscal 2021 for the purpose of supporting the office of a Curator of Canadian Art, named The Smith Jarislowsky Curator of Canadian Art. The investment income earned from the Fund shall be used by the Smith Jarislowsky Curator of Canadian Art to support the office of the Association's Canadian Art activities. The Association recognized realized gains of \$41,528 (2023 - \$40,875), and dividend and interest income of \$53,778 (2023 - \$45,283) and an unrealized gain of \$134,205 (2023 - unrealized gain of \$214,698) on its endowment net assets held in the Building Fund during the year. The market value of the endowment investment funds at year end is \$2,313,954 (2023 - \$2,089,797) (note 4(b)) and no distribution of funds were made during the year.

## 15. Related parties and economic interest:

### (a) Vancouver Art Gallery Foundation:

The Foundation was incorporated in March 1998 and is registered under the Societies Act (British Columbia) and is a registered charity under the Income Tax Act. Its purpose is to receive, hold and invest bequests, donations, gifts, funds and property, the income from which supports the programs, operations and activities of the Association. The Foundation's Board of Directors is elected by the membership of the Foundation, which consists of the Association's Trustees and the elected Foundation's Directors. The Foundation has not been consolidated in the Association's financial statements.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 15. Related parties and economic interest (continued):

### (a) Vancouver Art Gallery Foundation (continued):

The summarized financial position and operating results as at and for the year ended December 31, 2023, the latest audited fiscal year end of the Foundation, are as follows:

Financial position	2023	2022
Assets	\$ 4,525,608	\$ 4,244,852
Liabilities	208,381	212,526
Net assets	\$ 4,317,227	\$ 4,032,326

  

Results of operations	2023	2022
Revenue	\$ 1,085,283	\$ 365,376
Administrative and investment related expenses	(40,564)	(40,649)
Donation to the Association	(759,818)	(767,061)
Excess (deficiency) of revenue over expenses	\$ 284,901	\$ (442,334)

  

Cash flows	2023	2022
Cash from operations and investing activities, being a net decrease in cash	\$ (42,191)	\$ (153,068)

For the year ended June 30, 2024, Association received donation from the Foundation totaling \$779,062 (2022 - \$749,525). The Foundation also receives income on endowment funds, which are permanently held and administered by the Vancouver Foundation. The market value of these funds at June 30, 2024, was \$13,110,669 (2023 - \$12,445,039).

As at June 30, 2024, the Association had \$386,873 (2023 - \$276,493) in interest receivable from the Vancouver Art Gallery Foundation.

### (b) Friends of Vancouver Art Gallery:

Friends of Vancouver Art Gallery ("Friends") is a non-profit organization incorporated in the United States in March 2003 and is independent of the Association.

Its purpose is to receive donations, gifts, funds, and property from residents of the United States for the benefit of the Association. During fiscal 2023, Friends made a \$272,576 (2023 - \$279,429) donation to the Association, which is recorded in fundraising revenue in the statement of operations.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 15. Related parties and economic interest (continued):

(c) Other:

During the year, the Association recognized \$6,648,856 (2023 - \$491,360) in contributions from members of the Board of Trustees, or organizations affiliated with these members, comprising donations, sponsorships and special event support. The Association also received certain contributions of art which have not been recognized in the financial statements in accordance with the Association's policy with respect to donated works of art.

## 16. Collection and Acquisitions Fund:

### Collection:

The Association is responsible for the management of the Vancouver Art Gallery collection and fine arts reference library. The collection is comprised of paintings, drawings, sculptures, photography, prints and other visual art materials. Artwork in the Association's collection, as held for the perpetual benefit of the City of Vancouver and its citizens, demonstrate outstanding cultural significance and is often certified as such by the Canadian Cultural Property Export Review Board.

The Association incurred \$2,324,281 (2023 - \$872,999) in expenditures relating to the acquisition of new works for the collection during the year.

A nominal value of \$1 for the collection is included in the statement of financial position of the Association (note 2(l)).

### Acquisitions fund:

During 2010, the Association received a bequest of \$2,852,477 from the Estate of Anne Eliza Winn, which is held externally with a trustee. As a condition of the bequest, funds may only be used to purchase original works of art from the 'Group of Seven' and the Association is reimbursed from the bequeathed funds at the time of purchase. During the year the Association did not purchase any works of art for which the use of the fund could be utilized (2023 - nil).

Amounts are recorded as bequest revenue and art acquisition expenses under the Acquisitions Fund in the year the purchase occurs. The market value of the unspent funds at June 30, 2024, is \$692,595 (2023 - \$636,827).

## 17. Remuneration to employees, contractors and directors:

For the year ended June 30, 2024, the Association paid total remuneration of \$5,757,328 (2023 - \$3,134,474) to 45 (2023 - 23) employees and contractors for services, each of whom received total annual remuneration of \$75,000 or greater.

No remuneration was paid to any member of the Association's Board of Trustees.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 18. Financial risks:

### (a) Liquidity risk:

Liquidity risk is the risk that the Association will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Association manages its liquidity risk by monitoring its operating requirements. The Association prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. Please see Continuing Operations note 1.

### (b) Credit risk:

The Association is exposed to credit risk related to its accounts and pledges receivable. It is management's opinion the related risk is not significant due to the nature and credit worthiness of the counterparties and that the amounts are only recorded when ultimate collection is reasonably assured. A provision is provided against the receivable based on any potential impairment as determined by management. The Association is exposed to credit risk with respect to its cash deposits and investments held. The risk of loss is considered low as the deposits and investments are highly liquid and held with reputable financial institutions in Canada.

### (c) 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 currency risk, interest rate risk and other price risk.

#### (i) Interest rate risk:

Fixed interest rate instruments are subject to fair value risks while floating rate instruments are subject to cashflow risks. The Association is subject to cashflow risk with respect to its operating line of credit which bears a variable rate of interest and fair value risk with respect to its term loan facility which bears a fixed rate of interest (notes 6 and 10).

The Association is subject to fair value risks related to its investments in term deposits which bear fixed rates of interest. Investments held in bond and fixed income funds are also subject to interest rate risks.

#### (ii) Currency risk:

The Association is, from time to time, exposed to financial risks as a result of exchange rate fluctuations and the volatility of these rates related to their foreign currency denominated accounts payable. As at June 30, 2024, the Association has payables outstanding denominated in various foreign currencies, most notably US\$763,520 (2023 - US\$74,896) accounts payable and accrued liabilities. The Association does not currently enter into forward contracts to mitigate this risk.

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

## 18. Financial risks (continued):

(c) Market risk (continued):

(iii) Other price risks:

Other price risk is the risk that the fair value or 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 factors affecting all similar financial instruments traded in the market. Equity price risk is the risk that the fair value of equity financial instruments will fluctuate due to changes in market prices. The Association is exposed to equity price risk on its investments in its equity fund holdings.

## 19. Government grants and other funding:

Grants recognized in the General Fund and Building Fund are comprised of the following:

	2024	2023
General Fund:		
City of Vancouver	\$ 2,132,680	\$ 2,555,431
Provincial:		
BC Arts Council	662,400	2,245,492
BC Gaming	225,000	225,000
Other	273	-
	887,673	2,471,492
Federal and other:		
Canada Council for the Arts	454,000	454,000
New Horizons Grant for Seniors	4,097	-
	458,097	454,000
Total General Fund	3,478,450	5,480,923
Building Fund:		
Federal - Heritage Canada	-	3,909,964
Federal - Green Inclusive Community Buildings Program	22,500,000	-
Provincial - Ministry of Tourism, Arts, Culture and Sport	-	25,000,000
Total	\$ 25,978,450	\$ 34,390,887

# VANCOUVER ART GALLERY ASSOCIATION

Notes to Financial Statements

Year ended June 30, 2024

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## 20. Commitments:

The Association leases its current premises from the City of Vancouver for a period of 99-years ending 2079 for annual payments of \$1. The fair value of the rent cannot be readily determined and is not recorded in these financial statements.

In addition, the Association has entered into a sub-lease agreement with a third party for building project site office space with remaining minimum lease payments in the next two fiscal years as follows:

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2025	\$	296,100
2026		148,050
	\$	444,150

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## 21. Subsequent events:

- (a) On July 15, 2024, the Association executed a service agreement with a third-party firm to assume operations of the 1931 Gallery Bistro Inc. Under the terms of the service agreement, the Association received at commencement of the agreement a \$100,000 service provider investment. The Association will also receive a guaranteed commission of \$100,000 annually and 5% of net revenues generated above a defined net revenue threshold.
- (b) On August 12, 2024, the Association increased its operating line of credit limit to \$5.000 million. The increased limit is secured by an assignment of term deposits registered in the name of the Vancouver Art Gallery Association, including funds received for the purposes of the new art gallery building project.
- (c) On November 26, 2024, the Board of Trustees of the Association approved the termination of the service agreement between the Association and its design architect consultant in relation to the new Vancouver Gallery building project.

## 22. Comparative information:

Certain comparative information has been reclassified to conform to the current year presentation. The reclassifications had no impact on the excess (deficiency) of revenue over expenses or net assets.