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#### INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

#### To the Congregational Board of ST. PAUL'S UNITED CHURCH

We have reviewed the accompanying financial statements of St. Paul's United Church (the Church) that comprise the statement of financial position as at December 31, 2022, and the statements of operations, changes in fund balances and cash flows for the year then ended, and 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 (ASNPO), 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.

#### Basis for Qualified Conclusion

Note 2 to the financial statements describes the Church's policy with respect to its capital assets. The note also indicates that the Church is not amortizing these assets. In this respect, the financial statements are not in accordance with Canadian accounting standards for not-for-profit organizations. The effects of this departure from Canadian generally accepted accounting principles on the unaudited financial statements has not been determined.

#### **Qualified Conclusion**

Based on our review, except for the possible effects of the matter described in the *Basis for Qualified Conclusion* paragraph, 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 St. Paul's United Church as at December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO)

Fredericton, New Brunswick March 26, 2023

CHARTERED PROFESSIONAL ACCOUNTANTS

ST. PAUL'S UNITED CHURCH
Statement of Operations
Year Ended December 31, 2022

	(	Operating Budget	(	Operating	Housing	F	Capital Foundation	Trust Funds		2022 Total	2021 Total
NCOME											
Collections (Note 6)	\$	235,000	\$	225,502	\$ -	\$	12,655	\$	-	\$ 238,157	\$ 257,309
Facility and property income		33,000		27,790	77,657		-		-	105,447	102,084
Management fees		48,000		30,756	-		-		-	30,756	46,753
Other givings (Note 7)		12,400		32,667	-		-		-	32,667	16,728
Investment income (loss)		100		(2,761)	-		(13,090)		(3,540)	(19,391)	46,208
Interest on loan to other fund		-		-	-		-		6,500	6,500	6,500
Government assistance		-		-	-		-		-	-	10,182
		328,500		313,954	77,657		(435)		2,960	394,136	485,764
M&S givings received		3,000		6,778	-		- ´		-	6,778	3,018
M&S givings disbursed		(3,000)		(6,778)	-		-		-	(6,778)	(2,405
		328,500		313,954	77,657		(435)		2,960	394,136	486,377
EXPENDITURES											
Salaries and benefits		159,959		155,466	-		-		-	155,466	120,588
Church and hall buildings (Note 8)		104,200		84,968	-		-		-	84,968	86,35
Other operating (Note 9)		15,800		31,840	-		-		-	31,840	24,800
Appropriations (Note 10)		34,200		29,241	-		-		-	29,241	30,997
Professional fees		13,800		18,155	1,700		8,365		-	28,220	12,602
Rental property expenses		-		-	32,671		-		-	32,671	15,325
Management fees		-		-	30,756		-		-	30,756	46,753
Interest on loan from other fund		-		-	6,500		-		-	6,500	6,500
Interest on long term debt		-		-	6,030		3,219		-	9,249	7,363
Expenditures (Note 11)		-		-	-		3,097		7,200	10,297	19,769
		327,959		319,670	77,657		14,681		7,200	419,208	371,048
EXCESS (DEFICIENCY) OF INCOME OVER EXPENDITURES											
FROM OPERATIONS		541		(5,716)	-		(15,116)		(4,240)	(25,072)	115,329

ST. PAUL'S UNITED CHURCH
Statement of Operations (continued)
Year Ended December 31, 2022

	erating udget	0	perating	ŀ	Housing	Capital oundation	Tru	st Funds	2022 Total	2021 Total
OTHER INCOME Downtown United revenue	-		50,933		-	-		-	50,933	-
Downtown United expenses	 -		(4,750)		-	-		-	(4,750)	
	 -		46,183		-	-		-	46,183	
EXCESS (DEFICIENCY) OF INCOME OVER EXPENDITURES	\$ 541	\$	40,467	\$	-	\$ (15,116)	\$	(4,240)	\$ 21,111	\$ 115,329

# ST. PAUL'S UNITED CHURCH Statement of Changes in Fund Balances Year Ended December 31, 2022

	(	Operating	Capital erating Housing Foundation			Trust Funds			2022		2021
FUND BALANCES - BEGINNING OF YEAR	\$	69,470	\$	279,875	\$ 3,172,681	\$	213,606	\$	3,735,632	\$	3,620,303
Excess of income over expenditures		40,467		-	(15,116)		(4,240)		21,111		115,329
FUND BALANCES - END OF YEAR (Note 12)	\$	109,937	\$	279,875	\$ 3,157,565	\$	209,366	\$	3,756,743	\$	3,735,632

ST. PAUL'S UNITED CHURCH Statement of Financial Position December 31, 2022

	(	Operating		Housing		Capital Foundation		rust Funds	2022 Total			2021 Total
ASSETS												
CURRENT Cash	\$	131,430	ф	44,798	<b>c</b>	24,576	ď		¢	200 904	\$	130,154
Investments (Note 13)	Ф	3,147	\$	44,790	\$	24,576	\$	- 68,792	\$	200,804 293,840	Ф	348,951
HST recoverable		5,280		1,981		1,526		-		8,787		3,989
Prepaid expenses		-		-		-		_		-		22,835
Due from other funds (Note 14)		15,396		_		286		_		15,682		-
Loans from other funds (Note 15)		-		-		-		140,574		140,574		134,074
		155,253		46,779		248,289		209,366		659,687		640,003
PROPERTY (Note 16)		<u>-</u>		517,744		2,986,000		<u>-</u>		3,503,744		3,503,744
	\$	155,253	\$	564,523	\$	3,234,289	\$	209,366	\$	4,163,431	\$	4,143,747
LIABILITIES												
CURRENT												
Accounts payable	\$	33,897	\$	3,027	\$	-	\$	-	\$	36,924	\$	40,150
Deferred contributions (Note 17)		11,419		5,262		-		-		16,681		17,414
Due to other funds (Note 14)		-		15,682		-		-		15,682		
Loans to other funds (Note 15)		-		140,574		-		-		140,574		134,074
Current portion of long term debt (Note 18)		-		120,103		12,556		-		132,659		97,594
		45,316		284,648		12,556		-		342,520		289,232
LONG TERM DEBT (Note 18)		-		-		64,168		-		64,168		118,883
		45,316		284,648		76,724		-		406,688		408,115
FUND BALANCES (Note 11)		109,937		279,875		3,157,565		209,366		3,756,743		3,735,632
	\$	155,253	\$	564,523	\$	3,234,289	\$	209,366	\$	4,163,431	\$	4,143,747

**Approved** 

Congregational Board Finance Committee

## ST. PAUL'S UNITED CHURCH

# Statement of Cash Flows Year Ended December 31, 2022

		Operating		Operating Housing I		Capital Foundation		Trust Funds		2022 Total		2021 Total
OPERATING ACTIVITIES  Cash receipts  Cash paid to suppliers and employees		362,177 (310,755)	\$	75,720 (57,683)	\$ (1,319) (12,962)	\$	2,960 (7,200)	\$	439,538 (388,599)	\$	465,150 (386,885)	
Interest paid	_	-		(12,530)	(3,219)		-		(15,749)		(13,862)	
Cash flow from (used by) operating activities		51,422		5,507	(17,500)		(4,240)		35,190		64,403	
INVESTING ACTIVITY Investments	<u> </u>	4,033		-	40,338		10,740		55,111		(20,810)	
FINANCING ACTIVITIES  Loan payable to other fund  Loan receivable from other fund  Increase (decrease) in amounts from other funds  Repayment of long term debt		- - (9,964) -		6,500 - 6,091 (7,430)	- - 3,873 (12,220)		- (6,500) - -		6,500 (6,500) - (19,650)		186 (186) - (20,214)	
Cash flow from (used by) financing activities	<u></u>	(9,964)		5,161	(8,347)		(6,500)		(19,650)		(20,214)	
INCREASE IN CASH FLOW		45,491		10,668	14,491		-		70,651		23,379	
CASH - BEGINNING OF YEAR		85,939		34,130	10,085		-		130,154		106,775	
CASH - END OF YEAR	\$	131,430	\$	44,798	\$ 24,576	\$	_	\$	200,805	\$	130,154	

#### 1. PURPOSE OF THE CHURCH

St. Paul's United Church (the "Church") is a not-for-profit organization of New Brunswick. As a registered charity the Church is exempt from the payment of income tax under Subsection 149(1) of the Income Tax Act.

St. Paul's United Church is an historic church located in downtown Fredericton, New Brunswick. The Church's mission is to glorify God through worship, the proclamation of the Gospel of Jesus Christ, and to serve others in Christ's name.

#### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNFPO) and, in management's opinion, with consideration of materiality and within the framework of the following accounting policies:

#### Revenue Recognition

St. Paul's United Church follows the restricted fund method of accounting for contributions, in order to ensure the observance of limitations and restrictions placed on the use of Church resources. This results in revenue and expenditures being recorded in funds according to the activities or objectives for which they are specifically intended. Restrictions imposed by the donor on the use of donated funds are external restrictions. The congregation may also impose internal restrictions on donations or fund balances which are not otherwise externally restricted.

The Operating Fund includes offerings, other givings and income, and administrative expenditures of the Church.

The Housing Fund includes revenues and expenses related to rental premises.

The Capital Foundation Fund includes all receipts specified for the acquisition of capital assets and corresponding expenditures. This Fund also includes capital renovations to existing properties which are financed by appropriations from the Operating Fund when necessary. Investment income earned from the temporary investment of designated contributions is included in this Fund.

Restricted Trust Funds include receipts for a specific purpose. Contributions are recorded as received and outlays are recorded as paid. Investment income is pro-rated according to an approved formula.

#### Cash and cash equivalents

Cash and cash equivalents include cash on hand and balances with banks and short term deposits with original maturities of three months or less. Bank borrowings are considered to be financing activities.

#### Financial instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

#### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Capital assets

The Church building and Fraser Memorial Hall are recorded at their 1990 appraised values which were based on building costs as of November 1990. Rental properties are recorded at the total of their 1990 appraisal values and the costs incurred to convert the original single-family residences into multi-unit rental properties. Other capital assets are expensed at the time of purchase. No provision for depreciation or amortization is recorded in the financial statements. No gain or loss will be recorded in the statement of operations on disposition of any capital assets.

This policy is not in accordance with Canadian accounting standards for not-for-profit organizations, which require not-for-profit organizations to capitalize and amortize tangible capital assets if the average of annual revenues recognized on the statement of operations for the current or preceding period is greater than \$500,000. Once the requirement to capitalize and amortize tangible capital assets is met, based on average annual revenues, an entity it expected to continue to follow this requirement, even if average revenues subsequently fall below \$500,000.

#### Fund balances

- a) Fund balances invested in capital assets represents the Church's net investment in capital assets, as described above.
- b) Internally restricted fund balances are funds which have been designated for a specific purpose by the congregation.
- c) Externally restricted fund balances are funds which have been designated for a specific purpose by the donor.
- d) Unrestricted fund balances comprise the excess of revenue over expenditures accumulated by the Church each year, net of transfers, and are available for general purposes.

#### Government grants

Government grants are recorded when there is a reasonable assurance that the Church has complied with, and will continue to comply with, all the necessary conditions to obtain the grants.

#### Contributed services

A substantial number of volunteers contribute to a significant amount of time to the Church each year. Because of the difficulty of determining fair value, contributed services are not recognized in the financial statements.

#### Donated goods

The Church also occasionally receives donations in kind. Donated goods are recorded at their fair market value at the time of the donation, and presented as Other Givings in the Operating Fund, or included in Contributions (Restricted Funds), and the related expenses are recorded in various expense accounts, as appropriate.

#### Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

#### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Comparative figures

Certain comparative amounts have been reclassified to conform to the current year's presentation.

#### 3. FINANCIAL INSTRUMENTS

The Church is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Church's risk exposure and concentration as of December 31, 2022.

#### Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency rate risk, interest rate risk and other price risk.

#### 4. CAPITAL MANAGEMENT

The Church considers its capital to be the restricted and unrestricted fund balances. The Church's objective when managing capital is to safeguard the entity's ability to continue as a going concern in order to continue providing services to its congregation.

#### 5. GOVERNMENT ASSISTANCE

The Church owns two rental properties which provide accommodations at rates scaled to tenants' income. In relation to these properties, the Church has entered into two agreements with the Province of New Brunswick, whereby the Province subsidizes rents charged to tenants, up to market rents specified in the agreements. The agreements expire in 2029 and 2033. Property income reported for the Housing Fund on the Statement of Operations includes Provincial subsidies of \$60,964 (2021 - \$42,275).

6.	COLLECTIONS/CONTRIBUTIONS		
٠.		 2022	2021
	Operating Fund		
	Envelopes	\$ 176,655	\$ 207,102
	Other donations	20,733	-
	Donated securities	19,811	3,361
	Christmas	4,369	-
	Thanksgiving	2,257	518
	Loose	1,013	1,694
	Easter	 664	390
		\$ 225,502	\$ 213,065

7.	OTHER GIVINGS		2022	2021
	Operating Fund Other donations Pantry Fund United Church Women Benevolent Fund Fundraising event Miscellaneous	\$	11,140 7,605 9,052 2,453 1,461 956	\$ 1,452 5,102 4,910 1,673 553 3,038
		\$	32,667	\$ 16,728
8.	CHURCH AND HALL BUILDINGS EXPENDITURES		2022	2021
	Operating Fund Fuel Insurance Electricity Building repairs and maintenance Snow and garbage removal Boiler repairs and maintenance	\$	25,610 22,886 14,057 10,721 8,658 3,036	\$ 21,964 19,277 11,289 22,139 3,574 8,108
		\$	84,968	\$ 86,351
9.	OTHER OPERATING EXPENDITURES		2022	2021
	Operating Fund Pantry fund United Church Women Bank charges Office supplies Telephone and internet Benevolent fund Book allowance Miscellaneous Computer support Fundraising Gifts	<b>\$</b>	7,605 5,052 4,682 4,362 3,456 2,453 1,865 1,727 370 269	\$ 4,012 - 3,740 4,399 3,346 223 552 995 7,333 - 200
		\$	31,841	\$ 24,800

10.	APPROPRIATIONS	 2022	2021
	Operating Fund St. Paul's Worship Committee Presbytery allocation St. Paul's Christian Education Committee St. Paul's Partnership Committee St. Paul's Community Committee	\$ 14,573 12,117 1,684 645 222	\$ 15,645 13,201 1,671 482
		\$ 29,241	\$ 30,999
11.	CAPITAL FOUNDATION FUND EXPENDITURES	 2022	2021
	Projects Bank service charges	\$ 3,094 3	\$ 12,202 29
		\$ 3,097	\$ 12,231
12.	INTERNALLY RESTRICTED FUND BALANCES	 2022	2021
	Capital Foundation Fund Housing Projects - Replacement Reserve	\$ 248,289 55,000	\$ 186,682 55,000
		\$ 303,289	\$ 241,682

The Housing Fund Replacement Reserve Fund was established in 2010 in order to provide for major repairs to the rental properties in the future. Each year, management assesses the need for future major repairs, and adjusts the Reserve accordingly.

#### 13. INVESTMENTS

The Church has a managed investment portfolio with BMO Nesbitt Burns. As described in Note 3 above, the fair value of the Church's short-term investments will fluctuate due to changes in market prices. The allocation of the investments and the unrealized gains (losses) are as follows:

Inv					2022		2024
	Cost	Gair	is (Losses)		2022		2021
\$	180,247	\$	41,654	\$	221,901	\$	262,239
	59,084		9,709		68,793		79,533
	2,543		603		3,146		7,179
\$	241,874	\$	51,966	\$	293,840	\$	348,951
	\$	Cost \$ 180,247 59,084 2,543	Cost Gair \$ 180,247 \$ 59,084 2,543	Cost         Gains (Losses)           \$ 180,247         \$ 41,654           59,084         9,709           2,543         603	Cost         Gains (Losses)           \$ 180,247         \$ 41,654           59,084         9,709           2,543         603	Cost         Gains (Losses)         2022           \$ 180,247         \$ 41,654         \$ 221,901           59,084         9,709         68,793           2,543         603         3,146	Cost         Gains (Losses)         2022           \$ 180,247         \$ 41,654         \$ 221,901         \$ 59,084         9,709         68,793           2,543         603         3,146

	DUE FROM (TO) OTHER FUNDS		2022	2021
	Operating Fund Housing Capital Foundation	\$	15,682 (286)	\$ 9,591 (4,159)
		\$	15,396	\$ 5,432
	Housing Fund Operating	\$	(15,682)	\$ (9,591)
	Capital Foundation Fund Operating	\$	286	\$ 4,159
15.	INTERFUND LOAN			
	\$6,500 annual interest is accrued each year and paid when po	ossible.		
			2022	 2021
	Loan Receivable Trust Funds Gough Family Trust loan Accrued interest	\$	101,500 39,074	\$ 101,500 32,574
		\$	140,574	\$ 134,074
	Loan Payable  Housing Fund  Loan from Gough Family Trust	\$	140,574	\$ 134,074
		\$	140,574	\$ 134,074
16.	PROPERTY			
			2022	 2021
	Capital Foundation Fund Church and Fraser Memorial Hall Land - 427 Charlotte Street Land - 429 Charlotte Street	\$	2,925,000 31,000 30,000	\$ 2,925,000 31,000 30,000
	Housing Fund	_	2,986,000	 2,986,000
	Land & Building - 242 York Street Land & Building - 230 York Street Furniture and fixtures - 242 York St Furniture and fixtures - 230 York St		431,095 339,260 10,402 8,519 8,469	431,095 339,260 10,402 8,519 8,469
	Paving		797,745	 797,745

6.	PROPERTY (continued)		2222	0004
	Forgiveable Debt Contributions	_	2022	2021
	PNB Contribution - 242 York Street		(160,000)	(160,000
	PNB Contribution - 230 York Street		(120,000)	(120,000
			(280,000)	(280,000
		\$_	3,503,745	\$ 3,503,745
<b>.</b>	DEFERRED CONTRIBUTIONS			0004
		_	2022	2021
	Benevolent Fund Balance, beginning of year	\$	6,815	\$ 5,365
	Contributions		2 4 4 0	1 672
	Gifts-in-kind		3,140 739	1,673
	Expenditures		(2,453)	(223
	Balance, end of year	<u>\$</u>	8,241	\$ 6,815
	Pantry Fund			
	Balance, beginning of year	\$	4,861	\$ 3,771
	Contributions		600	3,766
	Gifts-in-kind		2,920	1,336
	Expenditures		(7,605)	(4,012
	Balance, end of year	<u>\$</u>	776	\$ 4,861
	United Church Women			
	Balance, beginning of year	\$	-	\$ -
	Contributions		7,340	-
	Gifts-in-kind		-	-
	Expenditures		(5,052)	-
	Balance, end of year	<u>\$</u>	2,288	\$ -
	Refugee Fund			
	Balance, beginning of year	\$	114	\$ 114
	Donations		-	-
	Gifts-in-kind		-	-
	Expenditures		-	-
	Balance, end of year	<u>\$</u>	114	\$ 114
		\$	11,419	\$ 11,790

Housing Fund deferred contributions consist of subsidies and rents received in December that are for January housing charges.

18.	LONG TERM DEBT					
		2022	2021			
	BMO Mortgage bearing interest at 4.88% per annum, repayable in monthly blended payments of \$1,224. The loan matures on August 1, 2023 and is secured by 230 York Street.	\$ 120,103	\$ 127,533			
	BMO Mortgage bearing interest at 4.34% per annum, repayable in monthly blended payments of \$1,270. The loan matures on June 1, 2026 and is secured by 242 York Street.	76,724	88,944			
		196,827	216,477			
	Amounts payable within one year	(132,659)	(97,594)			
		\$ 64,168	\$ 118,883			
	Yearly principal repayments are approximately:					
	2023 2024 2025 2026	\$ 132,659 13,112 13,692 37,364				
		\$ 196,827				

ST. PAUL'S UNITED CHURCH Schedule of Restricted Trust Funds (Schedule 1) Year Ended December 31, 2022

	t. Paul's holarship Fund	heological cholarship Fund	ie MacKay norial Trust	Or	gan/Chimes Fund	ler/Wright norial Fund	Go	ugh Family Trust	2022		2021	
Balance, beginning	\$ 17,719	\$ 17,241	\$ 6,631	\$	2,965	\$ 5,157	\$	163,893	\$	213,606	\$	192,674
Income Investment income (loss) Interest on loan to other fund Contributions	 (1,262) - -	(1,228) - -	(472) - -		(211) - -	(367) - -		- 6,500 -		(3,540) 6,500 -		5,948 6,500 935
	 (1,262)	(1,228)	(472)		(211)	(367)		6,500		2,960		13,383
Expenditures Disbursements	 1,400	5,000	-		800	-		-		7,200		1,223
Balance, ending	\$ 15,057	\$ 11,013	\$ 6,159	\$	1,954	\$ 4,790	\$	170,393	\$	209,366	\$	204,834

## St. Paul's Scholarship Fund

Capital and interest may be used to award burseries to students attending post-secondary educational institutions, as approved by the Scholarship Committee

## Theological Scholarship Fund

Capital and interest may be used to award burseries to members attending religious studies programs, as approved by the Christian Education Committee

## Nellie MacKay Memorial Trust

Capital and interest may be used for Sunday School purposes, as approved by the Christian Education Committee

## Organ/Chimes Fund

Capital and interest may be used for maintaining and enhancing the church organ and chimes, as approved by the Board of Trustees

## Hilder / Wright Memorial Fund

Capital and interest may be used for Musical purposes, as approved by the Music Director

## Gough Family Trust

Capital is to be retained in the fund; interest may be used for general purposes, as approved by the Board of Trustees