

Financial Statements of

**KELOWNA DOWNTOWN BUSINESS  
IMPROVEMENT AREA SOCIETY**  
(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Year ended December 31, 2024



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## **INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT**

To the Members of Kelowna Downtown Business Improvement Area Society

We have reviewed the accompanying financial statements of Kelowna Downtown Business Improvement Area Society (Operating as Downtown Kelowna Association), which comprise the statement of financial position as at December 31, 2024, the statement of operations, statement of changes in net assets and statement of cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

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

### *Practitioner's Responsibility*

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

### *Conclusion*

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Kelowna Downtown Business Improvement Area Society as at December 31, 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.



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*Report on other legal and regulatory requirements*

As required by Section 117(1)(b) of the Societies Act (British Columbia), we are required to state whether these financial statements are prepared on a basis consistent with the basis on which the financial statements that related to the preceding period were prepared. Based on our review, nothing has come to our attention that causes us to believe that the significant accounting policies applied in preparing these financial statements have not been applied on a basis consistent with that of the preceding year.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, slightly slanted style. Below the signature is a horizontal line that starts under the 'K' and ends under the 'P'.

Chartered Professional Accountants

Kelowna, Canada

March 25, 2025

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)  
Statement of Financial Position

December 31, 2024, with comparative information for 2023


	2024	2023
<b>Assets</b>		
Current assets:		
Cash	\$ 187,260	\$ 227,419
Restricted cash and cash equivalents	45,743	44,054
Accounts receivable	6,509	5,943
Prepaid expenses	6,558	7,318
	<u>246,070</u>	<u>284,734</u>
Capital assets (note 2)	8,012	15,013
	<u>\$ 254,082</u>	<u>\$ 299,747</u>

## Liabilities and Net Assets


Current liabilities:		
Accounts payable and accrued liabilities	\$ 61,494	\$ 50,070
Net assets:		
Invested in capital assets	8,012	15,013
Internally restricted	45,743	44,054
Unrestricted	138,833	190,610
	<u>192,588</u>	<u>249,677</u>
Commitments (note 4)		
	<u>\$ 254,082</u>	<u>\$ 299,747</u>

See accompanying notes to financial statements.

On behalf of the Board:

  
\_\_\_\_\_  
Bernata Mills, President

Director

  
\_\_\_\_\_  
Jaspal Dhill, Treasurer

Director

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Statement of Operations

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
<b>Revenue:</b>		
Membership levy	\$ 1,263,741	\$ 1,148,954
Clean team	74,221	85,844
Downtown concierge	5,543	20,718
Downtown on call	106,305	100,000
Events	108,462	74,432
Other	30,079	45,159
	<u>1,588,351</u>	<u>1,475,107</u>
<b>Expenses:</b>		
Amortization	12,530	25,915
Business recruitment	8,060	6,463
Clean team	283,110	247,629
Communications	5,968	6,421
Downtown concierge	19,169	25,139
Downtown on call	557,651	500,607
Events	165,877	137,484
Insurance	9,888	9,025
Marketing and promotion	128,129	54,808
Office and administration	54,329	49,993
Professional development	2,791	2,666
Professional fees	21,041	22,755
Rent	66,131	59,347
Wages and benefits	310,766	314,783
	<u>1,645,440</u>	<u>1,463,035</u>
<b>Excess (deficiency) of revenue over expenses</b>	<u>\$ (57,089)</u>	<u>\$ 12,072</u>

See accompanying notes to financial statements.

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

## Statement of Changes in Net Assets

Year ended December 31, 2024, with comparative information for 2023

<b>December 31, 2024</b>	Invested in capital assets	Internally restricted	Unrestricted	Total
Net assets, beginning of year	\$ 15,013	\$ 44,054	\$ 190,610	\$ 249,677
Excess (deficiency) of revenue over expenses	(12,530)	1,689	(46,248)	(57,089)
Purchase of capital assets	5,529	-	(5,529)	-
Net assets, end of year	\$ 8,012	\$ 45,743	\$ 138,833	\$ 192,588

<b>December 31, 2023</b>	Invested in capital assets	Internally restricted	Unrestricted	Total
Net assets, beginning of year	\$ 36,492	\$ 42,910	\$ 158,203	\$ 237,605
Excess (deficiency) of revenue over expenses	(25,915)	1,144	36,843	12,072
Purchase of capital assets	4,436	-	(4,436)	-
Net assets, end of year	\$ 15,013	\$ 44,054	\$ 190,610	\$ 249,677

See accompanying notes to financial statements.

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
Operating activities:		
Cash received from City of Kelowna	\$ 1,447,930	\$ 1,328,510
Cash received from other revenues	139,855	145,201
Cash paid to suppliers and employees	(1,620,726)	(1,428,452)
	(32,941)	45,259
Investing activities:		
Transfer to restricted cash and cash equivalents	(1,689)	(1,144)
Purchase of capital assets	(5,529)	(4,436)
	(7,218)	(5,580)
Increase (decrease) in cash	(40,159)	39,679
Cash, beginning of year	227,419	187,740
Cash, end of year	\$ 187,260	\$ 227,419

See accompanying notes to financial statements.

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)  
Notes to Financial Statements

Year ended December 31, 2024

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Kelowna Downtown Business Improvement Area Society (operating as Downtown Kelowna Association) (the "Society") is a non-profit association, registered under the Society Act (British Columbia), of businesses and individuals whose purpose is to promote the downtown as a safe and desirable place to conduct business, live, work and play through the cooperative and collective efforts of its members and government. The Society is a non-profit organization under the Income Tax Act and, accordingly, is exempt from income taxes, provided certain requirements of the Income Tax Act are met.

## 1. Significant accounting policies:

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The Society's significant accounting policies are as follows:

(a) Internally restricted net assets:

Internally restricted net assets consists of a contingency reserve established by the Board for approved expenses. The reserve is fully funded at all times and interest earned is retained within the reserve.

(b) Cash and cash equivalents:

Cash and cash equivalents includes cash and short-term, liquid instruments readily convertible into cash.

(c) Capital assets:

Capital assets are recorded at cost, less accumulated amortization. Contributed assets are recorded at fair value at the date of contribution. When Society's management determines that some or all of its capital assets no longer contribute to the Society's ability to carry out its operations, the carrying amount of the assets are written down to their residual value. Amortization is provided using the straight-line method and the following annual rates, when the asset is available for use:

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Asset	Rate
Equipment	30%
Furniture and fixtures	25%
Computer equipment	30%
Website	30%
Leasehold improvements	lesser of remaining lease term and 20%

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# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 1. Significant accounting policies (continued):

### (d) Revenue recognition:

The Society follows the deferral method of accounting for contributions, which include the membership levy, administered by the City of Kelowna, and government grants (including municipal and federal grants for clean team, downtown concierge and downtown on call). Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

### (e) Contributed services:

Individuals and organizations contribute numerous volunteer hours each year to assist the Society in carrying out its operations. Because of the difficulty in determining the fair value of the contributed services, they are not recognized in these financial statements.

### (f) Use of estimates:

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 subject to such estimates and assumptions include the useful lives of the Society's capital assets. Actual results could differ from those estimates.

### (g) Financial instruments:

Financial instruments are recorded at fair value on initial recognition and subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value. 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.

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 2. Capital assets:

			2024	2023
	Cost	Accumulated amortization	Net book value	Net book value
Equipment	\$ 186,830	\$ 186,830	\$ -	\$ -
Furniture and fixtures	62,178	60,694	1,484	1,541
Computer equipment	30,248	23,720	6,528	5,441
Website	39,325	39,325	-	8,031
Leasehold improvements	8,981	8,981	-	-
	<b>\$ 327,562</b>	<b>\$ 319,550</b>	<b>\$ 8,012</b>	<b>\$ 15,013</b>

## 3. Related party transactions:

During the normal course of its operations, the Society may enter into transactions with Downtown Kelowna businesses, including entities affiliated with its Directors. These transactions are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

## 4. Commitments:

The Society leases its office space under an operating lease, expiring April 30, 2029. The lease terms provide for base annual rent payments as outlined below plus additional lease costs for common area costs, utilities, property taxes and management fees.

2025	\$ 42,867
2026	44,021
2027	45,175
2028	46,329
2029	15,571
	<b>\$ 193,963</b>

# KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)  
Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 5. Remuneration paid to directors, employees and contractors:

In accordance with the Societies Act (British Columbia) Section 36.1 and Societies Regulation 9.2(b), the Directors of the Society receive no remuneration for the performance of their responsibilities as Directors.

As required by the Societies Act (British Columbia), the Society paid remuneration, including benefits, of \$75,000 or greater to two employees (2023 - two, \$184,473) for services for total remuneration of \$187,625.

## 6. Financial risks:

### (a) Economic dependence:

The Society receives funding from the City of Kelowna through a member levy charged and collected by the City through its property tax system. The Society also receives other grant funding from the City and from federal and provincial government programs. Future operations of the Society depend on the continuation of funding from the City of Kelowna and renewal of the City's membership levy by-law. The current by-law expires December 31, 2028.

### (b) Liquidity risk:

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2023.