

WEST BROADWAY COMMUNITY ORGANIZATION ANNUAL REPORT 2025- 2026



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Board of Directors

Kanak Kulhari
Aima Uglanova (<i>Outgoing member</i>)
Leah McCormick (<i>Treasurer</i>)
David Nickarz
Monique Olivier (<i>Incoming Chair</i>)
Linda Siemens (<i>Outgoing Chair</i>)
Amanda Palson (<i>Secretary</i>)

Annual General Meeting Agenda Thursday, Sept 24 - 2026

1. Welcome and land acknowledgement	6:10-6:15
2. Call to order	6:15-6:20
a) Motion to approve agenda	
b) Motion to approve minutes of AGM 2025 (see next page)	
3. New WBCO Bylaws	6:20-6:25
a) Motion to adopt updated bylaws	
4. Review of Finances	6:25-6:30
a) Presentation of audited financial statements	
b) Motion to approve audited financial statements	
5. Board of Directors	6:30-6:45
a) Chairperson Report	
b) Members' acclamation	
c) Motion to appoint Edouard Durocher and Brittany Krahm to WBCO's board of directors.	
6. Executive Director's Report	6:45-6:50
7. West Broadway Pillar of the Community Award	6:50-6:55

Adjournment and thanks for coming!

**West Broadway Community Organization
Annual General Meeting
June 12th, 2025, 6:00 pm, Crossways in Common**

1. Welcome and land acknowledgement Stacey Watson, Secretary, WBCO Board of Directors

2. Call to order Stacey Watson

a) Motion to approve agenda made by Stacey Watson, seconded by Abe, WBCO Community Member. Motion to approve agenda, carried.

b) Motion to approve minutes from June 13th, 2024, AGM - made by Leah McCormick, seconded by Penny, WBCO Community Member. Motion to approve minutes from June 13th, 2024, AGM, carried.

3. New WBCO Bylaws Stacey Watson

a) Motion to adopt updated bylaws - made by Stacey Watson, seconded by Abe, WBCO Community Member. Motion to adopt updated bylaws, carried.

4. Review of Finances Leah McCormick, Treasurer WBCO Board of Directors

a) Motion to approve audited financial statements as presented – made by Leah McCormick, seconded by Catherine, WBCO Community Member. Motion to approve audited financial statements as presented, carried.

b) Motion to approve auditors for the 2025-26 fiscal year – made by Leah McCormick, seconded by Abe, WBCO Community Member. Motion to approve auditors for the 2025-26 fiscal year, carried.

5. Board of Directors Member's Acclimation and Chairperson's Report - Linda Siemens Board Chair, WBCO Board of Directors

a) Motion to accept Board Members by acclimation made by Linda Siemens, seconded by Penny, WBCO Community Member. Motion to approve Board Members by acclimation, carried.

b) Motion to accept new Members Amanda Palson and Aima Uglanova made by Linda Siemens, seconded by Maslyn, WBCO Community Members. Motion to accept new Members, carried.

6. Executive Director's Report Kelly Frazer - Kelly thanked all staff and volunteers for the work they have done over the last year.

7. WBCO Pillar of the Community Award Stefan Hodges - Stefan honored a WBCO volunteer Samantha Smith for their longstanding commitment to tenants rights and housing.

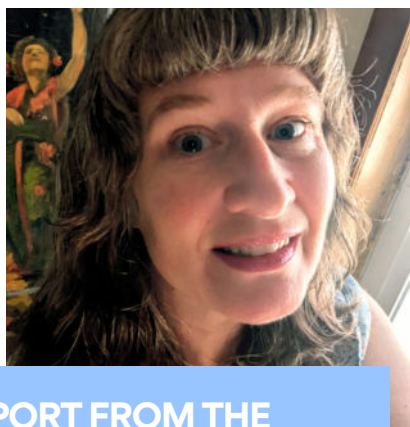
8. Closing remarks & adjournment Stacey Watson

Meeting adjourned at 7:03 pm



**REPORT FROM THE
WBCO CHAIRPERSON**
Monique Olivier

It's been a year of triumph, challenge, joy, and grief in West Broadway. We, with the help of enthusiastic partners, shareholders, experts, and most of all, community members, successfully launched the West Broadway Community Land Trust, an organization that is on track to provide affordable, joyful, and meaningful housing for all. Big Events like Snoball, the Spring Clean-up, and the Farmers' Markets, as well as smaller gatherings like field trips to the beach and Valentine's Self-care Day allowed us to gather for fun, food, and fellowship. This year was also marked by the passing of two elders of West Broadway: Audrey Logan and Mike Maunder. Both truly embodied acts of service to the community, and their absence is keenly felt. And finally, as 2027 approaches and our community plan is up for renewal, we ask you to think of the changes you'd like to see in West Broadway. We need everyone's help and you're all invited to bring your ideas to the process!



**REPORT FROM THE
EXECUTIVE DIRECTOR**
Kelly Frazer

We are pleased to meet with members for our first fall AGM. It has been a busy year in West Broadway and one that has brought change to the community. One positive change has been the creation of the West Broadway Community Land Trust. This newly formed entity, incorporated as a multi-stakeholder co-op, will provide deep engagement for community members on issues related to housing and will help to protect rental affordability. Another positive change is the launch of the West Broadway Biz's Community Safety Host Patrol. Thanks to this patrol, individuals with lived experience are checking in on vulnerable individuals around the neighbourhood, helping to make the streets safer for everyone. There are still many challenges that we face as a community but I have faith that the West Broadway approach to problem solving - rooted in kindness and collaboration - will hold as we strive for safety and equity for everyone who calls West Broadway home.



**REPORT FROM THE GOOD
FOOD CLUB DIRECTOR**
Ailene Deller

Throughout the year, Good Food Club continued to make healthy, affordable food more accessible through the Good Food Box program, West Broadway Farmers' Market, and Community Feasts, while creating meaningful opportunities for members to connect, learn, and contribute through volunteering, workshops, field trips, seniors programming, and community events. We also mourned the loss of two important community members this year: Audrey Logan and Mike Maunder. Both Audrey and Mike were passionately committed to building a stronger, more connected West Broadway. They gave generously of their time, energy, knowledge, and care, and touched the lives of many people around them. We are deeply thankful to everyone who helps make the Good Food Club possible, especially our dedicated volunteers, members, staff, partners, local producers, and funders. We look forward to growing this work together in the year ahead.

GOOD FOOD CLUB (Food Security)



The Good Food Club (GFC) is a community-led program, an actual 'club' that is open to people of all backgrounds, mobilizing inner city residents to improve food access while addressing complex social conditions of poverty, unemployment, isolation, and chronic physical and mental illness. GFC had a very successful year in 2025-26, thanks in no small part to the support and hard work of our numerous volunteer Club members.



**Volunteer Coordinator Nicole Sward and
GFC Director Ailene Deller**

2025-2026 PROGRAM HIGHLIGHTS:

- Over 6,463 community members attended Good Food Club programming and events
- 334 participants at 21 skill building and wellness workshops
- 814 participants at 15 social events
- 16 Good Food Box Pick up Events with 1,341 Good Food Boxes distributed
- 2,720+ participants took part in 15 West Broadway Farmers' Markets with \$51,900 in food currency distributed to food insecure families and individuals
- 300 LITE Holiday Hampers distributed and 10 Holiday Hamper Packing Positions created
- 400+ lunches provided at Snoball Winter Carnival, and 300+ lunches distributed at the Spring Clean Up
- 2 Community Feasts with 600 servings
- 39 Accessible Exercise Classes with 253 participants
- 6 Field Trips with 173 participants

The Good Food Club's work was recognized in the Spring-Summer 2026 issue of Working Together, the Winnipeg Foundation's magazine.



1,341 Good Food Boxes
distributed



\$51,900 in Food Currency
distributed at the West
Broadway Farmers' Market



6,463 +
community members engaged



WEST BROADWAY'S HOUSING PROGRAMS

In 2025-2026, the West Broadway Housing Team included four staff who worked hard to meet objectives of the 2021-2026 West Broadway Housing Plan.

The Housing Coordinator secured project funding for our programs, and trained and supported the housing team. Through the Housing Stakeholders Group, we continued to review potential projects in the neighbourhood and to advocate for deeper affordability for all new developments.

The Property Improvement Program was fully subscribed and leveraged \$45,424 in our housing stock. Our front-line services included a Tenant Advisor, who provided information on tenancy rights and responsibilities, our Tenant Support Worker, who acted as a holistic support to all residents of Westminster Housing Society, and a Housing Resource Worker, who helped unhoused and precariously housed community members to identify and apply for new housing.

Together, the housing team held 10 workshops with a total attendance of 210 residents. 347 residents received tenancy rights information and 148 residents were supported in tenant/landlord mediation. 41 evictions were either prevented or delayed and 4 safety issues were resolved.



WBCO Housing Team - 2026



West Broadway Community Land Trust Launch Party

2026 saw the incorporation of the West Broadway Community Land Trust as a multi-stakeholder co-op. After researching the strengths and challenges of the previous Land Trust, WBCO launched extensive community engagement and business planning for a new model that could help keep housing affordable and stewarded by the community. This model is now being put into action and a first acquisition is being considered.

2025-2026 Housing Program Highlights:

Tenancy Improvement Program

The Tenant Advisor continues to offer low-barrier consultation, advocacy, and systems navigation to help stabilize and improve tenancies, and to prevent evictions.

Tenant Support Worker

This eviction prevention focused program, offered jointly with community partner Westminster Housing Society, helps to connect tenants to one another and to resources within the community. It increases participation within the community and builds capacity for individual participants.

Tenant Housing Help Project

The Housing Resource Worker assists West Broadway residents who are unhoused or precariously housed to find safe and secure tenancies. Participants receive support to obtain all necessary ID to apply for housing and also receive assistance with viewing listings and filling out applications. Eligible community members may also receive move-in support.

Housing Plan Implementation

WBCO continues to facilitate community engagement on development projects and programs, and to lend support to projects that meet housing needs described in our 2021-2026 Housing Plan.

WBCO's Property Improvement Program (PIP)

PIP 2024 was fully subscribed and leveraged \$45,424 in West Broadway's housing stock.

Community Land Trust

WBCO has created a new Community Land Trust to help preserve affordable housing in West Broadway.



347 residents received tenancy information



148 residents were supported in tenant landlord mediation



210 residents attended 10 housing related workshops



41 evictions were either prevented or delayed

OUR YEAR IN PHOTOS



Macy Wilgosh, Summer Intern



Spring Clean Up 2026



Community Land Trust screen printing event



A great haul at Spring Clean Up



GFC Spring Tea



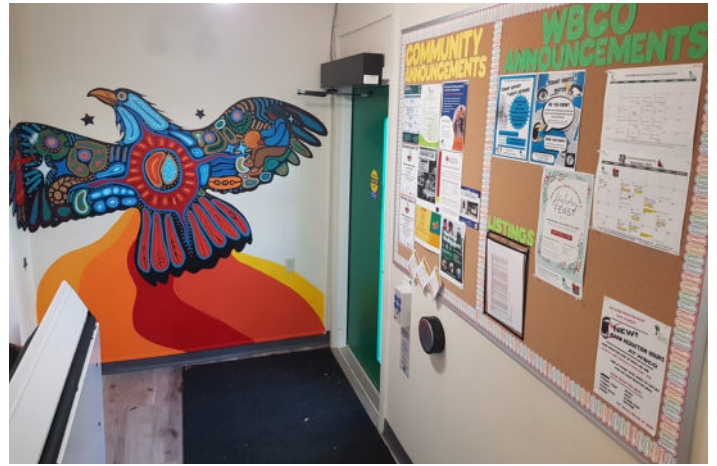
GFC Field Trip



WBCO Staff at 748 Broadway



Yeti and friends at Snoball 2026



Mural by Jackie Traverse at 748 Broadway



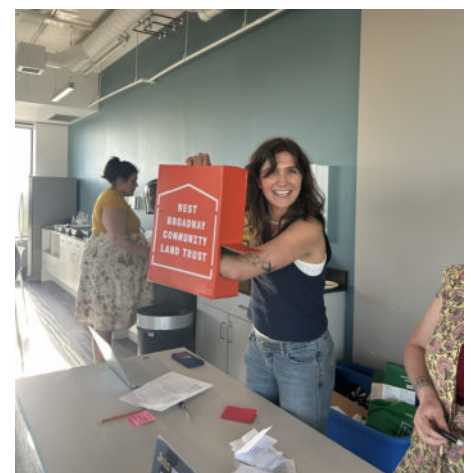
Snoball 2026 Community Photo



Workshops at the West Broadway Farmers' Market



DIY Air Filter Workshop



Robyn Tays WBCLT Intern



WBCO Seed Starting Workshop



2026 West Broadway Gardens Tour

WEST BROADWAY'S COMMUNITY SAFETY INITIATIVES

The Community Safety Program works to achieve the neighbourhood's safety and harm-reduction goals, as prioritized in West Broadway's current Five-Year Community Plan (2023-2027). Activities are organized along four fronts: Community Wellbeing (crime prevention), Active Transportation (pedestrian and cycling safety), Capacity Building (network and relationship building) and Harm Reduction.



2025-2026 PROGRAM HIGHLIGHTS:

- WBCO continues to update and publish a quarterly West Broadway Resource Guide. First produced during the pandemic to help unhoused and vulnerable community members find local resources, the guide continues to be an important tool in the neighbourhood.
- WBCO Basic Needs replaced WBCO Harm Reduction in 2026, allowing us to provide bottled water, snacks and various hygiene items to newly rehoused and unhoused community members.
- WBCO staff take part in the Community Safety Host Patrol Working Group. This patrol provides a proactive, relationship-based safety presence that supports local businesses, community members, and visitors through de-escalation, wellness checks, and harm reduction.
- WBCO staff conduct regular safety audits of the Community Gardens and greenspaces in the neighbourhood.
- WBCO coordinates the WB Directors Network, a collection of Executive Directors from the non-profit organizations and facilities of the West Broadway neighbourhood. This network continues to work on inter-organizational initiatives to help enhance the work done in the neighbourhood to support vulnerable populations.

WEST BROADWAY COMMUNITY GARDENS

West Broadway Community Organization owns and/or manages four community gardens as well as numerous compost sites and raised bed gardens scattered throughout West Broadway. Annual management efforts include:

- Allocating plots, providing resources, organizing, and communicating with gardeners.
- Organizing volunteers, supervising Green Team staff and community members performing odd jobs.
- Organizing educational garden related workshops, work parties, and community events.
- Supporting greening efforts and initiatives in West Broadway.

Accomplishments in 2025/26:

WBCO continued to support Traditional Ecological Knowledge Keeper Audrey Logan's work at the Spirit Park Community Garden and Permaculture Learning Site during the summer of 2025. The Gardens program also had another successful year growing seedlings, with over 1,000 seedlings being distributed to local gardeners or being planted in the public pick plots at West Broadway's community gardens. A seed swap was also hosted by WBCO's Gardens program at the West Broadway Farmers' Market Seniors' Day.



**Gardens Coordinator
Deirdre Rooney**

Workshops/Events:

During the 2025 growing season WBCO hosted 15 educational workshops, over 20 work parties/permaculture gardening learning opportunities, and helped to organize committee meetings for each community garden. From infrastructure repairs to weeding parties, community meals in public greenspaces to workshops related to permaculture and other topics, our Gardens program continues to have a meaningful impact on this community.



WBCO Green Team staff



INDEPENDENT AUDITOR'S REPORT

**To the Members of
West Broadway Development Corporation**

Qualified Opinion

We have audited the financial statements of West Broadway Development Corporation (the Organization), which comprise the statement of financial position as at March 31, 2026, and the statements of operations, changes in net assets and cash flows

for the period then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at March 31, 2026, and the results of its operations and its cash flows for the period then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many not-for-profit organizations, the Organization derives revenue from fundraising activities, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to fundraising revenue, excess of revenues over expenses, and cash flows from operations for the period ended March 31, 2026, current assets and net assets as at March 31, 2026.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the audit of the Financial Statements* section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified 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 Organization's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

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

(continues)

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 judgement 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 one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Chartered Professional Accountants
1515 One Lombard Place
Winnipeg, MB R3B 0X3
August XX, 2026

WEST BROADWAY DEVELOPMENT CORPORATION
Statement of Financial Position

March 31, 2026

	March 31, 2026	March 31, 2025
ASSETS		
CURRENT		
Cash	\$ 881,552	\$ 905,949
Accounts receivable (Note 5)	65,958	149,498
Prepaid expenses	10,364	9,689
Goods and services tax recoverable	4,059	2,247
	961,933	1,067,383
	522,179	477,296
CAPITAL ASSETS (Note 6)		
	\$ 1,484,112	\$ 1,544,679
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 30,818	\$ 40,953
Deferred contributions (Note 7)	115,232	173,379
	146,050	214,332
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 8)		
	29,299	28,000
	175,349	242,332
NET ASSETS		
Unrestricted	19,719	13,303
Internally restricted (Note 9)	1,289,044	1,289,044
	1,308,763	1,302,347
	\$ 1,484,112	\$ 1,544,679

Director

Director

WEST BROADWAY DEVELOPMENT CORPORATION
Statement of Operations

Year Ended March 31, 2026

	2026	2025
	<i>(12 months)</i>	<i>(3 months)</i>
REVENUES		
Grants	834,017	230,968
Donations	6,873	850
Fundraising and other	103,045	5,030
Interest	9,508	2,573
Project management fees	23,000	5,750
Amortization of deferred contributions	751	-
	977,194	245,171
EXPENSES		
Equipment	3,072	1,152
Insurance	10,508	2,570
Management fees	23,000	5,750
Office and supplies	14,820	4,606
Phone	10,227	2,058
Professional fees	32,594	14,827
Project expenses	319,010	96,739
Property tax	5,294	990
Rent	21,824	5,516
Repairs and maintenance	4,964	1,574
Salaries and benefits	464,334	116,120
Sub-contracts	28,563	15,493
Subscriptions and dues	3,356	1,987
Utilities	4,770	1,155
	946,336	270,537
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES FROM OPERATIONS	30,858	(25,366)
AMORTIZATION	(24,442)	(5,706)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	\$ 6,416	\$ (31,072)

Thank you to our supporters!



Also enormous thanks to the hundreds of local volunteers who make our efforts possible!