



---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

---

## INDEPENDENT AUDITORS' REPORT

---

To the Directors of:  
Real Estate Compensation Fund Corporation

### Opinion

We have audited the financial statements of Real Estate Compensation Fund Corporation (the "Corporation"), which comprise the statement of financial position as at March 31, 2021, and the statements of operations and accumulated surplus, changes in net financial assets, cash flows and remeasurement gains and losses for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2021, and the results of its operations and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### 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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

### Auditors' 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 auditors' 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.

---

## INDEPENDENT AUDITORS' REPORT

---

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

*Manning Elliott LLP*

Chartered Professional Accountants

Vancouver, British Columbia

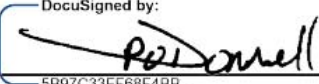
April 20, 2021

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT MARCH 31, 2021**

	2021	2020
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 635,638	\$ 871,864
Investments (Note 3)	19,684,417	17,472,826
Accrued interest receivable	297,608	250,310
	<b>\$ 20,617,663</b>	<b>\$ 18,595,000</b>
<b>FINANCIAL LIABILITIES</b>		
Accounts payable and accrued liabilities (Note 4)	\$ 34,873	\$ 30,811
Reserve for claims liabilities (Note 5)	924,200	968,900
	<b>959,073</b>	<b>999,711</b>
<b>NET FINANCIAL ASSETS</b>	<b>19,658,590</b>	<b>17,595,289</b>
<b>NON-FINANCIAL ASSETS</b>		
Prepaid expenses	7,420	3,000
<b>ACCUMULATED SURPLUS</b>	<b>19,666,010</b>	<b>17,598,289</b>
<b>ACCUMULATED SURPLUS COMPRISES:</b>		
Accumulated surplus from operations	19,408,222	18,410,869
Accumulated remeasurement gains (losses)	257,788	(812,580)
	<b>\$ 19,666,010</b>	<b>\$ 17,598,289</b>

**Approved by the Board:**

John Evans Director

DocuSigned by:  
  
 5B97C33FF68F4BB ... Director

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	2021	2020
REVENUE		
Assessments	\$ 768,112	\$ 628,398
DIRECT EXPENDITURES		
Payment of claims	57,518	-
Hearing costs (Note 4)	57,447	(10,000)
Compensation payouts recovered	-	(12,685)
Provision (recovery) of outstanding claims (Note 5)	(44,700)	283,400
	70,265	260,715
NET ASSESSMENT REVENUE	697,847	367,683
OPERATING EXPENDITURES		
Administrative and professional expenses - Schedule 1	208,837	209,143
Collection fees (Note 4)	13,210	10,975
	222,047	220,118
	475,800	147,565
OTHER INCOME		
Interest and other investment income	438,170	453,453
Gain on disposal of investments	83,383	130,576
	521,553	584,029
ANNUAL SURPLUS FOR THE YEAR	997,353	731,594
ACCUMULATED SURPLUS FROM OPERATIONS, BEGINNING OF YEAR	18,410,869	17,679,275
ACCUMULATED SURPLUS FROM OPERATIONS, END OF YEAR	\$ 19,408,222	\$ 18,410,869

---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**STATEMENT OF CHANGES IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

	2021	2020
ANNUAL SURPLUS FOR THE YEAR	\$ 997,353	\$ 731,594
NET REMEASUREMENT CHANGES FOR THE YEAR	<u>1,070,368</u>	(860,810)
	2,067,721	(129,216)
ACQUISITION OF PREPAID EXPENSES	(8,116)	(4,000)
USE OF PREPAID EXPENSES	<u>3,696</u>	4,000
CHANGES IN NET FINANCIAL ASSETS	2,063,301	(129,216)
NET FINANCIAL ASSETS, BEGINNING OF YEAR	<u>17,595,289</u>	17,724,505
NET FINANCIAL ASSETS, END OF YEAR	<u>\$ 19,658,590</u>	\$ 17,595,289

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	2021	2020
<b>CASH FROM (USED IN):</b>		
<b>OPERATING ACTIVITIES</b>		
Annual surplus for the year	\$ 997,353	\$ 731,594
Items not affecting cash:		
Provision (recovery) of outstanding claims	(44,700)	283,400
Gain on disposal of investments	(83,383)	(130,576)
	<b>869,270</b>	<b>884,418</b>
Changes in non-cash working capital:		
Increase in accrued interest receivable	(47,298)	(58,799)
Increase (decrease) in accounts payable and accrued liabilities	4,062	(6,222)
Increase in prepaid expenses	(4,420)	-
	<b>(47,656)</b>	<b>(65,021)</b>
Cash flow from operating activities	<b>821,614</b>	<b>819,397</b>
<b>INVESTING TRANSACTIONS</b>		
Purchase of investments, net	(1,057,840)	(478,601)
<b>INCREASE (DECREASE) IN CASH AND EQUIVALENTS DURING THE YEAR</b>		
	<b>(236,226)</b>	<b>340,796</b>
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<b>871,864</b>	<b>531,068</b>
CASH AND CASH EQUIVALENTS, END OF YEAR	<b>\$ 635,638</b>	<b>\$ 871,864</b>

---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**STATEMENT OF REMEASUREMENT GAINS AND LOSSES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

	<b>2021</b>	2020
ACCUMULATED REMEASUREMENT LOSS, BEGINNING OF YEAR	\$ (812,580)	\$ 48,230
UNREALIZED GAIN (LOSS) ON INVESTMENTS	1,153,751	(730,234)
REALIZED GAIN ON DISPOSAL OF INVESTMENTS, RECLASSIFIED TO OPERATIONS	(83,383)	(130,576)
NET REMEASUREMENT CHANGES FOR THE YEAR	1,070,368	(860,810)
ACCUMULATED REMEASUREMENT GAINS (LOSSES), END OF YEAR	\$ 257,788	\$ (812,580)

---



---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

NATURE OF OPERATIONS

The Real Estate Compensation Fund Corporation ("the Corporation") commenced operations on December 31, 2004 to replace the trust account bonding requirements under the former Real Estate Act. The Corporation is funded by assessments of real estate licensees in accordance with the Real Estate Services Act SBC 2004.

The Corporation provides protection for members of the public who have entrusted real estate licensees (or unlicensed individuals related to the brokerage) with money that was either misappropriated or wrongfully converted; intentionally not paid over or accounted for; or obtained by the fraud of a licensee or individual.

Pursuant to Section 149(1)(l) of the Income Tax Act (Canada), the Corporation qualifies as a not-for-profit organization, and as such, is exempt from tax.

On September 30, 2016, the Province of British Columbia made legislative amendments to the Real Estate Services Act and the Real Estate Services Regulation which empowered the Province of British Columbia to appoint all of the members of the Real Estate Council of British Columbia ("the Council"). As the Council controls the Corporation through ability to appoint the majority of its board members, the Corporation was required to transition to Canadian public sector accounting standards ("PSAS").

In March, 2021, the Province of British Columbia made legislative amendments to dissolve the Council and create a single financial services regulator, effective in fiscal 2022. The new regulator, the BC Financial Services Authority, a crown corporation, will appoint the majority of the Corporation's board.

1. SIGNIFICANT ACCOUNTING POLICIES

These financial statements are the representations of management, prepared in accordance with Canadian public sector accounting standards ("PSAS").

(a) Basis of presentation

Sources of revenue and expenses are recorded on the accrual basis of accounting. The accrual basis of accounting recognizes revenue as it becomes available and measurable; expenses are recognized as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

(b) Net financial assets

The Corporation's financial statements are presented so as to highlight net financial assets as the measurement of financial position. The net financial assets of the Corporation is determined by its financial assets less its financial liabilities. Net financial assets combined with non-financial assets comprise a second indicator of financial position, accumulated surplus.

(c) Asset classification

Assets are classified as either financial or non-financial. Financial assets are assets that could be used to discharge existing liabilities or finance future operations. Non-financial assets are acquired, constructed or developed assets that do not normally provide resources to discharge existing liabilities but are employed to deliver government services, may be consumed in normal operations and are not for resale in the normal course of operations. Non-financial assets include prepaid expenses.

---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

1. SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(d) Cash and cash equivalents

Cash and cash equivalents include balances held with banks and brokerage institutions and highly liquid investments which are readily convertible into cash with maturities of three months or less when purchased.

(e) Financial instruments policy

i) Measurement

The Corporation's financial instruments consist of cash and cash equivalents, accrued interest receivable, investments and accounts payable.

The Corporation initially measures all of its financial assets and liabilities at fair value, except for certain non-arm's length transactions. The Corporation subsequently measures all of its financial assets and liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value, and investments in debt instruments that are quoted in an active market, which the Corporation has elected to measure at fair value. Changes in fair value of financial instruments carried at fair value are recognized in the statement of operations. Realized gains and losses are recognized in the Statement of Operations, and unrealized gains and losses from changes in fair value are recognized in the Statement of Remeasurement Gains and Losses.

ii) Impairment

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of any write-down that is determined is recognized in the statement of operations. A previously recognized impairment loss may be reversed to the extent of any improvement, 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 the statement of operations in the period in which it is determined.

iii) Transaction costs

The Corporation recognizes its transaction costs in the statement of operations in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

(f) Revenue recognition

The Corporation collects assessment fees from new real estate licensees. These fees are recognized as income in the period received as the Corporation has no continuing obligations with respect to these fees.

(g) Reserve for claims liabilities

The actuarial evaluation of the reserve for claims liabilities is an estimate of the present value of future claims based on an analysis of the historic patterns in which claims are reported, interim payments are made, reserves are set and adjusted, final settlements are reached, and claims are finally closed. Implicit in this methodology is the assumption that the emergence of loss costs and claim settlement patterns in the future will be similar to those in the past. Other key assumptions used in the actuarial evaluation include inflation based on the current Consumer Price Index and investment income from assets based on current long-term bond rates.

---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

1. SIGNIFICANT ACCOUNTING POLICIES *(continued)*

(h) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Management believes that the estimates used are reasonable and prudent, however, actual results could differ from those estimates. Significant areas requiring the use of management estimates relate to the valuation of investments, the amounts recorded as accrued liabilities and the reserve for claims liabilities.

2. FINANCIAL INSTRUMENTS RISKS

The Corporation's financial instruments are described in Note 1(e). In management's opinion, the Corporation is not exposed to significant currency, credit, liquidity, interest rate or other market risks except as explained below. In addition, the Corporation is not exposed to any material concentrations of risk and there has been no change in the risk exposures described below from the prior year.

*(a) Credit risk*

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Corporation is not exposed to significant credit risk.

*(b) Liquidity risk*

Liquidity risk is the risk that the the Corporation will encounter difficulty in meeting obligations associated with liabilities. The Corporation is not exposed to significant liquidity risk.

*(c) Market risk*

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of three types of risk: currency risk, interest rate risk and other price risk. The Corporation's investments include guaranteed investment certificates ("GICs") and equity securities. Accordingly, through certain of these investments, the Corporation is exposed to market risk.

*(d) Currency risk*

Currency risk is the risk to earnings that arises from fluctuation of foreign exchange rates and the degree of volatility of these rates. The Corporation is not exposed to significant currency risk as all its financial instruments are denominated in Canadian dollars.

*(e) Interest rate risk*

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. The Corporation is exposed to interest rate risk on its interest bearing fixed income investments. The majority of the Corporation's investments are comprised of guaranteed investment certificates with fixed rates of interest and staggered maturity dates, and Bonds. The fair value of the Corporation's investments is disclosed in Note 3. The Corporation's investment policy mitigates this risk by maintaining a minimum balance of its investments in GICs and Bonds. As at March 31, 2021, the minimum balance to be held in GICs and Bonds is \$4 million (2020 - \$4 million).

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

2. FINANCIAL INSTRUMENTS RISKS *(continued)*

*(f) Other price risk*

Other price risk is the risk that the value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from currency risk or interest risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Corporation has equity investments subject to this risk, however they represent a minority of total assets held, and are invested in blue chip companies. As such, the Corporation is not exposed to significant other price risk.

3. INVESTMENTS

	Fair Value Hierarchy	2021 Cost	2021 Market value	2020 Cost	2020 Market value
GLCs	Level 2	\$ 15,614,315	\$ 15,614,315	\$ 14,558,360	\$ 14,558,360
Equity securities	Level 1	3,213,776	4,070,102	3,035,437	2,914,466
		<b>\$ 18,828,091</b>	<b>\$ 19,684,417</b>	<b>\$ 17,593,797</b>	<b>\$ 17,472,826</b>

Investments that are quoted in an active market are reflected at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date. Transaction costs related to the acquisition of investments are recorded as an expense. Unrealized gains and losses on financial assets are recognized in the Statement of Remeasurement Gains and Losses until such time that the financial asset is derecognized due to disposal or impairment. At the time of derecognition, the related realized gains and losses are recognized in the Statement of Operations and Accumulated Surplus and reversed from the Statement of Remeasurement Gains and Losses.

PSAS requires an organization to classify fair value measurements using a fair value hierarchy, which includes three levels of information that may be used to measure fair value:

Level 1

Unadjusted quoted market prices in an active market for identical assets or liabilities;

Level 2

Observable or corroborated inputs, other than Level 1, such as quoted prices for similar assets or liabilities; and

Level 3

Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities.

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

4. RELATED PARTY TRANSACTIONS

The Real Estate Council of British Columbia (the “Council”) appoints three of the five members of the Corporation’s Board of Directors. The Council is responsible for collecting assessment fees on behalf of the Corporation and provides advice on the payment of assessment claims. The Council also charges the Corporation an administrative fee which is based on the number of licences issued during the year.

As at March 31, 2021, \$7,371 (2020 - \$2,556) owing to the Council is included in accounts payable and accrued liabilities. A gross amount of \$70,657 (2020 - \$10,975) was paid or accrued to the Council during the year for collection fees, hearing costs and other legal expenses. A total of \$15,985 (2020 - \$13,156) was paid to the Council during the year for credit card fees.

Related party transactions are measured at their exchange amount, which is the amount of consideration established and agreed to by the related parties.

5. RESERVE FOR CLAIMS LIABILITIES

	2021	2020
Reserve for claims liabilities	\$ 968,900	\$ 685,500
Provision (recovery) of outstanding claims	(44,700)	283,400
Balance at end of year	\$ 924,200	\$ 968,900

The reserve represents an actuarial evaluation of the anticipated future claims, as at the Statement of Financial Position date.

6. COVID-19 RISK

In March 2020, the World Health Organization declared a global pandemic due to the novel coronavirus (COVID-19). The situation is constantly evolving, and the measures put in place are having multiple impacts on local, provincial, national and global economies.

The Corporation continues to monitor its operations and assess the impact COVID-19 will have on its business activities. Management has asserted that the extent of the effect of the COVID-19 pandemic on the Corporation is uncertain, however, it does not foresee a significant impact on operations or significant decline in revenues. Furthermore, the Corporation has over \$20M of liquid assets which can be used to sustain operations.

7. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the current year's presentation. Such reclassification had no impact on the previously reported net financial assets and accumulated surplus.

---

**REAL ESTATE COMPENSATION FUND CORPORATION**  
**SCHEDULE OF ADMINISTRATIVE AND PROFESSIONAL EXPENSES**  
**(Schedule 1)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

---

	2021		2020
ADMINISTRATIVE AND PROFESSIONAL EXPENSES			
Administration fee	\$ 90,737	\$	89,250
Bank charges <i>(Note 4)</i>	16,010		13,181
Board members' per diems	24,500		21,500
Consulting fees	12,936		-
Insurance	3,696		4,000
Meeting costs	540		3,236
Office and miscellaneous	4,519		7,341
Professional fees	55,899		60,819
Travel and accommodations	-		9,816
	<b>\$ 208,837</b>	<b>\$</b>	<b>209,143</b>

---