



# **FALSE CREEK COMMUNITY ASSOCIATION ANNUAL REPORT 2021**

Operated jointly by the Vancouver Board of Parks and Recreation  
and the False Creek Community Association, since October 1980





## **WHAT IS THE ROLE OF THE FALSE CREEK COMMUNITY ASSOCIATION?**

The Association operates the False Creek Community Centre (FCCC) under a Joint Operating Agreement with the Vancouver Board of Parks and Recreation. The Agreement sets out the respective responsibilities of the Association and the Park Board. In general terms, the Parks Board is responsible for reemploying and funding the full-time, permanent staff and providing basic operating funds for rent and maintenance of the facilities; the Association is responsible for the planning and funding of all programs and other Centre activities, and for hiring the instructors and part-time staff to operate them.

The Association is a non-profit Society registered under the B.C. Society Act; therefore, its Constitution and By-Laws are in accordance with the Act and have been approved by the Registrar. The Association is also a registered charity with Canada Revenue Agency, which means that we can accept charitable donations and issue tax receipts.

The Centre is located on federally owned land and the Association and Staff enjoy a close working relationship with our landlord, Canada Mortgage and Housing Corporation (CMHC).

## **WHAT IS THE ROLE OF THE BOARD OF DIRECTORS?**

The Board consists of up to fifteen volunteer Directors elected by the Association membership. In turn, the Board appoints four officers: a President, vice-President, Treasurer and Secretary. Directors may serve up to two consecutive two-year terms.

The Board works with the Park Board Staff to ensure that community interests are considered in all planning and decisions. In partnership with Staff, the Board: develops a vision for the Centre, strategic direction and policies; monitors the Centre's assets; prepares and implements an annual budget; establishes standing and ad hoc committees as required; and seeks to strengthen working relationships with the Park Board, CMHC, the False Creek/Fairview community, Clubs and affiliated groups. Anyone interested in the Board's activities should contact the President or the Centre Supervisor.



## FALSE CREEK COMMUNITY ASSOCIATION BOARD OF DIRECTORS 2020- 2021

### EXECUTIVE

<b>President</b>	Pascale Rozada
<b>Treasurer</b>	David Kwong
<b>Vice President</b>	Howard Teasley
<b>Secretary</b>	Valerie Nufer

### Directors

Christine Mayston  
Christopher Lim  
Judy McFarlen  
Liam Menard  
Linda Vu  
Shawna Deagle  
Tessa MacDougall  
Taylor Stacey

### Past President

Ethan Astaneh

### Centre Staff

Supervisor	Jennifer Swan
Programmers	Kin Dang
	Geoff Langan
Recreation Facility Clerk	Dawn Williams
Youth Activity worker	Tamara Morrison
Association Manager	Krystal Santor
Rentals and Special Projects Coordinator	Josephine Yao

### Mission

In partnership with Vancouver Parks and Recreation the False Creek Community Association designs, develops and facilitates the delivery of a wide variety of recreation, special events and services for the False Creek / Fairview Slopes Community.



**FALSE CREEK COMMUNITY CENTRE ASSOCIATION  
ANNUAL GENERAL MEETING AGENDA**

**DATE: Monday May 10th 2021**

**TIME: 6:00pm**

**PLACE: Virtual Online**

- 1. Call to Order**
- 2. Welcome and Introductions**
- 3. Approval of Agenda**
  - a. Motion: That the agenda is accepted as presented
- 4. Approval of Minutes of prior year AGM**
  - a. Motion that the minutes of November 9th 2020 are accepted as presented.
- 5. Audited Financial Statements of 2020**
- 6. Comments and Questions**
- 7. Motion: That the Auditors report is accepted as presented**
- 8. Appointment of Auditor**
  - a. Motion: That Tomkins Wozny LLP remain as auditors for the next fiscal year
- 9. Presidents Report**
- 10. Community Recreation Supervisors Report**
- 11. Election of the Board of Directors**
- 12. Affiliate Clubs**
  - a. False Creek Racing Canoe Club
  - b. False Creek Tennis Club (Cheryl McKeeman)
  - c. Pacific Roadrunners
- 13. Other Business Comments and Questions**
- 14. Adjournment**

**Next AGM:**



## FALSE CREEK ANNUAL GENERAL MEETING 2021 – PAST AGM MINUTES (2020)

**False Creek Community Association  
Annual General Meeting  
Monday November 9<sup>th</sup> 2020  
Virtual via Zoom**

**In Attendance:** Ethan Asteneh (President), David Kwong (Treasurer), Sheila Page (Secretary), Krystal Santor, Josephine Yao (FCCA), Jennifer Swan (Community Recreation Supervisor), Valerie Nufer, Andrea Dillon, Sally Miller, Albert Lee, Sheryll Dale, Paula Parman (Recording Secretary), Liam Menard, Jay Gajiwala, Deirdre Bradshaw, Cheryl (Tennis Club), Chris, Alex van Gallegoie, Eileen, Pedde, Howard Teasley, Gary Wozny, Jan R, Linda Vu, Christine Mayston, Shawna Deagle, Natalia Ramirez, Tessa MacDougall, Sally Miller, Gord Chow, Mimi Luk, Robert Pacey (GIBCA), Diane Gagne, Pascale Cometto, Taylor Stacey (AWS), Judy McFarlen

**Regrets: Susan Mele, Commissioner Coupar**

### 1.0 Call to Order

The meeting was called to order at: **6:00pm**

### 2.0 Welcome and Introductions

- Ethan opened the AGM with a welcome to everyone in attendance; staff, board members, and guests.

### 3.0 Approval of the Agenda

**Motion: To approve the agenda as presented.**

**(M) David Kwong (S) Sheila Page - Motion approved**

### 4.0 Review of Minutes of 2019 Annual General Meeting (AGM)

**Motion: To approve the minutes of May 13th, 2019 AGM.**

**(M) Howard Teasley (S) Sheila Page - Motion approved**

**Corrections made:**

- “Dhillon” should be corrected “Dillon”

**All in favour of approving the AGM 2019 Minutes as amended.**

**Business Arising from those minutes: None**



## 5.0 Audited Financial Statements 2019 - Gary Wozny

- Gary Wozny presented the Audited Financial Statements for this past fiscal year.
- Highlights:
  - Assets:
    - End of 2019 Fiscal Year; \$276,000; \$804,000
    - Term deposits:
      - This year, the FCCA did spend quite a bit on capital asset decisions: Fitness equipment (\$97,000), paddle boards, and pottery wheels.
    - Total net assets are just shy of \$2.0m at \$1,956,259.
    - There is no legal requirement for the FCCA to spend this
    - Whatever is unused goes to an unrestricted account.
  - This year was a good year for revenue streams;
    - Several programs had increases:
    - Licensed Childcare had a nice increase this past year.
    - The Fitness centre also had an increase.
  - Grants this year were higher mostly relating to Childcare. With the new Wage Enhancement that goes directly to staff, and a higher number of children with special needs receiving staffing grants.
  - The total revenue went up quite substantially this past fiscal year.
  - The revenue went up, which means expenses also went up.
    - The administrative wages went up in 2019 as we added a second full time position.
    - The solid financial position of the FCCA will serve it well during this pandemic.

It is recommended by Gary Wozny that Internal Controls can be found in the complete Audit report. Ethan Astaneh advised any members to contact him directly if there are any further and specific questions about the Audit report.



**Motion: To accept the Auditor's Report as presented.**

(M) David Kwong (S) Howard Teasley - Motion Approved

All in favour of approving the Auditor's Report as presented.

## 6.0 Appointment of an Auditor

**Motion: That Tompkins Wozny LLP remain as auditors for the next fiscal year.**

(M) David Kwong (S) Mimi Luk - Motion Approved

All in favour of approving Tompkins Wozny LLP to remain as auditors for the next fiscal year.

## 7.0 President's Report – Ethan Astaneh

The President's report was circulated in the annual report.

## Year-End Review

### Fitness Centre

- The FCCA worked on the replacement of the Fitness Centre equipment during Summer 2019.
- The flooring in the Fitness Centre was not replaced as professional consultation recommended not to do so for another 5 years.
- One of the key goals was to not disrupt the different demographics upon replacing this equipment.

### Fresh Air Out of School Care Pilot Program

- Intention of offering OSC outside of the community centre
- This project has taken a step back due to some complexities with the Vancouver School Board pulling out of the agreement.

### Rentals

- Rentals did very well this past year due to weddings, and the additional time allotted due to the full time position.
- The community has shown it very much needs the rentals program.



## Strategic Planning Committee

- Last year, a Strategic Planning effort was made.
- The idea was to engage Vantage Point to help aid in the completion of the Strategic Planning and ensure there was an effort in reaching out to the community. Those residents in the Fairview-False Creek South catchments were going to be engaged through census data, and also identifying to different individual and demographic groups.
- What was discovered is that this community has a higher proportion of seniors. Under this strategic planning effort, it was determined to elevate recreation programs for seniors.
- Alder Bay Dock will continue to be a point of discussion in Strategic Planning efforts moving forward.
- The strategic planning process will need to be revisited after the end of the pandemic.

## COVID-19 Lockdown

- It was identified during the lockdown that Wage Subsidy Grants could be accessed to continue keeping staff employed.
- The Association also applied for the Canada Emergency Business Account which provides a grant of \$40,000, with \$10,000 due to be returned in 2022.
- Due to the subsidies, the FCCA did not have to dip too much into its Capital Reserves.
- At the beginning of Summer, the Parks Board had directed community centres to have priority programs approved to return: Summer Day Camps, Licensed Child Care, and Seniors.
- What was found to be popular were group fitness, licensed care, and day camp programs.

Acknowledgements and thank yous were made to all of the volunteers, past and current Board members for the past year.

Deirdre Bradshaw has served on the FCCA Board and the Executive, and was very much involved with the Joint Operating Agreement. Thank you for your years of service.

Julia Hayos has served for 4 years in the FCCA and most recently as the Vice President. Her efforts with the Strategic Planning Effort are very much appreciated. Thank you for your years of service.





Josephine Yao and Krystal Santor did a tremendous job this past year in navigating through this pandemic.

Leah Anne, the FCCA Book Keeper for her hard work, especially during this pandemic.

Thank you to the FCCA Park Board Staff: Jennifer Swan, Kin Dang, Geoff Langan, and Tamara Morrison for your work.

A special acknowledgement of Jackie Webber who recently passed this year - a tribute video will be shown later in the meeting.

## **8.0 Treasurer's Report – David Kwong**

### **Last Fiscal Year 2019**

The FCCA had over an \$84,822 surplus by Dec 31, 2019. This surplus has greatly helped the FCCA in its operations during the pandemic.

At the beginning of the pandemic, income was a concern. However, with the Wage Subsidy Grant, the FCCA has weathered through these financial concerns.

When David Kwong joined as treasurer, there was \$600,000 in the daily account generating no interest. David negotiated a favorable interest return rate for the association. As of today, the FCCA has \$1.5m in term deposit with Vancity. Not all of these monies are earmarked for specific projects. Even if there is no revenue coming in, the FCCA should be able to operate with no financial difficulty until the end of April 2021.

Canadian Emergency Wage Subsidy continues to financially support the FCCA.

\$40,000 has loans through the Canadian Emergency Business Account program, with only \$30,000 of that has to be paid back by the end of 2022, and with no interest.

Moving forward, online banking and access to financial records and accounts are more secure. Two online registration processes must now be made in order to access these records and accounts and for any transactions that must be made.

The Treasurer's Report can be found on p.14 of the Annual Report Package 2020.



## 9.0 False Creek Community Centre Staff Report (CRS) – Jennifer Swan

The Recreation Supervisor's report was circulated in the annual report and presented by Jennifer Swan.

- There has been a large amount of staff turnover as outlined in Jenn's report. Jennifer Swan had wanted to thank the Board and Association staff for support this past year.
- The front entrance received a nice facelift in September when the awning was replaced and the posts were painted. Also, the Lind Hall storage window was tinted, much improving the outlook of renters using the space.
- Perhaps the most impactful improvement to the facility, however, was the replacement of most of the weight training equipment in the fitness centre. This effort to revamp the upstairs portion of the fitness centre was spearheaded by Kin Dang and the Fitness and Facilities Committee. They worked tirelessly on this initiative, which resulted in largely extremely positive patron feedback and an increase in fitness centre usage.

## 10.0 Affiliate Clubs

There are three affiliated clubs of the False Creek Community Association. They are the False Creek Racing Canoe Club (FCRCC), False Creek Tennis Club and the Pacific Road Runners.

### 10.1 False Creek Racing Canoe Club (FCRCC) - Andrea Dillon

The Dragon Boat program could not happen this year due to physical distancing. The FCRCC is looking into offering dragon boating again in Feb 2021.

The strategy was presented that the FCRCC can make a huge difference by having recreation offered affordably and equitably.

Clarified the strong relationship between the club, the Association and the waterways providing access that is affordable and achievable for all levels. The wire cage has supported the storage of the flat water boats, and a storage unit has been rented out. Plans to rebuild the east cage are on hold.



This year, Alder Bay Dock has been used quite significantly this past year. The renovation of the dock is of top priority to complete for the FCRCC.

The tribute video of Jackie Webber was played for those in attendance.

### 10.2 False Creek Tennis Club (FCTC) - Cheryl McKeeman

The False Creek Tennis Club report was circulated in the Annual report.

The need to ensure that stakeholders provide input into the strategic planning. The last year has really appreciated the structure of how the FCCA has operated in support of the FCTC.

The Charleston Park tennis courts were closed for 19 months and have recently reopened but are in dire shape. The FCTC hopes that the tennis courts will be maintained and returned to their original shape for public use.

### 10.3 Pacific Road Runners (PRR) – David Parker

The Pacific Road Runners report was circulated in the Annual report. No member from PRR was in attendance to present the report.

### 11.0 Election of the Board of Directors

Volunteers can serve a 2-year term; then go up for re-election for another term of 2 years.

Ethan Astaneh identified the individuals up for election for Board of Directors. Each member up for election had the floor for a few minutes to introduce themselves and give a bit of their background.

Howard Teasley (FCCA)	- running for re-election
Sheila Page (FCCA)	- running for re-election
Mimi Luk (FCCA)	- running for re-election
David Kwong (FCCA)	- running for re-election
Chris Lim (FCCA)	- running for election
Taylor Stacey (FCCA)	- running for election
Miriam Moran (FCCA)	- running for election
Shawna Deagle (FCCA)	- running for election
Tessa MacDougall (FCCA)	- running for election
Valerie Nufer (FCCA)	- running for election



Christine Mayston (FCCA) - running for election  
Linda Vu (FCCA) - running for election  
Alex Van Ballegoie - running for election

Staying:

- Pascale Rozada - Will continue, term not ended
- Liam Menard - Will continue, term not ended
- Judy McFarlen - Will continue, term not ended

12 positions are currently open for elections for the new Board of Directors

Voting was completed in real time, and anonymously, using Typeform. Ethan Astaneh then read the elected members.

4 past Board Members have been re-elected.:

- Howard Teasley (FCCA) - running for re-election
- Sheila Page (FCCA) - running for re-election
- Mimi Luk (FCCA) - running for re-election
- David Kwong (FCCA) - running for re-election

AGM 2020 Minutes



Welcoming the following Board members to the Associations:

- Tessa MacDougall
- Shawna Deagle
- Taylor Stacey
- Valerie Nufer
- Howard Teasley
- Sheila Page
- Christine Mayston
- Christopher Lim
- Miriam Moran
- Linda Vu
- Mimi Luk
- David Kwong

Ethan Asteneh has now finished his term and thanks the FCCA, staff, and community partners for their contributions during his time with the FCCA.

## 12.0 Other Business

No other business noted.

## 13.0 Adjournment

As there was no further business, the meeting was adjourned at 7:57pm.

**Motion: to adjourn.**

**(M) Pascale Rozada (S) Mimi Luk - Motion Approved**

## Date of next Meeting:

The next Board meeting is scheduled for **Mon, Nov 16** at **5:30pm** on Zoom for new Board member orientation and regularly scheduled Board meeting.



**List of FCCA Annual General Meeting's Motions**

**Monday November 9<sup>th</sup>, 2020**

**1. Motion: To approve the agenda as presented.**

(M) David Kwong (S) Sheila Page - **Motion approved**

**2. Motion: To approve the minutes of May 14th, 2018 AGM.**

(M) Howard Teasley (S) Sheila Page - **Motion approved**

**3. Motion: To accept the Auditor's Report as presented.**

(M) David Kwong (S) Howard Teasley - **Motion Approved**

**4. Motion: That Tompkins Wozny LLP remain as auditors for the next fiscal year.**

(M) David Kwong (S) Mimi Luk - **Motion Approved**

AGM 2020 Minutes

---

**FINANCIAL STATEMENTS**

**FALSE CREEK**

**COMMUNITY ASSOCIATION**

**December 31, 2020**



---

## INDEPENDENT AUDITOR'S REPORT

---

To the Members of  
**False Creek Community Association**

### ***Opinion***

We have audited the financial statements of False Creek Community Association (the Association), which comprise the statement of financial position as at December 31, 2020, and the statements of changes in net assets, operations 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 Association as at December 31, 2020, 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.

### ***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 Association in accordance with the ethical requirements that are relevant to our audits 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 audit 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 Association'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 Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association'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 Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.





---

## INDEPENDENT AUDITOR'S REPORT

---

- 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 Association'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 Association 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.

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

As required by the British Columbia Societies Act, we report that, in our opinion, the accounting principles used in these financial statements, Canadian accounting standards for not-for-profit organizations, have been applied on a basis consistent with that of the preceding year.

*Tompkins Wozny LLP*

Vancouver, Canada  
April 19, 2021

Chartered Professional Accountants



## STATEMENT OF FINANCIAL POSITION

As at December 31

	2020	2019
	\$	\$
<b>ASSETS</b>		
<b>Current</b>		
Cash	930,296	276,721
Term deposits [note 3]	847,838	700,000
Accounts receivable [note 4]	77,713	68,286
Prepaid expenses	1,331	5,346
<b>Total current assets</b>	<b>1,857,178</b>	<b>1,050,353</b>
Term deposits [note 3]	—	804,000
Capital assets [note 5]	74,129	101,906
	<b>1,931,307</b>	<b>1,956,259</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current</b>		
Accounts payable and accruals [note 6]	74,168	97,914
Canada Emergency Business Account loan [note 15]	30,000	—
Deferred revenue - programs and grants	39,633	72,855
<b>Total current liabilities</b>	<b>143,801</b>	<b>170,769</b>
Deferred contributions related to capital assets [note 7]	631	789
<b>Total liabilities</b>	<b>144,432</b>	<b>171,558</b>
<b>Net assets</b>		
Invested in capital assets	73,498	101,117
Internally restricted [note 9]	1,116,328	1,116,328
Unrestricted	597,049	567,256
<b>Total net assets</b>	<b>1,786,875</b>	<b>1,784,701</b>
	<b>1,931,307</b>	<b>1,956,259</b>

COVID-19 [note 14]

See accompanying notes to the financial statements.

On behalf of the Board:

\_\_\_\_\_  
Director\_\_\_\_\_  
Director

## STATEMENT OF CHANGES IN NET ASSETS

Year ended December 31

	Invested in Capital Assets \$	Internally Restricted \$	Un- restricted \$	Total \$
<b>2020</b>		[Note 9]		
<b>Balance, beginning of year</b>	<b>101,117</b>	<b>1,116,328</b>	<b>567,256</b>	<b>1,784,701</b>
Revenue over (under) expenses	(27,619)	—	29,793	2,174
<b>Balance, end of year</b>	<b>73,498</b>	<b>1,116,328</b>	<b>597,049</b>	<b>1,786,875</b>
<b>2019</b>				
<b>Balance, beginning of year</b>	27,203	1,182,491	490,185	1,699,879
Revenue over (under) expenses	(33,294)	—	118,116	84,822
Interfund transfer	107,208	(66,163)	(41,045)	—
<b>Balance, end of year</b>	<b>101,117</b>	<b>1,116,328</b>	<b>567,256</b>	<b>1,784,701</b>

See accompanying notes to the financial statements.

**False Creek Community Association**

**STATEMENT OF OPERATIONS**

Year ended December 31

	2020	2019
	\$	\$
<b>Revenue</b>		
Program Classes <i>[schedule]</i>	109,353	448,625
Licensed Childcare <i>[schedule]</i>	138,468	244,441
Fitness Centre	34,742	146,599
Rentals	5,722	71,039
Grants <i>[note 8]</i>	57,208	59,412
Waterpark grant	—	41,631
Canada Emergency Business Account loan - forgiveness of debt <i>[note 15]</i>	10,000	—
Interest	39,562	29,802
Affiliate fees	3,540	10,830
Sundry	1,092	5,056
Gain on sale of capital asset	—	7,336
Amortization of deferred contributions related to capital assets - grants	158	197
	<b>399,845</b>	<b>1,064,968</b>
<b>Expenses</b>		
Program classes <i>[schedule]</i>	147,210	398,486
Licensed childcare <i>[schedule]</i>	170,945	194,027
Administration and overhead	157,881	159,061
Fitness centre	15,172	70,127
Waterpark	—	41,631
Amortization of capital assets	27,777	33,491
Merchant fees, bank charges, and online fees	1,429	18,236
Rentals	2,993	17,917
Advertising and promotion	9,666	17,602
Subscription fee <i>[notes 12 &amp; 13]</i>	7,960	9,878
Operating fees <i>[notes 12 &amp; 13]</i>	18,682	8,336
Donation	500	—
Education and social	—	6,841
Minor equipment	4,097	4,513
	<b>564,312</b>	<b>980,146</b>
<b>Revenue over (under) expenses before other item</b>	<b>(164,467)</b>	<b>84,822</b>
Other item - Wage subsidy - government assistance <i>[note 14]</i>	166,641	—
<b>Revenue over expenses for the year</b>	<b>2,174</b>	<b>84,822</b>

Joint operating agreement *[note 12]*

*See accompanying notes to the financial statements.*



## STATEMENT OF CASH FLOWS

Year ended December 31

	2020	2019
	\$	\$
<b>OPERATING ACTIVITIES</b>		
Revenue over expenses for the year	2,174	84,822
Items not affecting cash		
Amortization of capital assets	27,777	33,491
Revenue from amortization of deferred contributions related to capital assets	(158)	(197)
Gain on sale of capital asset	—	(7,336)
Changes in non-cash working capital items		
Accounts receivable	(9,427)	(31,876)
Prepaid expenses	4,015	2,141
Accounts payable and accruals	(23,746)	2,062
Deferred revenue	(33,222)	5,219
<b>Cash provided by (used in) operating activities</b>	<b>(32,587)</b>	<b>88,326</b>
<b>INVESTING ACTIVITIES</b>		
Acquisition of capital assets	—	(107,208)
Proceeds from sale of capital asset	—	7,336
Redemption (purchase) of term deposits (net)	656,162	(349,528)
<b>Cash provided by (used in) investing activities</b>	<b>656,162</b>	<b>(449,400)</b>
<b>FINANCING ACTIVITIES</b>		
Proceeds from Canada Emergency Business Account loan	40,000	—
Canada Emergency Business Account loan - forgiveness of debt	(10,000)	—
<b>Cash provided by financing activities</b>	<b>30,000</b>	<b>—</b>
<b>Increase (decrease) in cash for the year</b>	<b>653,575</b>	<b>(361,074)</b>
Cash, beginning of year	276,721	637,795
<b>Cash, end of year</b>	<b>930,296</b>	<b>276,721</b>

*See accompanying notes to the financial statements.*

## NOTES TO FINANCIAL STATEMENTS

December 31, 2020

### 1. OPERATIONS

False Creek Community Association (the "Association") is a not-for-profit organization incorporated pursuant to the British Columbia Societies Act who is exempt from income taxes.

The objectives of the Association are to provide affordable and quality facilities and programming to meet the diverse needs of the people of the False Creek Community and to encourage community use and participation of the False Creek Community Centre. The Association carries out these objectives through the operation of the False Creek Community Centre pursuant to a Joint Operating Agreement ("JOA") with the City of Vancouver Board of Parks and Recreation ("Vancouver Park Board").

The Association signed a new JOA effective January 1, 2018 [note 12].

### 2. SIGNIFICANT ACCOUNTING POLICIES

These financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

#### Use of Estimates

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 amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenses reported during the year. Significant areas requiring the use of management estimates relate to the determination of net recoverable value of assets, in particular as it relates to useful lives of capital assets. Actual results could differ from these estimates.

#### Revenue Recognition

The Association follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred.

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

Childcare program fee revenue is recognized in the month to which the services relate based on enrollment rates.

General program revenue is recognized over the period the related program operates.

## NOTES TO FINANCIAL STATEMENTS

December 31, 2020

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### Revenue Recognition (cont'd)

Rental revenue is recognized on the date the space is rented or over the period the space is rented out, if applicable.

Interest income is recognized as revenue in accordance with the terms of the underlying investment, which is generally with the passage of time.

Canadian Emergency Wage Subsidies are recognized as income when the Association meets the conditions of the program and when the Association is reasonably assured of collection of the respective claims.

Revenue from all other sources is recognized when the respective program or service is provided.

#### Contributed Services

Volunteers contribute their time to assist the Association in carrying out its service delivery activities. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

#### Measurement of Financial Instruments

The Association initially measures its financial assets and financial liabilities at fair value.

The Association subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, term deposits and accounts receivable.

Financial liabilities measured at amortized cost includes accounts payable and accruals and Canada Emergency Business Account loan.

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

#### Property and Equipment

Purchased capital assets are recorded at cost and donated capital assets are recorded at the fair market value on the date of contribution. Amortization of furniture and equipment is recorded on a straight-line basis over 5 years.

## NOTES TO FINANCIAL STATEMENTS

December 31, 2020

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### Deferred Contributions Related to Capital Assets

Deferred contributions related to capital assets represent restricted contributions with which capital assets were acquired. The contributions are recorded as revenue at the same rate as the assets purchased are amortized.

#### Use of False Creek Community Centre and the Providing of Operating Expenses

Use of the False Creek Community Centre premises as well as the providing of certain operating expenses, such as various staffing costs, is provided to the Association pursuant to a joint operating agreement with the City of Vancouver Park Board. In addition, no rent is charged to the Association by its landlord, C.M.H.C. The fair market value of the rental of the facility as well as these additional operating expenses has not been reflected in the financial statements.

### 3. TERM DEPOSITS

The term deposits have interest rates varying from 0.35% to 3.15% and have maturity dates ranging from January 2021 to November 2021.

In January 2021, \$204,000 of the term deposits matured and were redeemed and \$900,000 was invested in additional terms deposits with an interest rate of 0.50%.

### 4. ACCOUNTS RECEIVABLE

	2020	2019
	\$	\$
Trade and grants	23,882	29,115
Canada Emergency Wage Subsidy	38,880	—
Vancouver Park Board	6,021	31,554
GST receivable	1,146	—
Interest	7,784	7,617
	77,713	68,286
Allowance for doubtful accounts	—	—
	77,713	68,286



## NOTES TO FINANCIAL STATEMENTS

December 31, 2020

## 5. CAPITAL ASSETS

	Cost \$	Accumulated Amortization \$	Net Book Value \$
<b>2020</b>			
Furniture and equipment	263,131	189,002	74,129
	<b>263,131</b>	<b>189,002</b>	<b>74,129</b>
<b>2019</b>			
Furniture and equipment	263,131	161,225	101,906
	263,131	161,225	101,906

## 6. ACCOUNTS PAYABLE AND ACCRUALS

	2020 \$	2019 \$
Trade	28,991	52,973
Vancouver Park Board	32,419	29,058
Wages payable	5,780	4,853
Government remittances - GST	—	4,893
- Payroll	6,090	5,141
- WorkSafeBC	888	996
	<b>74,168</b>	<b>97,914</b>

## 7. DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS

Deferred contributions related to capital assets represent the unamortized balance of contributed capital assets and restricted contributions with which capital assets were acquired. The contributions are amortized to income as the related assets are amortized. The balance is as follows:

	2020 \$	2019 \$
<b>Balance, beginning of year</b>	<b>789</b>	<b>986</b>
Less: Amortized to revenue	(158)	(197)
<b>Balance, end of year</b>	<b>631</b>	<b>789</b>

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

8. GRANTS

	2020	2019
	\$	\$
Day camp - HRSDC	18,047	15,512
Child care operating	37,862	43,900
Health and safety grant	1,299	—
	<b>57,208</b>	<b>59,412</b>

9. INTERNALLY RESTRICTED NET ASSETS

The Board of Directors has designated a portion of the Association's net assets for the following purposes. Disbursements and transfers from these funds are at the discretion of the Board.

Description of Restriction	Balance, beginning of year \$	Designated in the year \$	Used in the year \$	Balance, end of year \$
Capital improvements	690,026	—	—	690,026
Operational reserve	275,000	—	—	275,000
Community outreach	151,302	—	—	151,302
	<b>1,116,328</b>	<b>—</b>	<b>—</b>	<b>1,116,328</b>

10. DISCLOSURE OF REMUNERATION

Pursuant to the British Columbia Societies Act, the Association is required to disclose contractor fees and wages and benefits paid to contractors and employees who are paid \$75,000 or more during the fiscal year.

Group One wages included \$37,752 [2019 - \$122,881] of expense provided by a contractor (Vancouver Park Board). Group One wages cover the cost of several employees. Of this amount, \$2,476 [2019 - \$12,110] is included in administration and overhead, \$26,205 [2019 - \$67,511] is included in program classes [schedule] and \$9,071 [2019 - \$43,260] is included in fitness centre.

## NOTES TO FINANCIAL STATEMENTS

December 31, 2020

### 11. FINANCIAL INSTRUMENTS - RISK INFORMATION

The Association is exposed to various risks through its financial instruments. The following analysis presents the Association's exposures to significant risk as at December 31, 2020.

#### Credit Risk

The Association's exposure to credit risk are indicated by the carrying amounts of its cash, term deposits and accounts receivable. The Association limits its exposure to credit loss by placing its cash and term deposits with Vancouver City Savings Credit Union. Management believes that the Association is not exposed to an unusual level of credit risk.

#### Liquidity Risk

Liquidity risk is the risk of being unable to meet cash requirements or fund obligations as they become due. It stems from the possibility of a delay in realizing the fair value of financial instruments.

The Association manages its liquidity risk by constantly monitoring forecasted and actual cash flows and financial liability maturities, and by holding assets that can be readily converted into cash.

#### Interest Rate Risk

The Association has variable interest rate term deposit investments which are subject to periodic review.

In the opinion of management, the Association is not exposed to other significant risk on its financial instruments.

### 12. JOINT OPERATING AGREEMENT

In 2018, the Association signed a new JOA with the Vancouver Park Board effective January 1, 2018 for ten (10) years with one five (5) year renewal term. Under the agreement, the Association will pay an operation fee to the Vancouver Park Board starting in year 2 for 1% of prior year's gross facility-generated revenue and in years 3-10 for 2% per year of the previous year's gross facility-generated revenue. The Association will also pay a 1% subscription fee for the Registration System for the term of the Active Network Ltd.

## NOTES TO FINANCIAL STATEMENTS

December 31, 2020

### 13. RELATED PARTY TRANSACTIONS

For the year ending December 31, 2020, the Vancouver Park Board charged the Association \$37,752 [2019 - \$122,881] in Group One wages.

For the year ending December 31, 2020, the Vancouver Park Board charged the Association \$7,960 [2019 - \$9,878] in subscription fees;

For the year ending December 31, 2020, the Vancouver Park Board charged the Association \$18,682 [2019 - \$8,336] in operating fees;

As at December 31, 2020, accounts receivable includes \$6,021 [2019 - \$31,554] owing from the Vancouver Park Board; and

As at December 31, 2020, accounts payable includes \$32,419 [2019 - \$29,058] owing to the Vancouver Park Board.

These related party transactions are in the normal course of business and are measured at the exchange amounts, which are the amounts of consideration established and agreed to by the related parties.

### 14. COVID-19

In March 2020, due to COVID-19, the City of Vancouver and the Vancouver Park Board closed all Vancouver community centres including the False Creek Community Centre, thus forcing cancellation of all the Association's on-going programs, including child care. Child care resumed operations in September 2020. The Centre is currently open six days a week with reduced hours to accommodate programs that can be safely delivered during the pandemic.

The Association is anticipating a reduction in revenue over expenses, which will correspond to the duration of the COVID-19 crisis, and is taking steps to reduce discretionary costs. The Association believes that with their current cash reserves and the approach they are taking with respect to managing the crisis, the Association will be able to return to normal operations once it is deemed safe to do so.

The Association has applied for and received the 10% Temporary Wage Subsidy and the Canada Emergency Wage Subsidy in the amount of \$166,641 [2019 - \$Nil].

**NOTES TO FINANCIAL STATEMENTS**

---

December 31, 2020

**15. CANADA EMERGENCY BUSINESS ACCOUNT LOAN**

The Association also applied for and received a \$40,000 loan under the Canada Emergency Business Account ("CEBA"). The loan is non-interest bearing until December 31, 2022, and then interest accrues at the prime rate until December 31, 2025, when the loan is due. If the loan is repaid on or before December 31, 2022, \$10,000 of the loan will be forgiven.

As the Association has met and expects to continue to comply with the loan's terms and conditions and expects to repay the loan on or before December 31, 2022, the 25% forgivable portion of the loan or \$10,000, has been taken into 2020 income.

Subsequent to year end in January 2021, the Association applied for and received an additional \$20,000 loan under the CEBA.

## SCHEDULE OF PROGRAM CLASSES AND LICENSED CHILDCARE

Year ended December 31

2020 Program Classes	Revenue \$	Expenses			Net Income (Loss) \$
		Wages and Contractors \$	Supplies \$	Total \$	
Adult	35,269	21,475	963	22,438	12,831
Aerobics	3,296	6,302	468	6,770	(3,474)
Children	10,621	7,397	—	7,397	3,224
Daycamp	18,598	35,477	6,746	42,223	(23,625)
Pottery	10,919	5,456	1,092	6,548	4,371
Preschool	22,987	18,271	5,473	23,744	(757)
Senior	5,561	4,352	1,431	5,783	(222)
Special events	1,337	296	334	630	707
Tennis	—	—	—	—	—
Waterfront	—	6,057	340	6,397	(6,397)
Youth	765	22,923	2,357	25,280	(24,515)
	<b>109,353</b>	<b>128,006</b>	<b>19,204</b>	<b>147,210</b>	<b>(37,857)</b>
<b>Licensed Childcare</b>					
Out of School Care	105,624	119,097	10,746	129,843	(24,219)
Swamp Willow	32,844	38,956	2,146	41,102	(8,258)
	<b>138,468</b>	<b>158,053</b>	<b>12,892</b>	<b>170,945</b>	<b>(32,477)</b>
<b>2019</b>					
<b>Program Classes</b>					
Adult	127,332	81,450	1,153	82,603	44,729
Aerobics	12,638	8,557	1,100	9,657	2,981
Children	60,458	45,428	451	45,879	14,579
Daycamp	28,623	32,937	6,755	39,692	(11,069)
Pottery	37,924	18,903	5,076	23,979	13,945
Preschool	101,477	67,165	17,112	84,277	17,200
Senior	30,370	15,736	947	16,683	13,687
Special events	6,098	6,498	3,458	9,956	(3,858)
Tennis	25,188	16,971	—	16,971	8,217
Waterfront	12,865	12,260	1,697	13,957	(1,092)
Youth	5,652	52,093	2,739	54,832	(49,180)
	<b>448,625</b>	<b>357,998</b>	<b>40,488</b>	<b>398,486</b>	<b>50,139</b>
<b>Licensed Childcare</b>					
Out of School Care	194,249	134,381	17,487	151,868	42,381
Swamp Willow	50,192	40,175	1,984	42,159	8,033
	<b>244,441</b>	<b>174,556</b>	<b>19,471</b>	<b>194,027</b>	<b>50,414</b>

See accompanying notes to the financial statements



April 5, 2021

**PRIVATE & CONFIDENTIAL**

False Creek Community Association  
1318 Cartwright Street  
Vancouver, BC  
V6H 3R8

Attention: Finance Committee (or equivalent)

Dear Sir/Madam:

**Re: Audit Findings Letter**

We have completed the audit of the financial statements of False Creek Community Association for the year ending December 31, 2020. This letter has been prepared to assist you with your review of those financial statements.

Management is responsible for establishing and maintaining an adequate internal control structure and procedures for financial reporting. This includes the design and maintenance of accounting records, recording transactions, selecting and applying accounting policies, safeguarding of assets, and preventing and detecting fraud and error.

**Our Responsibility as Auditors**

As stated in the engagement letter, our responsibility as auditors of your Association is to express an opinion on whether the financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows of the organization in accordance with Canadian Accounting Standards for Not-for-Profit Organizations.

An audit is performed to obtain reasonable but not absolute assurance as to whether the financial statements are free of material misstatement. Due to the inherent limitations of an audit, there is an unavoidable risk that some misstatements of the financial statements will not be detected (particularly intentional misstatements concealed through collusion) even though the audit is properly planned and performed.

It is important to understand that we review only internal control systems that could result in a material error on the financial statements if those systems were to fail. We review them with specific audit objectives, focusing only on certain assertions that apply to the financial statements. This means that an unqualified opinion on the financial statements does not necessarily mean that Association's internal control systems are all operating as intended.



In our financial statement audit process, we have a unique opportunity to view certain financial systems and procedures and provide feedback. We consider this feedback to be an opportunity to assist you to improve the effectiveness of the Association's accounting and reporting systems. If recommendations are made, it does not mean we consider the current internal controls and systems to be poor, nor are they a reflection on any person in the Association.

### **Difficulties Encountered During the Audit**

We encountered no significant difficulties during our audit that should be brought to the attention of the audit committee.

### **Comments on Accounting Practices**

#### ***Accounting Policies***

The significant accounting policies used by Association are outlined in Note 2 to the financial statements.

- There were no significant changes in accounting policies.
- We did not identify any alternative accounting policies that would have been more appropriate in the circumstances.
- We did not identify any significant accounting policies in controversial or emerging areas.

#### ***Significant Accounting Estimates***

The following significant estimates/judgments are contained in the financial statements:

- Useful lives of capital assets

Based on audit work performed, we are satisfied with the estimates made by management.

#### ***Significant Financial Statement Disclosures***

We did not identify any financial statement disclosures that we believe should be specifically drawn to your attention, including any that are particularly significant or sensitive or that require significant judgments.

### **Uncorrected Misstatements**

We accumulated uncorrected misstatements that we identified during our audit and communicated them to management. We then requested that management correct these misstatements. All uncorrected misstatements for the current period have been corrected except for those, if any, attached to the representation letter.





**Evaluation of Internal Controls**

A deficiency in internal control exists when a control is designed, implemented, or operated in such a way that it is unable to prevent, or detect and correct, misstatements in the financial statements on a timely basis, or when a control necessary to prevent, or detect and correct, misstatements in the financial statements on a timely basis is missing.

During the course of our audit, we encountered the following specific internal control matters that we wish to bring to your attention:

#	Internal Control	Implication for the Financial Statements	Recommendation
1	<i>Bank reconciliations were not reviewed in a timely manner. The March 2020 reconciliation was reviewed in October 2020 and the October 2020 and December 2020 reconciliations were reviewed in February 2021</i>	<i>The potential exists that the bank balance maybe misstated.</i>	<i>We recommend that all bank reconciliations be reviewed on a timely basis and authorization documented by a signature or initial.</i>
<b>Management response:</b>			
2	<i>Preschool and Children’s program contracts were not signed by an Association Representative.</i>	<i>The potential exists that contractors are paid incorrect amounts.</i>	<i>We recommend that all contracts are signed by the Association and the contractor.</i>
<b>Management response:</b>			
3	<i>Canada Emergency Wage Subsidy (CEWS) claims were not filed with the proper election regarding the exclusion of government grants.  RC661 CEWS attestation forms were not prepared and signed on a timely basis.</i>	<i>CEWS claims may not be correct.</i>	<i>We recommend that the technical aspect of the claims be reviewed with a tax lawyer (name provided to the Association).  The RC661 forms should be signed for before the Association submit the respective claim.</i>
<b>Management response:</b>			



4	<i>The administration staff's vacation payable details should be reviewed by another person.</i>	<i>Vacation expense and liability may be incorrect.</i>	<i>We recommend that the staff's vacation details be reviewed and authorized by a third party in writing, such as the CRS.</i>
<b>Management response:</b>			
5	<i>The Association has an inherent weakness in its internal controls due to the lack of segregation of duties. From a practical point of view, the Association is unable to employ the required number of employees to ensure adequate segregation of duties. This is not an uncommon risk for the vast majority of not-for-profit organizations as they must weigh the cost of hiring additional employees vs. the increased risk of error or fraud in their accounting system. The Association reduces this risk in a practical manner by having bank reconciliations reviewed, cross approval of management expense reports, close review of the management prepared financial statements, etc.</i>	<i>There is the potential for errors and fraud due to the inherent weakness in the internal controls.</i>	<i>We recommend that the Association always be aware of the inherent weakness in its internal controls due to the lack of segregation of duties.</i>
<b>Management response:</b>			

**Written Representations**

In a separate communication we have requested and received a number of written representations from management with respect to their responsibility for the preparation of the financial statements in accordance with Canadian Accounting Standards for Not-for-Profit Organizations.



We would like to thank the board, management, and staff for the assistance they provided to us during the audit.

We hope the information in this audit findings letter will be useful. We would be pleased to discuss the contents of this letter with you and respond to any questions you may have.

This letter was prepared for the sole use of those charged with governance of Association to assist them in carrying out and discharging their responsibilities. The content should not be disclosed to any third party without our prior written consent, and we assume no responsibility to any other person.

Yours truly,

**TOMPKINS WOZNY LLP**

*Tompkins Wozny LLP*

**Acknowledgment of Finance Committee (or equivalent):**

We have read and reviewed the above disclosures and understand and agree with the comments therein:

\_\_\_\_\_

Name

\_\_\_\_\_

Date

\_\_\_\_\_

Name

\_\_\_\_\_

Date



## FALSE CREEK ANNUAL GENERAL MEETING 2021 - PRESIDENT'S 2021 REPORT

---

As we look back at the last 6 months at the False Creek Community Centre, I am grateful for the stellar work and commitment of staff and volunteers throughout this challenging time. Furthermore, I am proud of what we accomplished and look forward to the year ahead of us.

### **Operating the community centre during the pandemic**

Both Park Board and False Creek Community Association (FCCA) staff have been working in the front line at the centre, following all the health orders, to keep each other and patrons healthy. They have all done a remarkable job at the following:

- implementing the protective measures for everyone's safety
- finding creative and safe ways to engage with the community to break isolation
- adapting programs to keep serving the community where possible
- operating and managing the childcare centre under stressful time

Keeping the community centre open during the pandemic is beneficial for the community but it is also demanding for staff. It requires constant adaptation to frequent modification of provincial health orders. Everyday, they demonstrate flexibility but also consistency and a commitment to keeping our community connected in the safest way possible. Thank you to everyone who makes this possible.

As we look ahead, their effort may be needed a little longer over the coming months. We look forward to resuming normal activities as soon as possible and celebrating all together.

### **Strategic Planning Initiative**

This effort that started in July 2019 was finally approved by the Board in April 2021. It is the result of conversations amongst two different boards, past directors, Park Board and FCCA staff as well as many volunteers and members of the community. It will give the Board the framework for decision making over the next 3-5 years. The three pillars are as follows:

- Build enhanced community services and a welcoming facility
- Develop strategic partnerships
- Know our community and facilitate social connection

Overarching these three pillars are the principles of equity, diversity and inclusion as well as Covid-19 recovery, mitigation and re-engagement. I encourage you to get familiar with the plan, join our strategic planning committee or reach out to us to share ideas in how to move this big initiative forward. The committee will now prepare an operational plan to detail and prioritize actions over the next year.



Furthermore, a common green recovery initiative is taking place across the community centres throughout Vancouver. It is the Climate Hope for Action, led by Sarah Luisina, Past President of Trout Lake Community Centre Association. It is a tool kit that describes recommended actions by the Park Board and the community centres to guide a more sustainable operation and delivery of programs. This report will be considered by the Board in the coming months to gauge interest in joining this movement.

Finally, I want to thank everyone who contributes to the functioning of the False Creek Community centre this winter, all staff and volunteers, including directors. Thank you to our wonderful staff, Krystal Santor and Josephine Yao. Thank you to all Park Board staff, Jennifer Swan, Kin Dang, Geoff Langan and Tamara Morrison. Thank you to all our dedicated volunteers attending various committees as well as directors and past presidents. Special thanks to Christine Mayston for leading the strategic planning effort and to Ethan Astaneh for his continuous involvement with the FCCA, as well as Eileen Pedde for her support when needed.

Kind Regards,

Pascale Rozada  
FCCA President

## **FALSE CREEK ANNUAL GENERAL MEETING 2021 – FINANCIAL UPDATE**

---

The False Creek Community Association (FCCA) entered 2020 in the excellent position we've come to expect. Our 2019 statement of financial position or balance sheet showed substantial cash reserves built through years of delivering programs that the community supported with solid participation and reasonable fees. Our 2019 statement of operations or income statement confirmed another year of solid results from childcare, program classes and fitness. We looked forward to extending that run. We know too well what happened.

The 2020 financial statements, as presented by our auditor, Mr Wozny, nonetheless show three elements of good fortune:

The 2020 statement of operations shows that the \$166,641 Canada Emergency Wage Subsidy covered our revenue shortfall and secured our non-childcare staff and salaries, leaving the modest \$2,174 — even after closures cut childcare revenues by nearly half and slashed program classes and the fitness centre by three-quarters.

The 2020 statement of financial position or balance sheet shows the solid cash reserves, down just \$25,000, that gave your staff and executive the confidence to navigate the first Covid year as well as the current one.

The Canada Emergency Business Account loan augmented our liquidity by \$40,000 in the early uncertain days. Revenue in the statement of operations includes the forgivable \$10,000 that will result from repaying this loan.

I applaud the outgoing treasurer, David Kwong, for his three years' service, the Government of Canada for its farsighted support of the economy and this Centre, our auditors, Tomkins Wozny, CPAs, for completing their audit in the unusual conditions, Park Board and FCCA staff for keeping us afloat, especially our bookkeeper, Leah Lewis.

Respectfully submitted,

Howard Teasley, Secretary



## FALSE CREEK ANNUAL GENERAL MEETING 2021 – COMMUNITY RECREATION SUPERVISOR

---

January 2020 program season started off like most other years. Programs were running smoothly, the fitness centre was busy and childcare programs were full or close to full. Then COVID hit and with little notice, we were required to close the facility the afternoon of Monday, March 16. Staff were sent home and all programs were cancelled indefinitely. Auxiliary Park Board staff were laid off beginning in April, followed by Regular Fulltime and Regular Part-time staff in May.

In June, some Recreation Programmer IIs were called back to offer outdoor day camps and a very limited number of other outdoor programs, but the community centres remained closed. In August, RFT Building Workers, Recreation Facility Clerks and the remaining Recreation Programmers IIs were recalled; we also welcomed aboard our new RPT Program Assistant II, Adrian Tan. In September, licenced childcare programs resumed, followed by priority programs for seniors', youth and children in October. Hours of operation were initially limited to Monday to Friday, 9am-5pm, but began to expand mid-October to include Friday evenings and Saturdays. Program Assistant IIs were brought back to assist with patron directions and access to programs. Class sizes were limited to allow for physical distancing, traffic flow was arranged to allow for one-way traffic as much as possible and disinfection became a focus of many staff's responsibilities. Through each step of reopening, staff worked tirelessly to develop and implement complex safety plans.

### **Highlights:**

**Preparations for Community Centre Closure the Week of March 16**

Although not the fondest memory of the year, the ability to close the centre in a speedy, efficient manner meant that staff and patrons alike were kept as safe as possible. All staff contributed to this effort in a meaningful way, but a special shout out to Dawn Williams, our RFC, who coordinated all the Winter, Spring AND Summer program cancellation notifications and refunds within just a few days – no small task.

### **Outdoor Summer Day Camp at Granville Park Summer**

This was a huge success and the camp was full each week. A big kudos to Geoff Langan, Ava Sigurdson and the rest of the day camp staff team, who did an amazing job. Despite several additional safety protocols, restrictions on activities and a significant daily set-up and take-down at the park, staff implemented a super fun day camp all summer long. Also a special thank you to Krystal Santor for her assistance in securing fantastic staff under a very tight timeline and to Josephine Yao, who stepped in and helped out with daily participant health screening.

### **Centre Reopening Fall 2020**

Preparations for the safe re-opening for both the public and staff were labour-intensive and all-consuming. While all staff who had returned at the time contributed, I'd like to acknowledge the tremendous efforts of Kin Dang, who truly led the initiative and within a couple short weeks ensured that the building was physically ready for us to reopen.



### **Return to Programs and Services Fall 2020**

Licensed childcare began in September, with other centre programs starting in mid-October. Despite numerous restrictions and additional guidelines and protocols to follow, the programming and childcare staff team (Kin Dang, Geoff Langan, Tamara Morrison and Krystal Santor) managed to start the safe re-introduction of indoor programs and services to the community. Instructors and other program leaders were also instrumental in this endeavour.

### **Clean, Disinfect, Repeat!**

While maintaining a clean facility has always been a focus, it has been taken to a whole new level this past year. Roger Asto, our RFT Building Worker deserves a huge acknowledgement for all of his efforts, as do all of the auxiliary Building Workers and all of the Program Assistant IIs. Without these individuals, we would never have been able to meet the rigorous safety plan requirements that allowed us to return to work and welcome the public back.

It has certainly a year to remember. COVID-19 has taken a toll on staff, volunteers and the community. Despite this, the Association and the staff team displayed so much resilience and team-work, and I am so grateful for all the support and hard work everyone contributed. I look forward to the next year, and especially to a time when we can expand our programs again and welcome back more of the community.

Respectfully submitted,  
Jennifer Swan  
Community Recreation Supervisor





## FALSE CREEK ANNUAL GENERAL MEETING 2021 - PROGRAMMER REPORT

---

### Adult | Fitness Centre | Aerobics | Adult Tennis | Senior Programs | Pottery

Year 2020 was a surreal year for all of us. We started the year off steady until the World Health Organization declared the COVID-19 outbreak an official pandemic. I had high expectations of many programs, especially the fitness centre and the rapid growing personal training services to be an area of popular demand. The fitness centre, along with other recreational programs/classes was supposed to be a place where the False Creek community members could exercise and maintain a healthy lifestyle, while meeting new friends and developing a stronger community.

#### 2020 Program Highlights

Although we had to shut down the centre and cancel all programs at the end of the winter season due to COVID-19, my programming area generated a revenue of roughly \$85,000 in the first quarter of 2020. After all expenses, we had a surplus of roughly \$30,000. Approximate revenues were, Adult programs \$35,300, Pottery \$10,900, Adult Tennis \$0, Waterfront \$0, Aerobics, \$3,700, Fitness Centre \$26,200, and personal training \$8,500. Popular and trending programs included personal training services, aerobics classes, Nia, a mixed-variety of yoga classes, Spanish lessons, pottery classes and memberships, and weight training/fitness classes.

#### Late Summer/Fall 2020 – The return from Covid-19 shut down

As we were called back to return to work in mid/late August 2020, we had a thorough list of items to tackle which included preparing a safety plan for the centre. We spent the first couple of weeks planning our new one-way traffic flow, limiting room capacities, closing off specific areas, and implementing cleaning/disinfecting protocols. We had to follow and demonstrate new operating safety procedures, implement and adapt to a new style and approach of offering programs in a safe manner, delivering reactivation safety orientations to all staff and instructors that returned, and more as you can imagine.

Overall, the 1st and 4th quarter of 2020 was extremely busy and very challenging. The pandemic has changed a lot moving forward, however, we continue to strive and adapt to on-going changes to provide for our community in the False Creek area.

Submitted by,

Kin Dang

Recreation Programmer



## FALSE CREEK ANNUAL GENERAL MEETING 2021 - PROGRAMMER REPORT

---

### Preschool | Children | Special Events | Summer Day Camps | Water Park

#### Program Highlights

2020 was an unprecedented year for all of us. January and February started out well, with good attendance, but with the declaration of the pandemic, we had to cancel everything. The entire centre was closed from the second half of March until the fall, which affected all programs still running in winter 2020, but then we had to cancel all spring 2020 and summer 2020 programs as well. We were eventually able to run an outdoor day camp and that was very successful and full even though we had to re-invent our summer day camp very quickly in order to meet with the new safety requirements put in place. We were finally allowed to restart programs in the fall, but there were many restrictions and limitations put on us in order to keep the public safe. We were essentially limited to 3 programming spaces; Lind Hall, Mini-gym and Tyee Hall.

#### Popular Programs

- Osteofit
- Zumba Gold
- Mini Ballet
- Princesses
- Birthday Party Packages

#### Preschool

The year started out great with solid numbers in the Music Together, Sportball, and the various dance classes we offer. Our birthday party packages were also fully booked until the Covid shutdown. When we started to offer programs in the fall, we had to make decisions on space allotment based on instructor availability, room availability and PHO restrictions. We were not able to restart all of our programs again in the fall. I hope to be able to restart all of our programs in the near future.



## Children's

Children's programming was affected similarly as the other areas. All programs were cancelled nearing the end of the winter season. We had very good numbers up to that point with Private Piano Lessons being fully booked, Rhythmic Gymnastics being almost full in both age groups, and Karate having good numbers. At Home Alone and First Aid for Kids continued to have great registration numbers as parents continue to look at this program as having very good value. Sportball Birthday Parties were fully booked until the shutdown and continue to be a popular alternative activity to our regular birthday party packages.

## Seniors

The year started with the Seniors Social having its Open House event and 18 people attended. We were able to discuss the program and get input from the people that attended. We established a template for creating schedules based on the interests of the people that attended. For several weeks after, we had very good attendance and enthusiasm for the program, then Covid disrupted the momentum we had built.

In the fall we were able to create a new program that has been able to mitigate some of the concerns our seniors have had about gathering in the centre. We now have a Walking program where our seniors can register to walk as a group. Currently the group only walks to local areas, but we have plans to have the group take public transit to other walking areas once Covid restrictions have been lifted.

Osteofit and Zumba Gold continue to be very popular. Osteofit was able to run throughout the restrictions in the fall. Zumba Gold ultimately had to be cancelled due to Covid restrictions.

## Outdoor Summer Day Camp 2020 (Water World Day Camp)

We quickly set-up up an outdoor summer day camp that we ran at Granville Park (14<sup>th</sup> & Fir). The camp had many safety measures put in place due to Covid, but we had a great staff team for the camp and they made it fun for the kids. The camp was challenged by the fact that they didn't have an indoor space available to them other than the fieldhouse at Granville Park, which was only large enough for 2 people to be in at a time and basically served as a storage space for the camp equipment and supplies. Everyone appreciates FCCA's investment in 7 tents for the camp. They were used every day and provided much needed shelter on the rainy days, but also on the hot days because there is very little shade at that park.



This year we were provided with \$18,047.00 of funding from the HRSDC Canada Summer Jobs Grant which subsidized our staffing costs. The camp was ultimately successful and was fully registered.

Our Day Camp Manager Ava Sigurdson, did an amazing job with hiring her team, training and planning the season, and keeping her team focused, motivated and safe for the summer. She took on the extra safety precautions and kept the campers and staff safe. We had 0 Covid exposures during the camp.

### Waterpark

The waterpark did not operate as usual in 2020. We typically hire staff to operate the waterslide, but due to Covid and the safety precautions put in place, we did not hire staff and operate the waterslide. The spray park did open and operate as usual as it uses only potable water and does not recirculate the water.

### Special Events

All special events that I would typically oversee were cancelled for 2020. Hopefully we can get back to running special events soon.

The Winter Solstice which FCCA partners with Secret Lantern Society did ultimately run a modified event without FCCA's participation in December 2020. The Secret Lantern Society did a livestream event via Zoom, with performers and technicians inside Performance Works following H&S protocols.

Respectfully submitted,

Geoff Langan  
Recreation Programmer II



## FALSE CREEK ANNUAL GENERAL MEETING 2021 – PROGRAMMER REPORT

---

### **False Creek CC Pottery Studio Re-activation**

The Park Board management team provided community Centre staff teams with a general COVID-19 Pottery Studio safety plan in the fall 2020.

The False Creek Community Centre Association Board approved budgeted amounts to re-hire Pottery Technician, Carole Henshall for the purpose of working with the programming staff team to tailor and implement the Park Board general safety plan for the False Creek Pottery Studio.

Current progress is on track to re-open in the month of May.

Key components of the safety plan include: contact tracing, user orientations, physical distancing, limiting shared equipment, scheduled cleaning protocols and proper air ventilation.

Re-introduction of Pottery to the community will be in a phased approach starting with registered member use time slots consisting of a maximum of 4 members per 2 hour time slot. Revisions to the number of members permitted and time slots will be made as provincial health order (PHO) restrictions ease.

The staff team is optimistic that a full complement of pottery programs will resume by fall 2021 as population vaccinations increase and hopefully PHO restrictions are lifted.

Respectfully submitted,

Joe Oliveira  
Acting Recreation Programmer



## FALSE CREEK ANNUAL GENERAL MEETING 2021 – YOUTH LEADER REPORT

---

After acting in the Youth Leader position for the first two months of 2020, I officially took over the position from Jason Datt two and a half weeks before our centre temporarily closed out of precaution for COVID-19. The closures of centres in Vancouver was predicted to cause damage and strains to the many relationships built among youth staff and the youth in our community. In reflection of the unprecedented challenges experienced, 2020 was a year of major reset for our youth programming.

### **Program Highlights**

The year started out with some of our strongest numbers to date of participation due to an average of forty to fifty youth dropping into the centre every Friday. We saw a shift in demand from our most popular program, Friday Night Live, to more interest for in-centre drop-in around the centre and for open gym. While our once waitlisted out-trip's were now experiencing less enrolment (but keeping steady numbers), our staffing was altered to split our youth staffing between out-trips and drop-in's on Friday nights with the plans to bring on a new staff to keep up with our numbers.

Upon our reopening of the centre in the fall, many of our programs were required to shift to match safety plans which included restricting maximum participant numbers and decreasing staffing capacities. Outside of our volunteer programs, Friday Night Live, Basketball and Floor Hockey were able to return (albeit in new ways) to allow for some consistency with our programming in hopes we would be able to draw back some of our previous participants. Where we once experienced stable staffing in previous years, the pandemic had left us with an even larger disadvantage in our ability to fill positions that were needed to expand our programming once again. Following our centre's closure over the spring and summer, we are still grappling with the lost connections of many youth who have not returned to our programs. These remain top priorities for 2021.

### **Youth Volunteers**

In celebration of Youth Week 2020, a virtual ceremony was carried out in May where three volunteers from our centre were recognized for their contributions by the City of Vancouver Youth Workers and staff. Our recipients' efforts included assisting with Summer Day Camps, Pre-Teen Programs, our youth-run Water Ways Cafe and more.

During the fall season, with opportunities for youth limited over the summer, volunteer opportunities were made a priority to provide youth with a way to obtain hours for school and build skills and references for future education and work. Through the introduction of two new



programs: the False Creek Environmental Crew and Youth Council, youth had new ways to get involved with their community through weekly neighborhood clean-up's and creating a platform for causes and projects important to the youth in this community.

## **Expanding Communication**

Prior to the pandemic much of our communication was traditionally done through our seasonally printed program guides, the Youth Leader's presence at in-school lunch programs and through youth dropping into our centre. During our centre's closure, as the Youth Leader, I was tasked with trying to provide outreach via phone calls to youth who had previously partaken in our programs. This was a challenge as many of our programs were offered as drop-in's where youth were not required to provide contact information to partake. With our reopening of the centre in the fall, it was realized that another method of communication would be needed as our usual communication was indefinitely put on hold and we needed a way to retain connections during any potential future closures. As a result, in line with many other centres, a False Creek Youth Instagram page (@falsecreekccyouth) was created to provide easily accessible information about our programming and a way to connect to Youth Staff through direct messaging during operating hours.

Additionally, the Youth Council set a goal to include more input from youth and their families on youth programming and centre usage. A youth survey was in the initial stages of development with the intention of being released in 2021 where the survey could remain available as a way to collect feedback openly in the future.

## **Community Partners**

With the intentions to continue with most of our partnerships from 2019 and expand our connections in 2020, the pandemic unexpectedly forced us to hit pause on most of them. Although our partnerships were limited, it was a pleasure to collaborate and receive support from some of our community partners including the Community Schools Team at Kitsilano Secondary School, Kitsilano Community Centre, Vancouver Citywide Youth Council, Kids Upfront and the Broadway Lodge along with the support from our staff and Board at False Creek Community Centre. Additionally, many new connections have been made through our new Instagram account and we are optimistic 2021 will bring many more chances to collaborate with more organizations within our community.

Respectfully submitted,  
Tamara Morrison  
Youth Leader



## **FALSE CREEK ANNUAL GENERAL MEETING 2021 – FALSE CREEK RACING CANOE CLUB (FCRCC)**

---

Our last report to FCCA was in October 2020. Little has changed with how we deliver the Via Sport and CKBC Directives from last June. Today the new directives regarding travel will allow most of our members to continue to access club boats and FCRCC single boat programs as Fraser Valley Health and Vancouver Coastal are considered one health area allowing travel. Club members are coming for fitness and training which are under the approved sport guidelines. FCRCC continues to be rigorous about our COVID 19 protocols with boat cleaning, distancing and numbers per group. It is being hopeful our team boats programs will be accessible as of September.

Our numbers from November to April 21 are as follows:

March Break Kid's Camp – Camp was full and a long waiting list. 36 children 8-11 participated in half day camps for one week. = 270 user hours.

Year round Kid's paddling program – 60 (these young athletes 7-18 in 4 different programs are on the water 2 to 5 days per week) the younger athletes 8-11 years are on the water 2 X per week) = On water hours for this group November 1 to the end of March is over 2200 single user on water hours.

Club user hours on water including members with private boats and use of club single boats – 2300.

Total number of club member on-water user hours from November 1 to the end of March is was close to 5000 hours.

The summary of the above numbers is FCRCC continues to provide much needed fitness access for club members despite Covid. Acknowledgement goes to our coaches and Executive who daily volunteer their time to remain open.

- In this time period with user tracking the club has no Covid cases.

FCRCC continues to offer adult and children's program moving forward. Our summer kid's camp is close to being full.

Children's summer camp is open to children 8-11 years. The program will accept 18 per week. 9 each morning and 9 each afternoon. This is a 10 week program.

Adult programming will be offered through to September for Surfski, Marathon Canoe, OC-1 covering all levels of ability.

For more details, you can visit our website [www.fcrc.com](http://www.fcrc.com)





Continued acknowledgement to FCCA for allowing our Flatwater Program to use the Wire Cage until it will be needed for the FCCA Spring and Summer programs. Your boats have been kept protected and secure in our Emily Carr Storage area.

FCRCC and FCCA are continuing to work together on strategies to have water based programming for a large catchment area and to be known in our community, and City as the Recreation anchor and providers on Granville Island. With continued growth and development in our area the need for our programs and services are even more important. Our work together, moving forward, is to secure our place on Granville Island and lobby for additional space.

The Alder Bay Dock replacement is proceeding, though slowly. Vancouver Parks have indicated the final designs will be delivered by August 2021. The next steps will be for Parks to put a price tag on this project and then bring it to the City for inclusion in an upcoming capital plan.

We are seeing a greater use of the Alder Bay dock as more Vancouverites are purchasing Stand Up Boards and Kayaks. The fall out will be to have FCCA and FCRCC manage and organize safe and distanced access by all groups to and from the dock.

FCRCC will continue to have paid staff who will not only deliver all the boat use protocols but also manage public and program access by facilitating efficient use of the dock space. The Canada Summer Grant program will be making this possible to deliver this service again in 2021.

Early in May FCRCC will be hiring a programmer who will be filling the role of Jackie Webber, who passed away one year ago.

CMHC announced at the end of 2020 the plan to have tenant committees working on the 2040 plan to address the needs of our Granville Island tenants. FCCA and FCRCC were planning to combine resources to have our needs identified to the greater community. These meetings were to start in February and to date no notice of any upcoming meetings has happened. This indicates that the 2040 plan and development will happen further down the road but it gives both our organizations the time to work together to bring our best to these meetings.

We would like to acknowledge the partnership of Jenn, Kin and Krystal. Their work and willingness to solve on the ground issues for the club and overall operations is to be commended. Thank you.

Respectfully Submitted,  
Andrea Dillon



## FALSE CREEK ANNUAL GENERAL MEETING 2021 – FALSE CREEK TENNIS CLUB (FCTC)

---

Report to the FCCA AGM – For the year ending December 2020

Registration started as usual in February 2020 but then we shut it down when COVID hit. Eventually we were able to proceed with a half season (July-September), thanks to Tennis BC and viaSport for establishing and communicating COVID back-to-sport protocols. We refunded any people who had registered but did not want to play due to COVID. In the end, we had only about half our usual membership. But attendance at our thrice-weekly non-competitive social tennis days was good all summer – people typically got more court time than in other years because we had booked the same number of courts but had fewer members to use them.

Parks Board seemed challenged to provide courts for us, and I want to applaud Jennifer Swan who worked miracles to get our courts approved. I suspect that Jenn had to call in a few favours, and be super diligent on her email, but in the end she did great work on our behalf. Thanks also to Ethan for asking Jenn to help us.

During COVID, we wanted to ensure that we had space for social distancing. Our traditional courts at the Moberly parkade were not open, and Jenn helped us to secure courts in locations that had lots of grassy space for players to wait socially distanced. Overall, we survived the 2020 year (our regular-season play ended Sept 30) although our winter events (typically held at UBC) were compromised by COVID restrictions.

For 2021, the Moberly parkade courts have reopened but they still have no water, no washroom, and no bicycle stands. We would like to brainstorm with FCCA about how to get these courts better serviced with bike stands and a portable toilet.

As well, the courts beside the False Creek Community Centre are deteriorating, with the south end of the courts sinking substantially over the 2020-21 winter. We would like to brainstorm with FCCA about how to best lobby to get these courts levelled for safer play. (We recognize that the courts have the challenge of having three partners – FCCA, Parks Board, and CMHC – not to mention the users such as our club.)

Respectfully submitted,

Cheryl McKeeman, President  
False Creek Tennis Club



## FALSE CREEK ANNUAL GENERAL MEETING 2021 – PACIFIC ROAD RUNNERS (PRR)

---

The only thing that the club has to add or update to the report sent for the November AGM, is under the PRR Gives Back section.

### Summary of 2020 PRR Events:

- Socials

- Afghan Horseman dinner (January) and Craft Beer Market dinner (February).

- Club Subsidized Races

- None in 2020 due to club cancelling all runs and social events between March 16th and October 19th due to COVID-19 (Coronavirus) pandemic.

- Other Events/Items

- None in 2020 due to club cancelling all runs and social events between March 16th and October 19th due to COVID-19 (Coronavirus) pandemic.

- *PRR Gives Back*

- As we were unable to hold any club socials in 2020, at the end of the year we donated monies budgeted for the socials to two charities who provide food and meals. We gave \$750 to the Vancouver Food Bank and \$750 to Union Gospel Mission to help provide meals over the holidays.*

- Membership

- 30 members.

- 2020 Executive Committee Composition

- Terry Bushnell, Gordon Chow, Susan Reynolds, Robert Towler, Andrew Mitchell, Katrina, MacAndrew, Karen Hayley and John Neels.

PRR has resumed holding runs out of the FCCC following all safety orders and protocols.

Respectfully Submitted,  
Katrina McAndrew