

QUINT DEVELOPMENT CORPORATION
Financial Statements
For the Year Ended March 31, 2024



INDEPENDENT AUDITOR'S REPORT

To the Members of Quint Development Corporation

Opinion

We have audited the financial statements of Quint Development Corporation (the "Corporation"), which comprise the statement of financial position as at March 31, 2024, and the statements of operations, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2024, and the results of its operations and 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 report. We are independent of the Corporation in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

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

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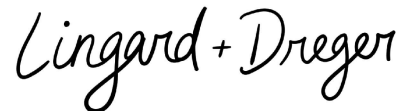


Independent Auditor's Report to the Members of Quint Development Corporation (*continued*)

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

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



Chartered Professional Accountants

**Saskatoon, Saskatchewan
June 17, 2024**



QUINT DEVELOPMENT CORPORATION**Statement of Financial Position****As at March 31, 2024**

	Operating	Reserve	Capital	2024	2023
ASSETS					
CURRENT					
Cash	\$ -	\$ 192,646	\$ -	\$ 192,646	\$ 308,980
Short-term investments (Note 4)	-	329,128	-	329,128	302,775
Accounts receivable (Note 5)	289,832	-	-	289,832	93,111
Inventory	1,977	-	-	1,977	1,744
Prepaid expenses	69,870	-	-	69,870	48,934
Due from individual related parties (Note 6)	438	-	-	438	108
Interfund amounts receivable (payable)	25,363	(25,363)	-	-	-
	387,480	496,411	-	883,891	755,652
LONG-TERM INVESTMENTS (Note 4)	-	404,407	-	404,407	427,006
TANGIBLE CAPITAL ASSETS (Note 7)	-	-	7,152,621	7,152,621	7,554,822
	\$ 387,480	\$ 900,818	\$ 7,152,621	\$ 8,440,919	\$ 8,737,480

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION**Statement of Financial Position****As at March 31, 2024**

	Operating	Reserve	Capital	2024	2023
LIABILITIES					
CURRENT					
Bank indebtedness	\$ 76,652	\$ -	\$ -	\$ 76,652	\$ -
Accounts payable and accrued liabilities (Note 8)	170,190	-	-	170,190	270,304
Current portion of long-term debt (Note 9)	-	-	117,693	117,693	74,670
Deferred contributions and revenue (Note 10)	31,587	-	-	31,587	49,805
Due from individual related parties (Note 6)	351	-	-	351	-
	278,780	-	117,693	396,473	394,779
LONG-TERM DEBT (Note 9)	-	-	1,198,388	1,198,388	1,266,539
	278,780	-	1,316,081	1,594,861	1,661,318
FUND BALANCES					
External restrictions	-	281,595	-	281,595	217,723
Internal restrictions	-	619,223	5,836,540	6,455,763	6,828,274
Unrestricted	108,700	-	-	108,700	30,165
	108,700	900,818	5,836,540	6,846,058	7,076,162
	\$ 387,480	\$ 900,818	\$ 7,152,621	\$ 8,440,919	\$ 8,737,480

APPROVED ON BEHALF OF THE BOARD

DocuSigned by:

Joy Crawford

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Director

DocuSigned by:

Toby Esterby

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Director

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION**Statement of Operations****For the Year Ended March 31, 2024**

	Operating	Reserve	Capital	2024	2023
REVENUE					
Grant funding (Note 12)	\$ 3,046,382	\$ 5,460	\$ -	\$ 3,051,842	\$ 2,652,042
Donations	5,206	-	-	5,206	5,163
Interest and investment income	31,818	-	-	31,818	17,761
Rental and property management	769,343	-	-	769,343	778,693
Build-Up Saskatoon revenue	302,915	-	-	302,915	125,413
Other	295,805	-	-	295,805	45,260
	4,451,469	5,460	-	4,456,929	3,624,332
EXPENSES					
Administration	744,700	-	-	744,700	526,201
Board of directors	1,890	-	-	1,890	2,880
Grant expenses	74,561	-	-	74,561	99,876
Interest and loan fees	56,177	-	-	56,177	53,603
Program and participant costs	263,039	-	-	263,039	192,017
Property management	851,044	5,460	-	856,504	710,985
Vehicle and transportation	35,050	-	-	35,050	22,926
Wages and benefits	2,773,853	-	-	2,773,853	2,584,887
	4,800,314	5,460	-	4,805,774	4,193,375
DEFICIENCY OF REVENUE OVER EXPENSES BEFORE AMORTIZATION AND ALLOCATIONS	(348,845)	-	-	(348,845)	(569,043)
Allocations					
Revenue allocation of costs to other programs (Note 16)	572,586	-	-	572,586	647,044
EXCESS OF REVENUE OVER EXPENSES BEFORE THE UNDERNOTED	223,741	-	-	223,741	78,001
Amortization	-	-	(453,845)	(453,845)	(436,742)
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FOR THE YEAR	\$ 223,741	\$ -	\$ (453,845)	\$ (230,104)	\$ (358,741)

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION**Statement of Changes in Fund Balances****For the Year Ended March 31, 2024**

	2023 Balance	Excess (deficiency) of revenue over expenses	Contributions	Withdrawals	2024 Balance
Operating fund	\$ 30,165	\$ 223,741	\$ 54,051	\$ (199,257)	\$ 108,700
Reserve funds					
Externally restricted reserve	217,723	-	65,432	(1,560)	281,595
Internally restricted reserve	614,661	-	26,762	(22,200)	619,223
	832,384	-	92,194	(23,760)	900,818
Capital fund	6,213,613	(453,845)	129,263	(52,491)	5,836,540
	\$ 7,076,162	\$ (230,104)	\$ 275,508	\$ (275,508)	\$ 6,846,058

	2022 Balance	Excess (deficiency) of revenue over expenses	Contributions	Withdrawals	2023 Balance
Operating fund	\$ 170,277	\$ 78,001	\$ 154,687	\$ (372,800)	\$ 30,165
Reserve funds					
Externally restricted reserve	347,930	-	24,478	(154,685)	217,723
Internally restricted reserve	481,254	-	144,770	(11,363)	614,661
	829,184	-	169,248	(166,048)	832,384
Capital fund	6,497,430	(436,742)	152,925	-	6,213,613
	\$ 7,496,891	\$ (358,741)	\$ 476,860	\$ (538,848)	\$ 7,076,162

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION

Statement of Cash Flows
For the Year Ended March 31, 2024

	Operating		Reserve		Capital		2024		2023	
OPERATING ACTIVITIES										
Excess (deficiency) of revenue over expenses for the year	\$	223,741	\$	-	\$	(453,845)	\$	(230,104)	\$	(358,741)
Item not affecting cash:										
Amortization of tangible capital assets		-		-		453,845		453,845		436,742
		223,741		-		-		223,741		78,001
Changes in non-cash working capital:										
Accounts receivable		(196,721)		-		-		(196,721)		(45,922)
Inventory		(233)		-		-		(233)		162
Due from individual related parties		(330)		-		-		(330)		(93)
Prepaid expenses		(20,936)		-		-		(20,936)		(5,942)
Accounts payable and accrued liabilities		(100,115)		-		-		(100,115)		76,800
Due to individual related parties		351		-		-		351		-
Deferred contributions and revenue		(18,218)		-		-		(18,218)		(90,483)
Interfund amounts receivable (payable)		61,070		(61,070)		-		-		-
		(275,132)		(61,070)		-		(336,202)		(65,478)
Cash flow from (used by) operating activities		(51,391)		(61,070)		-		(112,461)		12,523
INVESTING ACTIVITIES										
Purchase of tangible capital assets		-		-		(51,644)		(51,644)		(80,901)
Redemption of investment activities		-		324,200		-		324,200		436,363
Purchase of investments		-		(302,000)		-		(302,000)		(525,000)
Reinvested interest		-		(25,953)		-		(25,953)		(13,814)
Cash flow from (used by) investing activities		-		(3,753)		(51,644)		(55,397)		(183,352)
FINANCING ACTIVITIES										
Repayment of long-term debt		-		-		(77,619)		(77,619)		(72,024)
Proceeds from long-term debt		-		-		52,491		52,491		-
Cash flow from (used by) financing activities		-		-		(25,128)		(25,128)		(72,024)
INTERFUND TRANSFERS		(145,205)		68,433		76,772		-		-
RECOVERIES BY THE MINISTRY OF SOCIAL SERVICES		-		-		-		-		(61,989)
		(145,205)		68,433		76,772		-		(61,989)
INCREASE (DECREASE) IN CASH		(196,596)		3,610		-		(192,986)		(304,842)
CASH - BEGINNING OF YEAR		119,944		189,036		-		308,980		613,822
CASH (DEFICIENCY) - END OF YEAR	\$	(76,652)	\$	192,646	\$	-	\$	115,994	\$	308,980
CASH CONSISTS OF:										
Cash	\$	-	\$	192,646	\$	-	\$	192,646	\$	308,980
Bank indebtedness		(76,652)		-		-		(76,652)		-
	\$	(76,652)	\$	192,646	\$	-	\$	115,994	\$	308,980

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION
Notes to the Financial Statements
For the Year Ended March 31, 2024

1. NATURE OF OPERATIONS

Quint Development Corporation's ("The Corporation") mission is to strengthen the social and economic well-being of Saskatoon's core neighbourhoods through a community economic development approach. The Corporation was incorporated under the *Non-Profit Corporations Act, 1995* of Saskatchewan. The Corporation is recognized by Canada Revenue Agency as a not-for-profit organization and qualifies as a tax exempt organization under section 149 of the *Income Tax Act*.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations in Part III of the *CPA Handbook* and include the following significant accounting policies:

Cash and cash equivalents

Cash and cash equivalents consist of balances with banks and short-term investments with maturities of three months or less.

Investments

Investments, which consist primarily of commercial paper with original maturities at date of purchase beyond three months, are carried at amortized cost.

Inventory

Inventory is measured at the lower of cost or net realizable value. Cost is determined on a specific item basis. The Corporation capitalizes the costs of holding real property inventory, net of any incidental revenues realized while holding the property. Capitalized costs include interest, property taxes, overhead allocation, and other costs incidental to holding the property until it is sold.

Tangible capital assets

Tangible capital assets are stated at cost or deemed cost less accumulated amortization and are amortized over their estimated useful lives on a straight-line basis at the following rates and methods:

Buildings	25 years
Furniture, fixtures and equipment	5 years
Motor vehicles	3 years
Computer equipment	3 years
Leasehold improvements	60 months

The Corporation regularly reviews its tangible capital assets to eliminate obsolete items. Government grants are treated as a reduction of tangible capital assets cost.

Tangible capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

Other investments

Investments for which there are quoted prices in an active market are carried at fair value. Unrealized gains or losses are reported as part of net income. Investments for which there is not an active market are carried at amortized cost except when it is established that their value is impaired. Impairment losses, or reversal of previously recognized impairment losses, are reported as part of net income.

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QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**Restricted fund accounting**

The accounts of the Corporation are maintained in accordance with the principles of restricted fund accounting. For financial reporting purposes, accounts with similar characteristics have been combined into the following major funds:

(i) Operating fund

The operating fund accounts for the Corporation's program delivery and administrative services. This fund reports unrestricted resources and restricted operating grants.

(ii) Reserve fund

The reserve fund is a restricted fund that reflects externally and internally restricted resources which are to be used for specified purposes.

(iii) Capital asset fund

The capital asset fund is a restricted fund that reports the assets, liabilities, revenues and expenses related to the Corporation's tangible capital assets. The capital fund includes revenues received designated for the acquisition of tangible capital assets. Expenses consist primarily of amortization of capital assets.

Financial instruments

The Corporation initially measures its financial assets and financial liabilities at fair value. It subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in the statements of operations in the period incurred.

Financial assets subsequently measured at amortized cost include cash, investments, accounts receivable, due from related parties. Financial liabilities subsequently measured at amortized cost include accounts payable and accrued liabilities and deferred contributions and revenue. The fair value of the cash, investments, accounts receivable, and accounts payable and accrued liabilities approximates their carrying value due to their short-term nature.

Revenue recognition

The Corporation follows the deferral method of accounting for contributions. Restricted contributions related to general operations are recognized as revenue of the Operating Fund in the year in which the related expenses are incurred. Restricted contributions designated for the purchase of tangible capital assets are recorded as deferred contributions and are recognized as revenue on the same basis as the amortization expense related to the acquired tangible capital assets. All other restricted contributions are recognized as revenue of the appropriate restricted fund and are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Contributions in-kind

Contributions in-kind are recorded at fair market value for goods or services used in the normal course of operations that would otherwise have been purchased.

Use of estimates

The preparation of financial statements in accordance 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, any disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenue and expenses during the reporting period. These estimates are reviewed periodically and as adjustments become necessary, they are reported in earnings in the period in which they become known.

Significant estimates include, but are not limited to, the determination of the useful lives of long-lived assets, the valuation of deferred contributions and revenue, and accruals for certain revenues and expenses.

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QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****Allocation of expenses**

The Corporation allocates certain overhead and administrative expenses to its programs. The costs of each program include the costs of administrative personnel and office overhead that are related to the program.

The Corporation allocates its costs of administrative personnel and office overhead to certain programs by identifying an appropriate basis of allocating each component expense and applying that basis consistently each year.

The amounts allocated to each program are an estimate of the administrative costs associated with the program, based on budgeted revenues, historical experience, and expectations in the current year.

3. ECONOMIC DEPENDENCE

The Corporation received a significant amount of its revenue from the Ministry of the Social Services 26.36% (2023 - 30.19%) and is therefore dependent on continued funding from the Ministry to fund its ongoing operations.

4. INVESTMENTS

	Maturity	2024	Yield	2023
Short-term investments				
Term deposits	<one year	\$ 329,128	2.50% - 4.00%	\$ 302,775
Long-term Investments				
Term deposits	2-4 years	404,407	4.10% - 5.30%	427,006
		\$ 733,535		\$ 729,781

5. ACCOUNTS RECEIVABLE

	2024	2023
Trade accounts receivable	\$ 106,723	\$ 89,988
Grants receivable	177,328	-
GST receivable	5,781	3,123
	\$ 289,832	\$ 93,111

QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****6. DUE (TO) FROM RELATED PARTIES**

	2024	2023
PHSV Condo Association	\$ (351)	\$ -
Millennium Housing Cooperative Ltd.	438	-
Station 20 West	-	108
	\$ 87	\$ 108

These balances are payable on demand and have arisen from the provision of administrative and support services by the Corporation to the related entities, as well as amounts paid by the Corporation on behalf of the related entities.

7. TANGIBLE CAPITAL ASSETS

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Land	\$ 1,551,632	\$ -	\$ 1,551,632	\$ 1,551,632
Buildings	10,328,048	4,806,588	5,521,460	5,934,581
Motor vehicles	150,564	109,461	41,103	15,550
Computer equipment	19,204	17,351	1,853	4,473
Furniture and fixtures	177,513	140,940	36,573	48,586
	\$ 12,226,961	\$ 5,074,340	\$ 7,152,621	\$ 7,554,822

8. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2024	2023
Trade payables	\$ 48,377	\$ 108,963
Rental deposits	32,298	32,280
Accrued wages	-	3,601
Source deductions payable	-	50
PST payable	2,163	3,296
Mastercard payables	3,810	6,742
Accrued vacation payable	68,115	84,615
Other accrued liabilities	15,427	30,757
	\$ 170,190	\$ 270,304

QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****9. LONG-TERM DEBT**

	2024	2023
Affinity Credit Union mortgage repayable in monthly instalments of \$285 including principal and interest at 5.24% per annum. The original amount of the mortgage is \$50,000. The mortgage is secured by related land and building at 522 Avenue J South with a net book value of \$727,737 (2023 - \$773,906). The mortgage matures on October 1, 2027.	\$ 27,924	\$ 29,834
Affinity Credit Union mortgage repayable in monthly instalments of \$2,975 including principal and interest at 3.19% per annum. The original amount of the mortgage is \$505,430. The mortgage is secured by related land and buildings at 315 Ave N South, 1505 19th Street West and 1507 19th Street West with a net book value of \$788,206 (2023 - \$852,723). The mortgage matures on January 1, 2026.	217,319	245,626
Affinity Credit Union mortgage repayable in monthly instalments of \$6,301 including principal and interest at 4.09% per annum. The mortgage is secured by related land and building at 204, 208, 212, 214 and 216 Avenue O South, Saskatoon with a net book value of \$4,262,842 (2023 - \$4,432,380). The mortgage matures on May 31, 2027.	1,018,916	1,052,341
Affinity Credit Union mortgage repayable in monthly instalments of \$983 including principal and interest at 6.19% per annum. The mortgage is secured by related land and building at 130 Avenue O South with a net book value of \$116,425 (2023 - \$127,811). The mortgage matures on May 1, 2024.	2,094	13,408
Affinity Credit Union Commercial demand loan repayable in monthly instalments of \$750 including principal and interest at 7.70% per annum.	49,828	-
	1,316,081	1,341,209
Less: current portion	(117,693)	(74,670)
	\$ 1,198,388	\$ 1,266,539

Principal repayment terms are approximately:

2025	\$ 117,693
2026	226,248
2027	39,739
2028	932,401
	<u>1,316,081</u>
	\$ 1,316,081

QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****10. DEFERRED CONTRIBUTIONS AND REVENUE**

The Corporation receives apartment rental revenue. Rental revenue received in advance is recorded as deferred revenue.

The Corporation receives funding from various funders to be held, administered and distributed in accordance with the related funding agreements. Deferred contributions related to expenses of future periods represent unspent externally restricted funding for purposes of paying operating expenditures of future periods.

	2024	2023
Deferred contributions and revenue, beginning of year	\$ 49,805	\$ 140,288
<i>Revenue received during the year</i>		
Prepaid apartment rents	15,759	29,334
Ministry of Social Services	1,303,842	1,283,534
Ministry of Immigration and career training	922,439	721,586
United Way	58,000	-
Blue Door	256,577	92,500
SHIP	149,287	277,993
Affinity Credit Union	39,000	20,000
Community First Development Fund	45,500	19,400
Canadian Apprenticeship Forum	20,000	-
Ministry of Justice	125,000	125,000
Canadian Mortgage and Housing Corporation	126,866	-
City of Saskatoon	688	10,000
	3,112,763	2,719,635
<i>Less:</i>		
Amounts recognized as rental revenue	(29,334)	(17,788)
Amounts recognized as grant revenue	(3,051,842)	(2,652,042)
Deferred contributions and revenue, end of year	\$ 31,587	\$ 49,805

11. EXTERNALLY RESTRICTED NET ASSETS

In 2004, Saskatchewan Ministry of Social Services (MSS) imposed restrictions requiring any excess Youth Lodge funding to be set up as reserve and MSS approval is required before funds can be expended.

In 2008, Saskatchewan Ministry of Social Services (MSS) imposed restrictions requiring any excess Pleasant Hill Place funding to be set up as a reserve and MSS approval is required before funds can be expended.

In 2014, Saskatchewan Ministry of Social Services (MSS) imposed restrictions requiring any excess Leadership funding to be set up as a reserve and MSS approval is required before funds can be expended.

QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****12. GRANT FUNDING**

The grant funding is composed of the following:

	2024	2023
Ministry of Social Services	\$ 1,298,382	\$ 1,278,074
Ministry of Immigration and Career Training	933,908	819,916
Integrated Justice	125,000	125,000
Other	689,092	423,592
Grant funding (Operating Fund)	3,046,382	2,646,582
Ministry of Social Services	5,460	5,460
Grant funding (Reserve Fund)	5,460	5,460
Grant funding (Capital Fund)	-	-
Total grant funding	\$ 3,051,842	\$ 2,652,042

13. LEASE COMMITMENTS

The Corporation is committed under a lease agreement for its premises at 1120 20th Street West (Station 20 West), Saskatoon, Saskatchewan. The agreement expires on June 30, 2027. In addition, the Corporation has operating lease commitments for a photocopier. Future minimum lease payments as at March 31, 2024, are as follows:

	Building	Operating	Total
2025	\$ 77,162	\$ 632	\$ 77,794
2026	77,542	842	78,384
2027	77,542	421	77,963
2028	19,386	-	19,386
	\$ 251,632	\$ 1,895	\$ 253,527

14. RELATED PARTY TRANSACTIONS

Related party transactions are in the normal course of operations and are measured at the exchange amount which is the amount of consideration established and agreed to by the related parties.

During the year, the Corporation received \$1,227 (2023- \$1,065) in management fees from Millennium Housing Cooperative Ltd. ("Millennium"), an organization under common management. These fees were used to pay administration and support costs associated with the operations of the co-operative. During the current year Millennium made payments of \$1,665 (2023- \$1,765) to the Corporation.

QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****15. FINANCIAL INSTRUMENTS**

The Corporation 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 Corporation's risk exposure and concentration as of March 31, 2024.

Credit risk

The Corporation is exposed to credit risk from potential non-payment of accounts receivable. Most of the accounts receivable were collected shortly after year-end.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Corporation manages exposure through its normal operating and financing activities. The Corporation is exposed to interest rate risk on its investments and long-term debt.

Liquidity risk

Liquidity risk is that the Corporation will encounter difficulty in meeting obligations associated with financial liabilities. The Corporation enters into transactions to purchase goods and services on credit and lease office equipment and office space from creditors, for which repayment is required at various maturity dates. Liquidity risk is measured by reviewing the Corporation's future net cash flows for the possibility of a negative net cash flow. The Corporation manages liquidity risk resulting from accounts payable and accrued liabilities by investing in liquid assets such as cash and short-term investments which can be readily available to repay accounts payable and accrued liabilities.

16. COST ALLOCATIONS AND INTERNAL CHARGES

During the year, the affordable housing program charged \$31,500 (2023 - \$126,126) of management fees to the rental program. These fees are reflected as income in the affordable housing program and property management expense in the rental program.

During the year, the Corporation allocated certain administrative and overhead costs to various programs. The amounts allocated are as follows:

	Administrative salaries allocated	Direct costs allocated	Management fees	2024
Program Name				
Affordable housing	\$ -	\$ 46,298	\$ 31,500	\$ 77,798
Core Neighbourhoods at work	79,256	34,886	-	114,142
Pleasant Hill Place	57,969	13,069	-	71,038
Rentals	-	15,902	-	15,902
Youth Lodge	31,898	43,218	-	75,116
Leadership	73,230	-	-	73,230
Build up Saskatoon	-	145,360	-	145,360
Total Cost Allocations and Internal Charges	\$ 242,353	\$ 298,733	\$ 31,500	\$ 572,586

QUINT DEVELOPMENT CORPORATION**Notes to the Financial Statements****For the Year Ended March 31, 2024****17. CONTINGENT LIABILITY**

During the year ended March 31, 2011, Saskatchewan Housing Corporation granted the Corporation a forgivable loan in the amount of \$1,208,592 under the Homefirst Rental Development Program for the purchase of 8 condominium rental units located in the Pleasant Hill Neighbourhood. The loan is forgivable at the rate of \$3,249 per month for 120 months, commencing on the first day of the second month following the date that the condominiums have achieved substantial completion, \$6,699 per month for 120 months, commencing on the first day of the month following expiration of the first 120-month forgiveness period, and the balance of \$8,376 commencing on the first day of the month following expiration of the second 120-month forgiveness period. The loan is secured by a second mortgage registered against the property and has a principal balance of \$535,259 as at March 31, 2024.

During the year ended March 31, 2017, Saskatchewan Housing Corporation granted the Corporation a forgivable loan in the amount of \$3,190,000 under the Homefirst Rental Development Program for the development of a 26 unit rental housing project located at 204, 208, 212, 214 and 216 Avenue O, Saskatoon, Saskatchewan. The loan is forgivable over seventeen years commencing on the first day of the second month following the date that the project has achieved substantial completion. The loan is secured by a second mortgage registered against the property and has a principal balance of \$2,877,255 as at March 31, 2024.

18. TRANSFERS TO EXTERNALLY RESTRICTED RESERVES (MSS)

During the current year the Corporation made the following transfers to (from) the externally restricted reserves:

	Pleasant Hill	Youth Lodge	Leadership	Total
Approved purchases from restricted reserves	\$ (1,560)	\$ -	\$ -	\$ (1,560)

19. CREDIT FACILITY

The Corporation has a credit facility with Affinity Credit Union, which includes an approved operating line that can be drawn upon to a maximum of \$400,000, which bears interest at 7.70% and is secured by real property and a General Security Agreement. As at March 31, 2024, the amount owing, which is due on demand, was \$70,707 (2023 - \$Nil).

20. COMPARATIVE FIGURES

Some of the comparative figures have been reclassified to conform to the current year's presentation.

QUINT DEVELOPMENT CORPORATION**Externally Restricted Reserve Fund
(Schedule 1)****For the Year Ended March 31, 2024**

	Balance, Beginning of the year	Annual Allocation (Provincial funding)	Expenditures and Withdrawals	Interfund transfers from operations	Interest allocation	Balance, end of the year
Ministry of Social Services - Youth Lodge						
Maintenance reserve	\$ -	\$ 1,320	\$ (1,320)	\$ -	\$ -	\$ -
Equipment reserve	-	660	(660)	-	-	-
Furnishing reserve	-	720	(720)	-	-	-
Other	185,981	-	-	43,422	4,319	233,722
Ministry of Social Services - Youth Lodge total	185,981	2,700	(2,700)	43,422	4,319	233,722
Ministry of Social Services - Pleasant Hill Place						
Maintenance reserve	-	1,100	(1,100)	-	-	-
Equipment reserve	-	560	(560)	-	-	-
Furnishing reserve	-	1,100	(1,100)	-	-	-
Other	30,246	-	(1,560)	11,527	701	40,914
Ministry of Social Services - Pleasant Hill Place total	30,246	2,760	(4,320)	11,527	701	40,914
Ministry of Social Services - Leadership						
Other	1,496	-	-	5,427	36	6,959
Total externally restricted reserve fund	\$ 217,723	\$ 5,460	\$ (7,020)	\$ 60,376	\$ 5,056	\$ 281,595

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION**Internally Restricted Reserve Fund
(Schedule 2)****For the Year Ended March 31, 2024**

	Balance, Beginning of the year	Transfers to the operating fund	Transfers from the operating fund	Interest allocation	Balance, end of the year	2023
Internally restricted reserve fund						
General reserve	\$ 122,249	\$ (4,415)	\$ -	\$ 5,323	\$ 123,157	\$ 122,249
Capital replacement reserve	331,432	(11,971)	-	14,430	333,891	331,432
Affordable Housing expansion reserve	160,980	(5,814)	-	7,009	162,175	160,980
Total Internally restricted reserve fund	\$ 614,661	\$ (22,200)	\$ -	\$ 26,762	\$ 619,223	\$ 614,661

See notes to the financial statements

QUINT DEVELOPMENT CORPORATION
Program Operations (Schedule 3)
For the year ended March 31, 2024

	Affordable Housing Program	Leadership	Pleasant Hill Place	Pleasant Hill Place (income security)	Core Neighbourhoods at work
REVENUE					
Grant funding (Note 12)	198,537	153,786	520,633	-	628,897
Donations	5,206	-	-	-	-
Interest and investment income	-	101	1,264	-	-
Rental and property management	940	-	-	21,827	-
Build-Up Saskatoon revenue	-	-	-	-	-
Other	484	-	3,749	-	429
	205,167	153,887	525,646	21,827	629,326
EXPENSES					
Administration	55,200	163	20,413	-	47,588
Board of directors	-	-	-	-	-
Grant expenses	53,311	-	-	-	-
Interest and loan fees	-	-	-	466	-
Program and participant fees	-	-	10,448	10,048	35,458
Property management	2,578	-	40,273	-	1,230
Vehicle and transporation	1,957	-	5,515	-	-
Wages and benefits	205,507	148,297	437,470	-	526,976
	318,553	148,460	514,119	10,514	611,252
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES BEFORE ALLOCATIONS					
	(113,386)	5,427	11,527	11,313	18,074
Allocations					
Revenue - allocation of costs to other programs (Note 16)	31,500	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FOR THE YEAR					
	(81,886)	5,427	11,527	11,313	18,074
Externally restricted	-	5,427	11,527	-	-
Internally restricted	-	-	-	-	-
Unrestricted	(81,886)	-	-	11,313	18,074

Note - The excess of revenue over expenses for the year in the Pleasant Hill Place (income security) is intended to cover the principal repayments on the mortgage of Pleasant Hill Place. See Note 9

QUINT DEVELOPMENT CORPORATION
Program Operations (Schedule 3)
For the year ended March 31, 2024

	Youth Lodge	Rentals	Build Up Saskatoon	Quint Admin	2024 Total	2023 Total
REVENUE						
Grant funding <i>(Note 12)</i>	623,963	688	720,587	199,291	3,046,382	2,646,582
Donations	-	-	-	-	5,206	5,163
Interest and investment income	3,690	-	-	26,763	31,818	17,761
Rental and property management	-	746,576	-	-	769,343	778,693
Build-Up Saskatoon revenue	-	-	302,915	-	302,915	125,413
Other	646	233,658	378	56,461	295,805	45,260
	628,299	980,922	1,023,880	282,515	4,451,469	3,618,872
EXPENSES						
Administration	49,421	18,971	216,481	336,463	744,700	526,201
Board of directors	-	-	-	1,890	1,890	2,880
Grant expenses	-	-	-	21,250	74,561	99,876
Interest and loan fees	-	51,084	-	4,627	56,177	53,603
Program and participant fees	46,119	-	160,966	-	263,039	192,017
Property management	24,116	763,347	19,424	76	851,044	705,525
Vehicle and transporation	4,254	-	23,324	-	35,050	22,926
Wages and benefits	460,967	61,203	633,255	300,178	2,773,853	2,584,887
	584,877	894,605	1,053,450	664,484	4,800,314	4,187,915
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES BEFORE ALLOCATIONS	43,422	86,317	(29,570)	(381,969)	(348,845)	(569,043)
Allocations						
Revenue - allocation of costs to other programs <i>(Note 16)</i>	-	-	28,860	512,226	572,586	647,044
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FOR THE YEAR	43,422	86,317	(710)	130,257	223,741	78,001
Externally restricted	43,422	-	-	-	60,376	7,560
Internally restricted	-	-	-	-	-	-
Unrestricted	-	86,317	(710)	130,257	163,365	70,441