ANNUAL REPORT

2025

Lynn Valley Services Society

The Mollie Nye House • 940 Lynn Valley Rd, North Vancouver BC

www.lvss.ca

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EXECUTIVE SUMMARY REPORT

2025 was a year of growth for Mollie Nye House. The efforts at expanding our reach into the community and diversifying our programs and events is starting to produce tangible results.

We continued to expand our relationship with Capilano University. This year we worked with a second cohort of Marketing students which resulted in an updated marketing plan. We also worked with the Digital Marketing Class leading us to update and improve our Social Media usage. Under the guidance of Olga Maguseva, a past student of Cap U and now a part-time employee, our Instagram has gone from 20 to 814. We anticipate this number will increase further as we develop more events and activities wanted by the community. Followers and website and social media platforms are regularly updated.

We also continued to work with the English for Academic Purposes class which brought a new cohort to the House for presentations and demonstrations to the Munch and Mingle program. We are already in talks for more ways we can benefit from further co-operation.

This year we were also able to bring on two new contract employees, Judy Bjornson as Program and Event Coordinator and Victoria Balasubramanyam as Event and Volunteer Coordinator. Thanks to their hard work, we now have a regular concert schedule and continue to run a highly successful series of International Cooking nights, and our volunteer base is continuing to expand.

The two years of working with Adele Wilson as a Project Contractor funded on an interim basis by North Vancouver District has resulted in temporary funding by the District for the hiring of a Youth Coordinator. He set up an office at the House and began outreach to the area teens through Argyle School, various youth networks, other non-profits and social media. This is building, in conjunction with the District and NVRC, to create an inviting temporary Youth Space, at the Karen Magussen Recreation Centre and running some pilot programs in 2026, under the auspices of LVSS.

All in all, it was a fun and exciting year as we have watched the House growing into a true Community Hub that not only serves its Senior population but is beginning to reach a broader spectrum of the Community.

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DRAFT STRATEGIC PLAN

Mission Statement

The District of North Vancouver owns Mollie Nye House and is responsible for maintaining its Heritage Status and ensuring that it is run as a Community Space. The Lynn Valley Services Society (LVSS) runs the day-to-day operations of the House within the guidelines set by the District and NVRC.

We are committed to fostering a safe, respectful, and inclusive environment for all who work in, volunteer at, or participate in activities at the Mollie Nye House.

Vision

At its inception, the House was a bustling seniors centre that ran a wide variety of events, programs and rentals primarily catering to the senior population. The senior population involvement has declined, leaving the House underutilized and lacking volunteers.

Our vision is to transform the House from a seniors' centre to a community hub that hosts a diverse variety of programs, rentals and events by creating a welcoming gathering place where people of all ages and backgrounds feel engaged, valued, and connected. We seek to generate income to reduce reliance on District core funding and fully support continued operation of the House.

Values

OUR COMMITMENTS

- Balance seeking higher revenue long-term rentals and programs with low/no-cost services/programs available to all.
- Balance our commitment to seniors while attracting new demographics.
- Provide Lynn Valley-based leadership to the management and use of Mollie Nye House.

Metrics

KEY PERFORMANCE INDICATORS

- Financial balance (profit/loss)
- Number of funding sources
- House utilization (versus capacity)
- Diversity of customer base
- Variety of activities/offerings
- Number of volunteers and volunteer hours

Strategic Focus Areas

PROGRAMS AND SERVICES	PARTNERSHIPS AND COMMUNITY ENGAGEMENT
MARKETING AND VISIBILITY	SUSTAINABLE PERSONNEL

Board of Directors 2025

Tracey Lazenby	President
Elena Whitman	Vice-President
Journey Wong	Secretary
Edward Park	Treasurer
Yuliia Russo	Member-at -Large
Iryna Dushenka	Member-at -Large
Debbie Pearmain	Member-at -Large

Operations Staff

John Charles : Executive Director

Judy Bjornson: Programs & Events

Victoria Balasubramanyam: Events & Volunteer Coordinator

Cole Cusanelli: Youth Coordinator

Olga Maguseva: Website & Social Media Coordinator

Sophia Hesp: Administration Coordinator

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TREASURER REPORT

The financial position of the Lynn Valley Services Society (LVSS) as of December 31, 2025, and its financial performance with net assets of $211,528.14, as to my knowledge presents fairly. The accounting principles in Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding year. Mandatory financial submissions for LVSS were completed and submitted on time.

FILINGS
- CRA Summary
- Registered Charity Return
- T-4 and T-4A Slips
- GST Rebates

Revenue for the year was $204,312.10.This is driven by the Core District Grant, expanded variety of programs and events, ongoing rentals and District grant for Project Management and Youth Coordinator contract positions. Net income reflects expenditure including operating costs, contracts, staff salaries and instructor fees. LVSS continues to ensure updates in accounting records.

Submitted by:

Tracey Lazenby
Board President

Edward Park
Treasurer

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PROFIT & LOSS STATEMENT

January – December 2025 | Accrual Basis

Income

ITEM	2025	2024 (PY)
DNV Core Funding	$80,245.00	$79,451.00
DNV Project Manager	$15,150.00	$15,000.00
DNV Youth Grant	$25,000.00	—
Donations	$1,385.10	$4,368.77
Drop-in Revenue	$5,908.58	$6,216.93
Event Revenue	$3,842.18	$2,884.59
Interest Income	$2,119.86	$4.42
Program Revenue	$34,668.77	$27,239.25
Rental Revenue	$35,992.65	$54,103.17
General Revenue	—	$400.00
Total Income	**$204,312.14**	**$189,668.13**

Expenses

ITEM	2025	2024 (PY)
Bookkeeping & Contract Expenses	$52,825.52	$30,940.26
Project Manager	$15,600.00	$6,450.00
Total Consultants & Subcontractors	**$68,425.52**	**$37,390.26**
Garden Supplies	$177.13	$235.74
House Maintenance	$2,323.95	$549.78
House Supplies	$2,647.37	$1,754.97
Hydro	$3,609.58	$3,881.93
Janitorial	$10,280.04	$10,378.01
Safety and Security	$1,394.38	$966.24
Telecommunications	$3,978.66	$2,856.56
Total House Expenses	**$24,411.11**	**$20,819.23**
Advertising/Marketing	$446.00	$554.47
Bank Charges & Interest	$154.29	$109.46
Donations Expense	$150.00	$150.00
Dues, Licences & Membership	$459.75	$468.75
Insurance and Legal/HR	$2,813.00	$2,732.00
IT and Web Services	$1,271.26	$1,620.18
IT Hardware and Software	$2,394.23	$2,356.28

Miscellaneous Expenses	$231.01	$86.57
Office Supplies	$305.26	$423.60
Photocopy and Printing	$399.17	$771.53
Postage and Shipping	$20.00	$19.32
Acknowledgements/Recognition	---	$83.34
Board Expenses	---	$48.34
Refreshment Expenses	---	$123.43
Website	---	$570.33
Total Office/Admin Expenses	**$8,643.97**	**$10,117.60**
Payroll Expenses	$4,144.56	$4,273.57
Wages	$53,112.99	$52,651.99
CPP/EI Employer Portion	$1,791.92	—
EI Expense	$748.83	—
WCB Expense	$1,382.94	$1,289.61
Total Payroll Expenses	**$58,640.49**	**$58,215.17**
Event Expenses	$1,544.11	$381.83
Program Expenses	$25,921.77	$21,439.76
Total Program Expenses	**$27,465.88**	**$21,439.76**
Total Expenses	**$187,586.97**	**$147,982.02**

2025 PROFIT	2024 PROFIT
$16,725.17	**$41,686.11**

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BALANCE SHEET

As of December 31, 2025

Assets

ITEM	DEC 31, 2025	DEC 31, 2024
Blue Shore Chequing Account	$137,818.20	$124,145.01
Blue Shore Gaming Account	$97.97	$32.97
Blue Shore Investment Savings	$10,245.05	$10,240.39
Blue Shore Membership Equity	$31.01	$30.81
Blue Shore Term Deposit	$47,115.00	$45,000.00
Total Cash & Cash Equivalent	**$195,307.23**	**$179,449.18**
Accounts Receivable	$17,027.87	$14,416.23
Total Assets	**$212,335.10**	**$193,865.41**

Liabilities

ITEM	DEC 31, 2025	DEC 31, 2024
Accounts Payable	$1,520.00	—
Collabria Credit Card	$979.98	$1,066.28
GST/HST Payable	-$1,589.83	-$639.82
Payroll Liabilities	$1,160.66	$0.40
Vacation Pay	$0.10	$0.00
WCB Payable	$118.82	$25.49
Total Liabilities	**$2,196.87**	**$452.35**

Equity

ITEM	DEC 31, 2025	DEC 31, 2024
Opening Balance Equity	$132,680.53	$132,680.53
Retained Earnings	$60,732.53.	$19,046.42
Net Income	$16,725.17	$41,686.11
Total Equity	**$210,138.23**	**$193,413.06**
Total Liabilities & Equity	**$212,335.10**	**$193,865.41**

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ACCUMULATIVE PROGRAM STATISTICS

2,512	10,616	2,701	519
DROP-IN	RENTALS	REGISTERED	EVENTS

16,348

TOTAL VISITORS & PARTICIPANTS IN 2025

Including all users: LVCA, LVSA, and other non-profit partners

16 SENIORS	17 ADULTS	3 YOUTH

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PROGRAM & HOUSE USAGE SUMMARY

Drop-in Programs

PROGRAM	ACTIVITY	FOCUS
Arts and Crafts	General Crafting	Seniors
Mahjong Mondays	Social	Adults & Seniors
Stamp Club	Social	Adults & Seniors
Walking Group	Social	Adults & Seniors
Friendly Friday	Social	Adults & Seniors
Chair Stretch	General Exercise	Seniors

Registered Programs

PROGRAM	ACTIVITY	FOCUS
ESL	Learning	Adults & Seniors
Tai Chi	General Exercise	Adults & Seniors
Drumming	Music Making	All Ages
Gather	Social	Adults & Seniors
Climate Cafe	Social	Adults & Seniors
International Cuisine	Social	Adults & Seniors
Craft Programs	Learning	Adults & Seniors
Music @ Mollie Nye	Social	Adults & Seniors

Community Programs

PROGRAM	ACTIVITY	FOCUS
Family Fun Day	Social	All Ages
NSCA	Meeting	Adults
NSSA	Meeting/Events/AGM	Seniors
Theatre Group	Rehearsals	Adults
CapU	Education	Adults/Youth
Art Crawl	Education	Adults
Ukulele Group	Music	Adults

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RENTAL SUMMARY

PROGRAM	ACTIVITY	FOCUS
AGMs	Business	Adults
Celebrations	Private Functions	Adults
Club Meetings	Social	Adults
Family Services	Wellness	Adults/Seniors
Fitness	Wellness	Adults/Seniors
International Auction	Business	Adults
Strata Meetings	Business	Adults
Church Meetings	Spiritual	Adults/Youth
Munch & Mingle	Meal Program	Adults/Seniors
Weight Watchers	Wellness	Adults
Yoga	Wellness/Spiritual	Adults
Workshops	Education	Adults
Crafts	Education	Adults
Craft Fairs	Business	Adults

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VOLUNTEER HOURS 2025

AREA	VOLUNTEERS	HOURS	RATE	VALUE
Board of Directors & Related Meetings	8	161.25	$50/hr	**$8,063**
Drop-in Programs	6	468	$20/hr	**$9,360**
Gardening	3	133	$20/hr	**$2,660**
Bookkeeping	1	120	$20/hr	**$2,400**
Events	5	100.5	$20/hr	**$2,010**
TOTAL	**23**	**983**		**$22,493**

VALUE OF VOLUNTEER HOURS
$22,493

TOTAL HOURS CONTRIBUTED
983

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GRANTS & DONATIONS SUPPORT

GRANTS

District of North Vancouver

DONATIONS

- Royal Bank of Canada
- Seymour Golf and Country Club
- Riley’s Cidery
- Everything Wine
- Safeway
- Individual Donations

COMMUNITY DONATION SUPPORT

The Lynn Valley Services Society gratefully acknowledges the generous support of our community partners and individual donors whose contributions help sustain the programs and services offered at the Mollie Nye House.

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HISTORICAL DATA — 2020–2025

YEAR	NET INCOME	PARTICIPANTS	VOLUNTEERS	VOL. HOURS	VOL. VALUE
2025	**$18,108**	**13,206**	**25**	**983**	**$22,493**
2024	$41,658	15,528	27	1,334	$22,090
2023	$19,046	10,862	29	532	$16,340
2022	$2,572	3,514	52	733	$20,375
2021	$11,620	755	56	756	$23,160
2020	$20,275	2,835	49	920	$22,600

NET INCOME
$18,108

PARTICIPANTS
13,206

VOLUNTEERS
25

VOLUNTEER HOURS
983

VALUE OF VOLUNTEER HOURS
$22,493