



24th Annual General Meeting

April 19, 2023

Winnipeg, MB



The Jubilee Fund Inc.
24th Annual General Meeting
Wednesday, April 19, 2023

MBCI – Mennonite Brethren Collegiate Institute
173 Talbot Avenue – Winnipeg

AGENDA

Welcome – **7:00 PM**

Call to order

Approval of the Agenda

Approval of the minutes from Wednesday, April 20, 2022, Annual General Meeting

Reports

- Presidents Report
- Auditors Report
- Approval of the 2022 Audited Financial Statements
- Appointment of the Auditor for 2023

Nomination Committee Report (including biography)

- Recognition of departing Board Member(s)
- Election of Board Member(s)

Questions from the membership

Closing Remarks

Adjournment



The Jubilee Fund Inc.

23rd Annual General Meeting

Wednesday April 20, 2022

MBCI – Mennonite Brethren Collegiate Institute

173 Talbot Avenue – Winnipeg

AGENDA

Welcome – 7:03 PM

Ryan Clement

Call to order – 7:06 PM

Ryan Clement

Approval of the Agenda

Darryl Loewen/Lynda Trono, Carried

Approval of the minutes from Wednesday April 21, 2021 Annual General Meeting

Elizabeth Hogue/Sisters of the Holy Names of Jesus & Mary

Reports:

Presidents Report

Ryan Clement

Auditors Report

Josh Warren, Fort Group

Approval of the 2021 Audited Financial Statements

Dan McInnis, Sisters of Our Lady of The Missions

Appointment of the Auditor for 2022

Dan McInnis, Sharen Tremblay

Nomination Committee Report (including biography)

Malcolm Smith

Recognition of departing Board Member(s)

Oswald Sawh

Election of Board Member(s)

Malcolm Smith/Kemlin Nembhard

Questions from the membership

Closing Remarks

Ryan Clement

Adjournment – 7:29 pm

Darryl Loewen/ Lynda Trono



Ryan Clement, Chair



Alice Reimer, Recorder



President Report
Period Ending December 31, 2022

In 2022, Jubilee Fund (JF) continued to enjoy the journey with new and long-standing partners, donors and investors to facilitate non-traditional financing with the goals of increased economic opportunity and poverty reduction for those on the margin in Manitoba. Growing on the strengths of 20+ years of experience, Jubilee Fund brought together expertise in Assiniboine Credit Union and the Winnipeg Foundation with grassroots community organizations and social enterprises, and social investors across Manitoba to realize economic and social return as high as 4:1.

Compassionate, ethically minded Manitobans contributed social investments (JICs), planned gifts, grants and leveraged funds to strengthen JF's position and capacity to finance innovative projects in affordable housing, rent guarantee and social enterprises creating safe homes, daycare and employment for Manitobans in vulnerable circumstances.

2022 was the first year for an innovative new program to guarantee rent for at-risk women experiencing barriers to safe housing due to a lack of rental history. Overwhelming success in the first year has led to increasing social investment by individuals and foundations such that the program will be extended to formerly incarcerated persons and youths aging out of care and into adulthood. Everyone who qualifies for participation in the program represents one more individual or small family who will find safe, affordable housing in 2023. If this program is new to you, I urge you to invest in this life-changing program.

The board of directors is grateful to Jubilee Fund staff who collaborate in this unique-in-Canada organization; planning, communicating, fundraising and animating its vision to facilitate equitable economic opportunities for all Manitobans. As you do so, Jubilee Fund is becoming a recognized source of experience in social finance and social investment in our province and beyond.

On behalf of the Board of Directors, I warmly thank all Manitobans who contribute to healthy living and livelihoods in Manitoba through Jubilee Fund.

Respectfully submitted,

Darryl Loewen
President

Executive Director Report

Period Ending December 31, 2022

Overview

The past year has been one of unprecedented growth for Jubilee Fund amidst an often chaotic and uncertain year as we have seen significant increase in interest rates, cost of living, and a world still attempting to determine how to exit the era of COVID isolation appropriately.

As a result of these and other items the sector Jubilee Fund serves, the economically disadvantaged have been hit hard as food prices and rents increase while wages do not keep pace and housing availability has reached crisis low levels.

The past year saw several significant events in our organizational life including the following:

Facilities— One of the most challenging struggles Jubilee Fund has faced this past year has been our inability to access our new facilities. Supply chain issues and additional barriers have hamstrung Pretium, the developer responsible for completing our space. This means that more than 14 months after having signed a lease we still have not seen a Final Occupancy (as of March 2023). The good news is that by the time of this meeting it looks like we might finally be in our new facilities. Staff have been incredibly patient and supportive through this delay.

Project Support – In the past two years, we have seen a large increase in projects supported by Jubilee Fund. In 2021, only 25 percent of our available support funds were leveraged. As of the end of 2022, the amount leveraged was more than 80 percent and by the time of this AGM we have leveraged all of the funds we are allowed by policy. Most, but not all, of the social impact projects supported relate to affordable housing. We have also seen the number of assets under management double over the past two years.

The good news is this places Jubilee Fund in an excellent position to grow our funds and seek additional investments given our success in the past two years, particularly in 2022.

Rent Guarantee Program – The Rent Guarantee Program, managed by our Fund Development Manager Monica Sigurdson and coordinated by Krista, has been an incredible success since its launch in spring of last year. In fact, this success has led to an addition of three new demographics to support beyond the initial At-Risk Women, which include Newcomers, Youth aging out of Care, and Previously Incarcerated Individuals. We expect this program to continue to succeed and be a very visible manifestation of Jubilee Fund's heart and the heart of our investors and donors.

Presentation to Parliament – This past year I had the honor of being invited to present at Parliament to a collection of MPs, Senators and leaders in the Social Finance sector (including the global MacArthur Foundation) on Jubilee Fund and our work in Manitoba. The visibility this opportunity has afforded us cannot be underestimated and the opportunity to network with these leaders will continue to have a positive impact for us well into the future.



Social Finance Fund – In 2022, the Federal Government announced that it was close to releasing \$750 million of financial commitment known as the Social Finance Fund (SFF). The purpose of this fund is supporting social enterprises through lending and investment support across the country through a system of national wholesalers. Funds will flow through wholesalers to regional and provincial intermediaries who will then apply those funds to local social enterprises and qualified candidates.

Over the past year, Jubilee Fund has been working with Manitoba's Social Finance Network to identify the best possible candidate to work as an intermediary in the province. I am happy to report that the network has reached a consensus to support Jubilee Fund as that intermediary. While few details are available, right now this will mean possible investment into Jubilee Fund by the SFF to support a larger number of projects of a potentially larger amount of dollars. This will require Jubilee Fund to scale up to support this initiative, something the SFF takes into account from an investment perspective. A large part of this initiative will be for Jubilee Fund to develop and roll out Social Finance training throughout Manitoba so prospective clients know how to take advantage of the SFF.

Social Finance Leadership – Over the past year, Jubilee Fund has rapidly positioned itself as the leader in social finance in the province of Manitoba. With that, leadership comes greater responsibility like the training mentioned above.

In the fall of 2022, I was invited to participate in an exclusive social finance educational opportunity offered by Oxford University this coming September. The Social Finance Programme offered by the Said School of Business at Oxford is open to only 30 people globally on an annual basis and is the most thorough and prominent program in the world. Thanks to the support of the board and staff, I will be attending this program and hope to utilize the content in the development of training here in Manitoba both internally with staff and externally with clients, prospective clients and partners. Furthermore, participation in the program comes with membership in an exclusive network of global leaders in social finance, something that will assist Jubilee Fund as we continue to grow.

Strategic Plan – At the end of 2022, Jubilee Fund embarked on the development of a new Strategic Plan with the assistance of outside consultant Anne Lindsey. Work on finalizing the strategic plan has continued into 2023. The Strategic Plan will guide and inform a staff developed Operational Plan.

Loans and Loan Guarantees for the period ending December 2022

This past year we saw an increase in interest and the project pipeline has begun to fill with prospective investments. Among other social impact projects, we were pleased to support Heima Er Best out of Gimli, a provider of mental health and wellbeing services, with a \$5,000 loan from our Emergency Loan Fund (already repaid).

Current Financing as of December 2022

Social Impact Project	Loan Guarantee Purpose	Term ending	Amount of Loan or Loan Guarantee
Raising the Roof	To develop affordable housing	June 2024	\$100,000
University of Winnipeg Community Renewal Corporation 2.0	To develop transitional housing for newcomers	November 2023	\$100,000
Purpose Construction	To develop a new siding division for affordable housing construction and reno team	August 2025	\$40,000
Rainbow Resource Centre	To develop new offices and affordable seniors housing facility for the LGBTQ+ community	June 2027	\$125,000
Harriet Street Affordable Senior's Housing	Direct loan to purchase lot for construction	May 2024	\$550,000
Portage Community Revitalization Corp.	Down payment on a mortgage for a single-story commercial building	October 2026	\$110,250
Springfield Learning Centre	Funding to add 21 new subsidized childcare spaces	May 2024	\$50,000
KAO Thompson Child Care	Renovate space to provide day care for children of students at the University of the North	June 2024	\$80,000
Garden Grove	The expansion of the childcare program including 24 new preschool spaces and 4 toddler spaces. (28 total)	June 2023	\$75,000



Paid in Full Club

Congrats, to the following who joined the Paid in Full Club in 2022 – The South Sudanese Community Centre (\$5,000); Manitoba Green Retrofit (\$112,500); Christ Apostolic Church Rehoboth Christian Centre (\$52,500); Chapman Daycare (\$160,000).

Risk Management

Jubilee Fund is a “character lender”. We provide loan guarantees without equity and assess our risk based on the relationship we build with organizations, assessments from our financial institution partners, trust and a common poverty reduction agenda. As an additional risk management measure, Jubilee Fund will often place conditions on our loan guarantees, including requesting monthly or annual financial statements. Other conditions might include a Jubilee Fund staff person attending Board meeting to monitor financials and contribute where possible. These meetings also offer opportunities for the borrower to source other technical assistance, if required from Jubilee Fund volunteers. Another risk mitigation measure is our Loan Loss Reserve Fund, which is built from donations and operating surpluses and used to offset any defaults on loan or loan guarantees, providing a degree of protection for JIC Investors.

Thank you!

First and foremost a well-deserved thank you to Alice Reimer, Monica Sigurdson, and Krista without whom Jubilee Fund would not be the success it is today.

Jubilee Fund is fortunate to have a history of support from our community including (but not limited to) generous support from: Assiniboine Credit Union, a founding and administrative partner since 2000; The Winnipeg Foundation, a very important investment and funding partner in our work over the last several years. Initially The Winnipeg Foundation bought \$500,000 of JICs over 5 years and later offered to match all JICs dollar for dollar up to \$100,000 per year for 5 years ending in 2022; and the Province of Manitoba Department of Municipal Relations, a long-time supporter of Jubilee Fund providing us with funding.

Thank you as well to all our Jubilee Investment Certificate investors, donors, volunteers, members and grantors.

Respectfully Submitted,

Peter Cantelon
Executive Director



Fund Development Manager Report Period Ending December 31, 2022

Donations

2022 was a very strong donation year. This was in large due to new donors to Jubilee Fund through the new Rent Guarantee Program, as well as increased giving through our Planned Giving Program, which was launched in 2021. We also received two significant donations totalling \$60,000.00 through our Agency Fund at The Winnipeg Foundation that are not reflected in the financials.

In the 2022 Financial Statements, you will notice a significant increase in donations from 2021. That reflects:

1. JICs that were donated to us in the amount of \$80,413.19 throughout 2022. The JIC donations were placed into the loan fund and were not donations made towards operations. JIC donation amounts will fluctuate from year to year due to maturity dates of donated JICs.
2. MCCMB's donation to the Rent Guarantee Program that is being used as a loan loss reserve for the Program.

Memberships

We ended 2022 with 61 Jubilee Fund Members, which reflects a parallel to the previous year. Tall Grass Prairie Bread Company, Diversity Foods and Pollock's Hardware have all agreed to partner with Jubilee Fund for the 2023-2024 membership year by providing discounts to Jubilee Fund Members.

Grants

2022 grants were collected from seven grantors, one of which was a new grantor. In addition, grants were received through the Provincial and Federal Government.

Events

Community Based Solutions/AGM - our 23rd Annual General Meeting was our first event in-person after the Pandemic. We would like to acknowledge The Grey Nuns financial support for the event; thank you! Through the event, we gained 10 new contacts, 2 new members, 2 new donors and one new investor.

HOPE – A Poverty Simulation – This poverty simulation geared towards educating the public on the underlying issues of poverty that are not generally discussed, is available to the public on a cost recovery basis for rental.

PROJECT TOUR – For the 4th Annual Project Tour, we had the pleasure of visiting Purpose Construction as well as Reside-Raising the Roof which was a new Jubilee Fund Social Impact Project. The leaders presented their vision for poverty reduction and how they are contributing to efforts in Manitoba. The event was generously sponsored by Unifor Local 191 and the food was generously sponsored by Diversity Foods. At this time, we do not intend to host the event moving forward, but our team will be available if supporters want to visit a Social Impact Project.

CHAMPAGNE BRUNCH – For the 4th Annual Champagne Brunch, we had the pleasure of Lisa Cowan joining us as the keynote speaker. In addition to a keynote address, we brought out local musician Doug Wilson and

Evan Miles. A full brunch was served and we held a silent auction. The event was generously sponsored by founding partner Assiniboine Credit Union as well as multiple other event, photography, food, print, design, décor, food, table and prize sponsors. The event sold out quickly and we had a record year in terms of revenue raised and also gained three new donors, three new investor leads, two new investors, and 23 new contacts.

Jubilee Investment Certificates

We had a total of 23 JICs up for renewal in 2022 with a combined value of just over \$96,865.40; 95% were either renewed or donated. We sold \$159,984.97 in net new JICs, four of which were received from new investors.

The Winnipeg Foundation approached Jubilee Fund in 2018 offering to match all net new Jubilee Investment Certificates (JICs) sold by 2023, up to \$500,000.00. We received The Winnipeg Foundation's investment match check for 2021 JICs sold (\$100,000.00), in October 2022. Jubilee Fund will receive the match check from The Winnipeg Foundation for the 2022 JICs sold (\$100,000.00), in October 2023. 2022 was our final year of the five-year investment and we met our \$500,000.00 goal thanks to the generosity of our impact investors.

Rent Guarantee Program

In May 2022, we launched Manitoba's first rent-guarantee program for at-risk women, at which time Krista joined us as our Program Coordinator. Krista continues to be the driving force behind why the Program continues to adapt and serve the marginalized community so well. The Program has now expanded to include additional demographics including previously incarcerated community members, youth-coming-out-of-care and newcomers.

We had over 70 application in 2022 and made so many new connections. In total, we house 20 people, had a 0% default rate and had 15 open applications going into 2023.

Marketing

As we intend to do annually, we reviewed and adapted our Social Media Plan in 2022 as we work to grow our community awareness. Running social media ads has become common for Jubilee Fund and choosing to partner with local organizations such as Advocis as a sponsor, has really broadened our reach.

Annual Wreath Fundraiser

Jim Komishon and Donna Komishon along with a group of dedicated volunteers and the support of Jubilee Fund team members ran the annual wreath fundraiser in 2022 selling over 750 wreaths, which raised over \$15,000 in net profit. Thank you to everyone that bought a wreath and a huge thank you to Jim, Donna and their volunteers for making the fundraiser such a success!

On behalf of the Jubilee Fund, thank you to all our impact investors, donors, members and grantors. Thank you for making Jubilee Fund's mandate of poverty reduction possible! We would also like to highlight the continued support of our crucial partners, The Winnipeg Foundation and Assiniboine Credit Union. Last but



not least, thank you to the community members that share Jubilee Fund's mandate with their community on a regular basis and help build our awareness. A full list of Jubilee Fund supporters can be found by visiting our website, www.jubileefund.ca.

Monica Sigurdson
Fund Development Manager



Report of the Treasurer
Period Ending December 31, 2022

2022 was a good year for Jubilee Fund. Our asset base grew, thanks in part to a \$131,500 donation from MCC. This was invested in a one-year GIC of \$85,000 with Access CU, and a \$46,000 donation to create an agency fund with The Winnipeg Foundation. We had \$64,083 of JICs donated, which included an unexpected planned giving donation JIC of \$20,148.

Total revenue increased from last year thanks to our wreath fundraiser and successful grant applications. Expenses were kept within budget, in part because we were not in our office, ensuring that Jubilee Fund finished the year in the black. The CEBA loan taken out during COVID was paid in full, with the last \$20,000 being granted to Jubilee Fund.

I have reviewed the audited financial statements enclosed, and find them to be a reasonable and accurate reflection of Jubilee Fund's financial state in 2022.

As such, I would recommend them to the membership for acceptance.

Thank you to our generous donors, supporters, and investors. With your support, Jubilee Fund ended another successful year of supporting and promoting valuable projects in Manitoba. We look forward to the New Year and to your continued support.

Respectfully submitted,

Dan McInnis
Treasurer



THE JUBILEE FUND INC.

INDEPENDENT AUDITOR'S REPORT

FINANCIAL STATEMENTS

DECEMBER 31, 2022



THE JUBILEE FUND INC.

DECEMBER 31, 2022

INDEX

	Page
INDEPENDENT AUDITOR'S REPORT	1 - 3
FINANCIAL STATEMENTS	
Statement of Financial Position	4
Statement of Operations	5
Statement of Changes in Net Assets	6
Statement of Cash Flow	7
Notes to Financial Statements	8 - 13

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of The Jubilee Fund Inc.:

Qualified Opinion

We have audited the accompanying financial statements of The Jubilee Fund Inc., which comprise the statement of financial position as at December 31, 2022, the statements of operations and changes in net assets, and cash flow for the year then ended, and the notes to financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of The Jubilee Fund Inc. as at December 31, 2022, and the results of its operations and its cash flow for the year then ended, in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many charitable organizations, The Jubilee Fund Inc. derives revenues from the public in the form of donations and fundraising events, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of revenues from this source was limited to the amounts recorded in the records of the organization. Therefore, we were not able to determine whether any adjustments might be necessary to donations, fundraising revenue and excess revenue over expenses for the year ended December 31, 2022, and current assets and net assets as at December 31, 2022. Our audit opinion on the financial statements for the year ended December 31, 2021, was modified accordingly because of the possible effects of this limitation in scope.

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 organization 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 qualified opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the President, Executive and Fund Development Manager Reports, but does not include the financial statements and our auditor's report thereon.

Our opinion on financial statements does not cover the other information and we do 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 and in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Other Information (continued)

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact in our auditor's report. As described in the Basis for Qualified Opinion section above, we were unable to obtain sufficient appropriate evidence over the completeness of donations. Accordingly, we are unable to conclude whether or not the other information is materially misstated with respect to this matter.

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 organization and for such internal control as management determines is necessary to enable the preparation of the 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 organization'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 organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the organization'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.

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 organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- 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 organization'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 organization 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 representing the underlying transactions and events in a manner that achieved 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.

Winnipeg, Manitoba
DATE OF APPROVAL

CHARTERED PROFESSIONAL
ACCOUNTANTS INC.

THE JUBILEE FUND INC.
THE JUBILEE FUND INC.
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2022

	<u>GENERAL FUND</u>	<u>RESTRICTED FUND</u>	<u>LOAN LOSS RESERVE FUND</u>	<u>TOTAL 2022</u>	<u>TOTAL 2021</u>
ASSETS					
Cash	\$ 148,567	-	203,657	352,224	316,451
Term deposits	85,955	-	-	85,955	-
Accounts receivable (Note 3)	18,523	-	-	18,523	16,938
Prepaid expenses	7,172	-	-	7,172	5,482
Due from Restricted Fund (Note 13)	152,793	-	-	-	-
Due from General Fund (Note 13)	-	-	3,089	-	-
Loans receivable (Note 4)	-	21,750	-	21,750	13,739
Pooled Investment Account (Note 8)	193,855	-	-	193,855	96,875
Winnipeg Foundation Investment Account (Note 10)	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>
	706,865	21,750	206,746	779,479	549,485
Loans receivable (Note 4)	-	629,295	-	629,295	643,361
Pooled Investment Account (Note 8)	938,402	-	-	938,402	872,993
Winnipeg Foundation Investment Account (Note 10)	<u>804,490</u>	<u>-</u>	<u>-</u>	<u>804,490</u>	<u>701,581</u>
	<u>\$ 2,449,757</u>	<u>651,045</u>	<u>206,746</u>	<u>3,151,666</u>	<u>2,767,420</u>
LIABILITIES AND NET ASSETS					
Accounts payable and accrued liabilities (Note 5)	\$ 37,365	-	-	37,365	32,128
Deferred revenue (Note 6)	3,900	58,175	-	62,075	58,175
Due to General Fund (Note 13)	-	152,793	-	-	-
Due to Loan Loss Reserve Fund (Note 13)	3,089	-	-	-	-
Current portion of Jubilee Investment Certificates (Note 8)	193,855	-	-	193,855	96,875
Current portion of Winnipeg Foundation JICs (Note 10)	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>
	338,209	210,968	-	393,295	287,178
Canada Emergency Business Account loan (Note 7)	-	-	-	-	42,857
Jubilee Investment Certificates (Note 8)	736,865	-	-	736,865	748,244
Winnipeg Foundation JICs (Note 10)	<u>800,000</u>	<u>-</u>	<u>-</u>	<u>800,000</u>	<u>700,000</u>
	1,875,074	210,968	-	1,930,160	1,778,279
NET ASSETS					
Unrestricted	574,683	-	-	574,683	374,882
Internally restricted	-	-	206,746	206,746	203,069
Externally restricted	<u>-</u>	<u>440,077</u>	<u>-</u>	<u>440,077</u>	<u>411,190</u>
	<u>574,683</u>	<u>440,077</u>	<u>206,746</u>	<u>1,221,506</u>	<u>989,141</u>
	<u>\$ 2,449,757</u>	<u>651,045</u>	<u>206,746</u>	<u>3,151,666</u>	<u>2,767,420</u>

THE JUBILEE FUND INC.

THE JUBILEE FUND INC. STATEMENT OF OPERATIONS YEAR ENDED DECEMBER 31, 2022

	<u>GENERAL FUND</u>	<u>RESTRICTED FUND</u>	<u>LOAN LOSS RESERVE FUND</u>	<u>TOTAL 2022</u>	<u>TOTAL 2021</u>
REVENUE					
Donations	\$ 244,173	-	-	244,173	83,369
Government of Manitoba grant	80,000	-	-	80,000	80,000
Foundation and corporate grants	146,500	-	-	146,500	99,500
Fundraising revenue	55,918	-	-	55,918	33,570
Interest	43,677	28,887	3,677	76,241	43,852
Memberships	2,900	-	-	2,900	2,900
Canada Emergency and Temporary Wage Subsidies (Note 14)	-	-	-	-	59,963
Canada Emergency Rent Subsidy (Note 14)	-	-	-	-	4,452
	<u>573,168</u>	<u>28,887</u>	<u>3,677</u>	<u>605,732</u>	<u>407,606</u>
EXPENSES					
Administration					
Admin fee for JIC holders	7,697	-	-	7,697	6,715
Annual meeting and board meetings	2,966	-	-	2,966	1,716
Audit and legal fees	13,530	-	-	13,530	17,129
Professional development	2,662	-	-	2,662	35
Directors' liability insurance	809	-	-	809	809
Fees for service	2,041	-	-	2,041	1,063
Fundraising expenditures	31,603	-	-	31,603	20,909
Interest fees - Winnipeg Foundation	4,080	-	-	4,080	3,581
Memberships and publications	1,112	-	-	1,112	2,078
Other fees and registrations	259	-	-	259	310
Winnipeg Foundation Agency Fund contribution (Note 15)	46,000	-	-	46,000	-
Office					
Fundraising software	3,332	-	-	3,332	3,003
Insurance	801	-	-	801	867
Marketing and promotions	10,137	-	-	10,137	9,569
Office stationery and supplies	6,956	-	-	6,956	12,983
Postage and courier	1,322	-	-	1,322	627
Rental	812	-	-	812	15,600
Telephone and telecommunications	2,348	-	-	2,348	4,622
Staff					
Salaries and wages	<u>254,900</u>	<u>-</u>	<u>-</u>	<u>254,900</u>	<u>201,195</u>
	<u>393,367</u>	<u>-</u>	<u>-</u>	<u>393,367</u>	<u>302,811</u>
OTHER ITEMS OF REVENUE AND EXPENSES					
Canada Emergency Business Loan forgiveness (Note 7)	<u>20,000</u>	<u>-</u>	<u>-</u>	<u>20,000</u>	<u>-</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ 199,801</u>	<u>28,887</u>	<u>3,677</u>	<u>232,365</u>	<u>104,795</u>

THE JUBILEE FUND INC.

THE JUBILEE FUND INC.
STATEMENT OF CHANGES IN NET ASSETS
YEAR ENDED DECEMBER 31, 2022

	<u>GENERAL FUND</u>	<u>RESTRICTED FUND</u>	<u>LOAN LOSS RESERVE FUND</u>	<u>2022</u>	<u>2021</u>
NET ASSETS, BEGINNING OF YEAR	\$ 374,882	411,190	203,069	989,141	884,346
Excess of revenue over expenses	<u>199,801</u>	<u>28,887</u>	<u>3,677</u>	<u>232,365</u>	<u>104,795</u>
NET ASSETS, END OF YEAR	<u>\$ 574,683</u>	<u>440,077</u>	<u>206,746</u>	<u>1,221,506</u>	<u>989,141</u>

THE JUBILEE FUND INC.

THE JUBILEE FUND INC.
STATEMENT OF CASH FLOW
YEAR ENDED DECEMBER 31, 2022

	<u>2022</u>	<u>2021</u>
CASH PROVIDED BY (USED IN):		
OPERATING ACTIVITIES		
Excess of revenue over expenses	\$ 232,365	104,795
CEBA loan forgiveness	<u>(20,000)</u>	<u>-</u>
	212,365	104,795
Change in non-cash working capital:		
Accounts receivable	(1,585)	5,830
Prepaid expenses	(1,690)	(3,249)
Loans receivable	6,055	(543,613)
Accounts payable and accrued liabilities	5,237	16,245
Deferred revenue	<u>3,900</u>	<u>(19,200)</u>
	<u>224,282</u>	<u>(439,192)</u>
INVESTING ACTIVITIES		
Purchase of pooled investments	(162,389)	(153,881)
Purchase of term deposits	(85,955)	-
Purchase of Winnipeg Foundation investments	<u>(102,909)</u>	<u>(99,944)</u>
	<u>(351,253)</u>	<u>(253,825)</u>
FINANCING ACTIVITIES		
Proceeds from Jubilee Investment Certificates	85,601	143,547
Proceeds from Winnipeg Foundation investment	100,000	100,000
Proceeds from Canada Emergency Business Account loan	-	60,000
Repayment of Canada Emergency Business Account loan	<u>(22,857)</u>	<u>(17,143)</u>
	<u>162,744</u>	<u>286,404</u>
CHANGE IN CASH	35,773	(406,613)
CASH, BEGINNING OF YEAR	<u>316,451</u>	<u>723,064</u>
CASH, END OF YEAR	<u>\$ 352,224</u>	<u>316,451</u>

1. PURPOSE OF THE ORGANIZATION

The Jubilee Fund Inc. (the “Organization”) was incorporated as a not-for-profit organization without share capital on June 8, 1998 under the laws of the Province of Manitoba and has been a registered charity since March 1, 1999. The Organization is exempt from income taxes under *Section 149(1)(f)* of the *Income Tax Act*. The Organization is not required to be registered under the Manitoba Securities Act.

The Jubilee Fund Inc., as an ethical investment option, pools funds provided by individuals and organizations to secure and leverage financing for community-based initiatives that create opportunities for low-income households and communities. As an interfaith coalition, it supports housing, commercial or social projects, which are not normally eligible for financing from conventional lenders. The Organization helps groups and individuals in low-income areas improve their living conditions and financial capacity.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations.

An underlying assumption in the preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations is that the Organization will continue for the foreseeable future and will be able to realize its assets and discharge liabilities in the normal course of operations.

The financial statements include the following significant accounting policies:

(a) Fund Accounting

The Organization accounts for its operations using the following funds:

The **General Fund** accounts for the Organization's operating activities, including administration of the Jubilee Investment Certificates.

The **Restricted Fund** accounts for restricted funds to be used for lending or loan guarantees.

The **Loan Loss Reserve Fund** accounts for internally restricted amounts to cover debt that the Organization guaranteed that could default.

(b) Revenue recognition

The Organization uses the deferral method of accounting for contributions under which restricted contributions related to expenditures of future periods are deferred and recognized as revenue in the period in which the related expenditures are incurred. Unrestricted contributions are reported as revenue of the current period in General Fund.



The Organization recognizes foundation and corporate grants, donations, and fundraising revenue as revenue when received or receivable in the General Fund. Government revenue is recognized when received or receivable in the period to which it relates in the General Fund.

Investment income includes interest which is recorded as revenue when received or receivable in the appropriate funds.

The Canada Emergency Wage Subsidy ("CEWS") is recognized as revenue for the corresponding period for which eligible employee remuneration is paid and the claim has been filed.

The Canada Emergency Rent Subsidy ("CERS") is recognized as revenue for the corresponding period for which eligible rental expense is paid and the claim has been filed.

(c) Tangible capital assets

During the year, the Organization met the requirements to capitalize tangible capital assets as per Canadian accounting standards for not-for-profit organizations. The Organization has applied the tangible capital assets policy below prospectively.

Tangible capital assets are recorded at cost. Amortization, which is based on the cost, less residual value of the asset, is amortized over the useful life of the asset.

During the current year, there were no capital asset additions.

(d) Financial instruments

Financial instruments held by the Organization include cash, term deposits, accounts receivable, loans receivable, Pooled Investment Account, Winnipeg Foundation Investment Account, accounts payable and accrued liabilities, Jubilee Investment Certificates and Winnipeg Foundation JICs. The Organization initially measures its financial instruments at fair value. The Organization subsequently measures its financial instruments at cost or amortized cost, except for investments, if any, that are quoted in an active market, which is recognized at fair value. Amortized cost is the amount at which the financial instrument is measured at initial recognition, less principal repayments, plus or minus the cumulative of any difference between that initial amount and the maturity amount, and minus any reduction for impairment.

(e) Use of estimates

The preparation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, the reported amounts of revenue and expenses during the reporting periods presented. Estimates include amounts payable for services not billed at the time these financial statements were approved, and the disclosure of contingent assets and liabilities at the date of the financial statements. Actual results could differ from management's best estimates as additional information become available in the future.

(f) Contributed services

The Organization would not be able to carry out its activities without the services of volunteers who donate a considerable number of hours. Because of the difficulty in compiling these hours, contributed services are not recognized in these financial statements.

3. ACCOUNTS RECEIVABLE

	<u>2022</u>	<u>2021</u>
GST public service bodies' rebate	\$ 1,219	1,186
Interest	1,837	1,552
Donations	8,800	2,200
Grants	<u>6,667</u>	<u>12,000</u>
	<u><u>\$ 18,523</u></u>	<u><u>16,938</u></u>



THE JUBILEE FUND INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2022

4. LOANS RECEIVABLE

	<u>2022</u>	<u>2021</u>
Loan receivable from Harriet Street Seniors Housing Inc., requiring interest only payments of \$2,040 up to January 2023, with monthly payments of \$3,565 including annual interest of 4.45% continuing thereafter, due July 1, 2041.	\$ 550,000	550,000
Loan receivable from Portage La Prairie Community Revitalization Corporation, requiring monthly payments of \$684 including annual interest of 4.28%, due June 1, 2040.	101,045	104,845
Loan receivable from South Sudanese Community Centre Revitalization Corporation, requiring monthly payments of \$285 with interest of 2%, repaid in full on August 1, 2022.	-	2,255
	651,045	657,100
Less: current portion	<u>(21,750)</u>	<u>(13,739)</u>
	<u>\$ 629,295</u>	<u>643,361</u>

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	<u>2022</u>	<u>2021</u>
Trade payables	\$ 30,022	24,640
Assiniboine Credit Union	713	617
Vacation payable	5,539	5,725
Winnipeg Foundation	<u>1,091</u>	<u>1,146</u>
	<u>\$ 37,365</u>	<u>32,128</u>

6. DEFERRED REVENUE

	<u>Balance 2021</u>	<u>Revenue Received</u>	<u>Revenue Recognized</u>	<u>Balance 2022</u>
Sisters of our Lady of the Missions	\$ 58,175	-	-	58,175
Province of Manitoba	<u>-</u>	<u>83,900</u>	<u>(80,000)</u>	<u>3,900</u>
	<u>\$ 58,175</u>	<u>83,900</u>	<u>(80,000)</u>	<u>62,075</u>



THE JUBILEE FUND INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2022

7. CANADA EMERGENCY BUSINESS ACCOUNT LOAN

	<u>2022</u>	<u>2021</u>
Canada Emergency Business Account with Assiniboine Credit Union, interest-free, with a limit of \$60,000. Repaying the balance of the loan on or before December 31, 2022, will result in loan forgiveness of \$20,000.	\$ <u> - </u>	<u>42,857</u>

The CEBA loan was repaid in full during the 2022 fiscal year. The forgivable portion of the loan has been recognized into income as at December 31, 2022.

8. JUBILEE INVESTMENT CERTIFICATES

Jubilee Investment Certificates ("JICs") are purchased as three or five-year term deposits with a minimum investment of \$1,000. The Organization pays interest on JICs at compound interest rates equal to conventional Credit Union term deposit rates less 2%. The principal portion is repayable for the years ended as follows:

December 31, 2023	\$ 193,855
2024	461,765
2025	124,719
2026	23,758
2027	<u>126,623</u>
	930,720
Less: current portion	<u>(193,855)</u>
	<u>\$ 736,865</u>

The Organization maintains the proceeds related to JICs in a Pooled Investment Account at the Assiniboine Credit Union. The term deposit interest rate for the JICs held at December 31, 2022 were between 1.30% to 5.00%.

During the current fiscal year, the Organization invested \$62,963 (2021 - \$10,335) into the pooled investment account.

The balance of the Pooled Investment Account at December 31, 2022 was \$1,132,257 (2021 - \$969,868).

9. COMMITMENTS

The Organization entered into an agreement to lease office space beginning January 1, 2022 through to December 31, 2032. The following schedule includes future lease payments for the next five years and thereafter under this lease:

2023	\$ 23,080
2024	23,080
2025	23,080
2026	23,080
2027	23,080
Thereafter	<u>122,189</u>
	<u>\$ 237,589</u>

THE JUBILEE FUND INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2022

10. WINNIPEG FOUNDATION INVESTMENT

The Winnipeg Foundation purchased Jubilee Investment Certificates (JICs) with four and five-year terms. The Organization pays interest on JICs at compound interest rates equal to conventional Credit Union term deposit rates less 2%, or a minimum of 0.5%, whichever is greater. The principal portion is repayable for the years ended as follows:

December 31, 2023	\$ 100,000
2024	155,464
2025	244,536
2026	200,000
2027	<u>200,000</u>
	900,000
Less: current portion	<u>(100,000)</u>
	<u>\$ 800,000</u>

The Organization maintains the proceeds related to the Winnipeg Foundation in a Winnipeg Foundation Investment Account. The term deposit interest rates for the Winnipeg Foundation Investment held at December 31, 2022 were between 0.80% to 2.65%.

The balance of the Winnipeg Foundation investment account at December 31, 2022 was \$904,490 (2021 - \$801,581).

11. GUARANTEED LOANS

The Organization combines its Pooled Investment Account and Winnipeg Foundation Investment Account for loan guarantee purposes. Loans guaranteed by the Organization at December 31 were as follows:

	<u>2022</u>	<u>2021</u>
Social projects	\$ 725,917	300,818
Business projects	135,986	29,152
Housing projects	<u>722,888</u>	<u>550,000</u>
	<u>\$ 1,584,791</u>	<u>879,970</u>

12. FINANCIAL RISK MANAGEMENT

(a) Interest rate risk

Interest rate cash flow risk is the risk that changes in market interest rates may have an effect on the cash flows associated with some financial instruments. Interest rate price risk is the risk that changes in market interest rates may have an effect on the fair value of other financial instruments. It is management's opinion that the Organization is not exposed to significant interest rate cash flow risk.

(b) Liquidity risk

Liquidity risk is the risk that the Organization will not be able to meet its financial obligations as they come due.

The Organization's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet liabilities when due. At December 31, 2022, the



Organization has current assets of \$779,479 (2021 - \$549,485) to meet current liabilities of \$393,295 (2021 \$287,178).

The Organization raises capital through the issuance of Jubilee Investment Certificates (JICs) for loan guarantee purposes. Due to the nature of the loans guaranteed, there is an elevated risk to the Organization that these loans will not be repaid resulting in the Organization not being able to meet its financial obligation to the JIC holder. The Organization's approach to managing this risk is to maintain an internally restricted Loan Loss Reserve Fund.

(c) Credit risk

Financial instruments, which potentially subject the Organization to credit risk and concentrations of credit risk, consist principally of cash and accounts receivable. Management manages credit risk associated with accounts receivable by pursuing collections when they are due.

13. INTERFUND BALANCES

The interfund balances are unsecured, non-interest bearing and due on demand.

14. CANADA EMERGENCY WAGE AND RENT SUBSIDIES

In April 2020, the Government of Canada announced the Canada Emergency Wage Subsidy ("CEWS") program in order to help employers re-hire employees, prevent job losses and provide relief in response to challenges posed by the COVID-19 pandemic, and the Canada Emergency Rent Subsidy ("CERS") program to temporarily support rent expenses for certain organizations. The Organization determined that it met the employer eligibility criteria for the CEWS program, including meeting the revenue reduction requirements and incurring eligible remuneration and applied for the CEWS. For the 2022 fiscal year, the Organization received \$Nil (2021 - \$59,963) under the program. The Organization also received \$Nil (2021 - \$4,452) from the CERS program.

15. THE WINNIPEG FOUNDATION AGENCY FUND

During the year, an agreement was made between the Organization and The Winnipeg Foundation to establish an Agency Fund (the "Fund") at the Winnipeg Foundation. The purpose of the Fund is to generate annual grant making activity to be used at the discretion of the Organization's Board of Directors in accordance with their charitable mandate. Legal control of the asset resides with The Winnipeg Foundation and is not reflected in these financial statements.

At December 31, 2022, the market value of the Agency Fund is \$110,761 (2021 - \$Nil).



**NOMINATING COMMITTEE REPORT
ELECTION TO THE BOARD OF DIRECTORS**

ANNUAL GENERAL MEETING – APRIL 19, 2023

TO BE ADDED

The Board of Directors of Jubilee Fund nominates the following two candidates for approval:

Regular Board Position

Dennis Cunningham

Desiree Katz

Community of Faith Position

**Terms are typically 3 years*

BIOGRAPHIES

Desiree Katz

Associate, MLT Aikins LLP

Desiree received her Bachelor of Commerce from the University of Manitoba in 2014 and her J.D. from the University of Manitoba in 2017. Desiree was called to the Manitoba Bar in 2018. She completed her articles at MLT Aikins LLP in Winnipeg, Manitoba and has been with the firm since then. Desiree practises primarily in the areas of taxation including corporate and personal tax planning, corporate reorganizations and tax efficient business structuring. Desiree is currently completing the CPA In-Depth Tax Program with an intended completion date of 2023.

When not busy with her growing legal practice, Desiree enjoys spending time with her husband and two-year-old daughter. They love to travel together, whether it be to somewhere tropical or to their family cottage at Hillside Beach, MB. When not thinking of where to travel to next, they enjoy quiet time at home working on their ever-growing Lego collection!

Desiree looks forward to bringing her skills, focus, determination and optimism to help Jubilee Fund achieve its mission!

Dennis Cunningham

Dennis Cunningham joined Assiniboine Credit Union Limited as Manager of Environmental Sustainability in 2010. He engages with employees and ACU members to develop and deliver programs to support ACU's commitment to environmental leadership. His work focuses on green and active commuting, energy efficiency, waste diversion, and greenhouse gas management.

Recently his role has expanded to include climate related risk disclosure and the measurement of financed emissions. Dennis is currently a member of the Canadian Credit Union Association of Canada Working Group on the Task Force for Climate Related Disclosures.

Prior to joining ACU, Dennis worked at the International Institute for Sustainable Development working on Business and Sustainable Development issues and Climate Change policy managing provincial, national and international projects.

He has been active on numerous non-profit boards including the Winnipeg International Children's Festival, Green Action Centre, Manitoba Eco Network, Sustainable Building Manitoba, and the Riverview Community Centre (currently Past-president).

Outside of work and volunteering, Dennis runs marathons, ultramarathons, is an avid cyclist and he loves cross-country skiing.