FINANCIAL STATEMENTS

MARCH 31, 2019

#### INDEPENDENT AUDITOR'S REPORT

To the Board of Directors, Street Haven at the Crossroads:

#### **Opinion**

We have audited the financial statements of Street Haven at the Crossroads which comprise the statement of financial position as at March 31, 2019, and the statements of operations and changes in net assets 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 Street Haven at the Crossroads as at March 31, 2019 and the results of 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 organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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 Street Haven at the Crossroads' 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 Street Haven at the Crossroads or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Street Haven at the Crossroads' 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.

#### **INDEPENDENT AUDITOR'S REPORT (continued)**

#### **Auditor's Responsibilities (continued)**

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 risk, 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 the 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 Street Haven at the Crossroads' 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 Street Haven at the Crossroads' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw your 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 Street Haven at the Crossroads 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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable related safeguards.

# Comperthwaite Mehta

Chartered Professional Accountants Licensed Public Accountants

September 23, 2019 Toronto, Ontario

## STATEMENT OF FINANCIAL POSITION

# **AS AT MARCH 31, 2019**

		20	2018		
	General	<u>Capital</u>	Reserve	<u>Total</u>	<u>Total</u>
ASSETS					
Current assets Cash (note 3) Investments (note 4) Accounts receivable Government grants and rebates receivable Prepaid expenses Interfund (payable)/receivable	\$ 208,661 31,172 67,005 19,314 28,990	\$ 554,030 		\$ 208,661 817,279 31,172 67,005 19,314	\$ 440,598 802,168 115,300 70,292 17,906
	355,142	480,318	307,971	1,143,431	1,446,264
Capital assets (note 5)		2,124,779		2,124,779	2,115,662
	\$ 355,142	\$2,605,097	\$ 307,971	\$ 3,268,210	<u>\$ 3,561,926</u>
LIABILITIES AND FUND BALANCES					
Current liabilities Accounts payable and accrued liabilities Mortgages payable - current (note 8) Deferred revenue (note 7)	\$ 204,119 7,042	\$ 27,223 425,191		\$ 231,342 425,191 7,042	\$ 223,846 116,860 23,714
Long-term liabilities	211,161	452,414		663,575	364,420
Mortgages payable - long-term (note 8)		247,574		247,574	672,766
	211,161	699,988		911,149	1,037,186
Fund balances Internally restricted (note 10) Externally restricted (notes 9 and 10) Capital reserve fund (note 9) Invested in capital assets Unrestricted	143,981	46,817 406,278 1,452,014	\$ 305,769 2,202	305,769 49,019 406,278 1,452,014 143,981	302,456 58,874 492,944 1,326,036 344,430
	143,981	1,905,109	307,971	2,357,061	2,524,740
	\$ 355,142	\$ 2,605,097	\$ 307,971	\$ 3,268,210	\$ 3,561,926

Approved by:

, Chairperson

, Treasurer

## STATEMENT OF CHANGES IN FUND BALANCES

# FOR THE YEAR ENDED MARCH 31, 2019

	2019				2018	
	<u>General</u>	<u>Capital</u>	Reserve	<u>Total</u>	<u>Total</u>	
Balance, beginning of year	\$ 344,430	\$ 1,876,048	\$ 304,262	\$ 2,524,740	\$ 2,454,680	
Excess (deficiency) of revenue over expenses for the year	(142,960)	(28,428)	3,709	(167,679)	70,060	
Amortization	129,661	(129,661)				
Appropriation	(70,289)	70,289				
Mortgage principal repayments	(116,861)	116,861				
Balance, end of year	\$ 143,981	<u>\$ 1,905,109</u>	\$ 307,971	\$ 2,357,061	\$ 2,524,740	

# **STATEMENT OF OPERATIONS**

# FOR THE YEAR ENDED MARCH 31, 2019

	2019			2018		
	<u>General</u>	<u>C</u>	apital	Reserve	<u>Total</u>	<u>Total</u>
REVENUE						
Government funding (note 11)	\$ 2,897,186	\$	18,610		\$ 2,915,796	\$ 2,908,597
Donations and fundraising	223,227			\$ 110	223,337	441,785
Room and board	118,421				118,421	104,363
United Way	100,000				100,000	
Sharelife	27,500				27,500	115,000
Interest and other	1,330		6,694	3,599	11,623	8,850
Bequests						98,278
Total revenue	3,367,664		25,304	3,709	3,396,677	3,676,873
EXPENSES						
Operating						
Salaries and benefits	2,423,783				2,423,783	2,359,372
Food and medication	164,969				164,969	177,744
Professional services	77,637				77,637	106,259
Office and general	62,569				62,569	81,123
Transportation and travel	38,931				38,931	37,486
Staff education and training	37,574				37,574	98,794
Interest, bank charges and sundry	28,171				28,171	22,700
Promotion and publicity	10,583				10,583	22,091
Resident activity and recreation	9,722				9,722	10,014
Peggy Ann Walpole memorial scholarship						2,000
Total operating expenses	2,853,939				2,853,939	2,917,583
Occupancy						
Maintenance	82,119		43,975		126,094	131,334
Lease	123,501		, , ,		123,501	121,347
Salaries and benefits	99,511		9,757		109,268	98,668
Utilities	85,758				85,758	86,983
Household operating and supplies	65,555				65,555	63,281
Communications	27,710				27,710	31,603
Realty taxes	21,678				21,678	22,595
Mortgage interest	10,626				10,626	12,469
Insurance	10,566				10,566	10,775
Amortization	129,661				129,661	<u>110,175</u>
Total occupancy expenses	656,685		53,732		710,417	689,230
Total expenses	3,510,624		53,732		3,564,356	3,606,813
EXCESS (DEFICIENCY) OF REVENUE OVER						
EXPENSES FOR THE YEAR	\$ (142,960)	<u>\$ (</u>	(28,428)	\$ 3,709	\$ (167,679)	\$ 70,060

## STATEMENT OF CASH FLOWS

# FOR THE YEAR ENDED MARCH 31, 2019

	2019	2018
OPERATING ACTIVITIES		
Excess (deficiency) of revenue over expenses for the year Non-cash items Amortization Net change in non-cash working capital items (below)	\$ (167,679) 129,661 76,831	\$ 70,060 110,175 65,747
Net cash provided from operations	38,813	245,982
INVESTING ACTIVITIES  Purchase of capital assets Increase in investments  Net cash used for investing activities	(138,778) (15,111) (153,889)	(219,875) (8,850) (228,725)
FINANCING ACTIVITIES  Mortgage principal repayments	(116,861)	(115,064)
NET CASH ACTIVITY FOR THE YEAR	(231,937)	(97,807)
Cash, beginning of year	440,598	<u>538,405</u>
CASH, END OF YEAR	\$ 208,661	<u>\$ 440,598</u>
Net change in non-cash working capital items: Accounts receivable Government grants and rebates receivable Prepaid expenses Accounts payable and accrued liabilities Deferred revenue	\$ 84,128 3,287 (1,408) 7,496 (16,672)	\$ 6,423 41,948 (7,125) 82,534 (58,033)
	<u>\$ 76,831</u>	\$ 65,747

#### NOTES TO THE FINANCIAL STATEMENTS

#### **MARCH 31, 2019**

Street Haven at the Crossroads (Street Haven) is incorporated as a not-for-profit charitable organization without share capital. It was founded in 1965 to serve women in need in Toronto. The organization's mandate is to provide assistance to women coping with the effects of poverty, homelessness, unemployment, mental illness, substance abuse or physical or mental abuse, by such means as: accommodation, meals and clothing; health care, counselling and other social support services; and literacy and skills-related training.

Street Haven is exempt from income tax in Canada as a registered charitable organization under the Income Tax Act (Canada).

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

In preparing its financial statements, Street Haven follows Canadian accounting standards for not-for-profit organizations, which is one of the financial reporting frameworks included in Canadian generally accepted accounting principles. The significant accounting policies used are as follows:

#### **Fund accounting**

The financial statements are prepared on a restricted fund accounting basis whereby resources are classified for reporting purposes into funds according to the activity or objective specified.

The General Fund accounts for Street Haven's operating activities, which are financed generally by donations, government funding and grants.

The Capital Fund accounts for Street Haven's properties which are financed generally by donations and government funding.

The Reserve Fund accounts for a contingency reserve for Street Haven (note 10).

#### Prepaid expenses

Prepaid expenses are recorded for goods and services that have been paid for but which will be received in a future year. The balance at year end is composed primarily of prepaid insurance.

#### Investments

Investments are recorded at fair value plus accrued interest, if any, on the statement of financial position and any change in fair value is recognized as income in the period in which the change occurs.

#### Capital assets

Buildings are recorded at cost less accumulated amortization. Interest on debt incurred to finance construction of buildings is capitalized. The cost of renovations which enhance the service potential of a building are added to the cost of the building. Amortization on buildings is recorded in the General Fund on the straight-line basis at a rate, currently 40 years, designed to charge the cost of the buildings over their estimated useful lives.

Where Street Haven leases the land on which a building is located, the cost of the land lease is capitalized and amortized in the General Fund on a straight-line basis over the term of the land lease.

#### NOTES TO THE FINANCIAL STATEMENTS

#### **MARCH 31, 2019**

Heating ventilation and air conditioning (HVAC) systems, security systems and similar items are capitalized and amortized on a straight-line basis over ten years.

Vehicles and computer equipment, as well as appliances and furnishings, are recorded at cost less accumulated amortization. Amortization on these capital assets is recorded in the General Fund on the straight-line basis at a rate, currently five years, designed to charge the cost of these assets over their estimated useful lives.

#### Mortgages payable

Mortgages payable are carried at amortized cost.

#### Revenue recognition

Donations are included in revenue in the year in which they are received or receivable if the amount to be received is reasonably determinable and collection is reasonably assured. Government funding and grants for operations are recorded in the year in which expenditures related to a particular program being funded are incurred. Room and board revenue is recognized in the period to which it relates.

Capital funding and donations are recorded as revenue in the Capital Fund when received or receivable if the amount to be received is readily determinable and collection is reasonably assured. Donations to the Reserve Fund are recognized on the same basis.

#### Donated materials and services

The value of donated materials received is not recorded in the accounts unless their value is readily determinable and unless the items would have been purchased had they not been donated. Volunteers contribute many hours per year to assist the organization in carrying out its activities. Because of the difficulty in determining their fair value, contributed services are not recognized in these financial statements.

#### Use of estimates

The preparation of the financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Examples of estimates are the useful life of capital assets and accrued liabilities.

By their nature, these estimates are subject to measurement uncertainty and the effect on the financial statements of changes in such estimates in future periods could be significant.

#### NOTES TO THE FINANCIAL STATEMENTS

**MARCH 31, 2019** 

#### 2. FINANCIAL INSTRUMENTS

#### Fair value

Canadian generally accepted accounting principles require that the organization disclose information about the fair value of its financial assets and liabilities. Fair value estimates are made at the balance sheet date, based on relevant market information and information about the financial instruments.

Investments are carried at market value plus accrued interest, which approximates their fair value.

The carrying amounts for accounts receivable, accounts payable and accrued liabilities on the statement of financial position approximate fair value because of the limited term of these instruments.

### Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The organization is exposed to this risk mainly in respect of its long-term debt and accounts payable. The organization expects to meet obligations as they come due primarily from cash flow from operations. If that is insufficient, the organization has access to a line of credit (note 6).

#### 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 organization's main credit risk relates to its accounts receivable. The organization's losses due to credit historically have been minimal.

Periodically, the organization assesses the collectibility of its accounts receivable and provides an allowance for doubtful accounts as appropriate. At March 31, 2019, the allowance for doubtful accounts was nil (nil in 2018).

#### Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The organization is exposed to interest rate risk on certain of its investments which bear interest at variable rates.

The organization is not exposed to interest rate risk on its mortgages payable because interest rates are fixed until the dates that the mortgages come due. The organization will be exposed to interest rate risk upon renewal of these mortgages to the extent that rates fluctuate from those currently in place.

#### 3. CASH

Cash is composed of amounts on deposits with a financial institution in Canada.

#### NOTES TO THE FINANCIAL STATEMENTS

#### **MARCH 31, 2019**

#### 4. INVESTMENTS

Investments are held at BMO Nesbitt Burns and are composed of the following:

	<u>2019</u>	<u>2018</u>
Savings accounts Guaranteed investment certificates	\$ 624,170 193,109	\$ 616,993 185,175
	\$ 817,279	\$ 802,168

#### 5. CAPITAL ASSETS

Capital assets are composed of the following:

		Cost		cumulated nortization		2019 <u>Net</u>		2018 <u>Net</u>
Land	\$	540,000			\$	540,000	\$	540,000
87 Pembroke St. Toronto - House		889,267	\$	369,903		519,364		496,845
144 Roxborough St. W. Toronto - House		684,780		454,354		230,426		247,545
91 Pembroke St. Toronto - House		453,032		313,214		139,818		130,413
607 St. Clair Ave. W. Toronto - Apartmen	t							
Building		1,414,160		1,074,586		339,574		374,928
Prepaid lease costs for land at 607 St. Cla	air							
Ave.		250,000		185,000		65,000		71,250
Vehicles and computer equipment		53,725		53,725		-		-
Appliances and furnishings		292,388		229,014		63,374		16,055
HVAC and security systems		456,15 <u>5</u>		228,932		227,223		238,626
	\$	5,033,507	\$ 2	2,908,728	\$ 2	2,124,779	\$ :	2,115,662

Street Haven leases the land at 607 St. Clair Avenue West upon which it constructed an apartment building. Under the terms of the lease, the land and apartment building will revert to the lessor at the conclusion of the 40 year lease term in 2029.

#### 6. LINE OF CREDIT

The organization has a line of credit available up to a maximum of \$200,000, repayable on demand with interest payable monthly at the bank prime rate plus 1.00%. The line of credit is secured by a first collateral charge against the 87 Pembroke Street, Toronto, Ontario property. As at March 31, 2019, the organization had no outstanding balance on this line of credit (nil as at March 31, 2018).

### **NOTES TO THE FINANCIAL STATEMENTS**

MARCH 31, 2019

### 7. DEFERRED REVENUE

Street Haven receives funding for future periods or specific projects. In addition, it holds rent deposits from its tenants. These unspent amounts, which are recorded as deferred revenue on the statement of financial position, are as follows:

	financial position, are as follows:		
		<u>2019</u>	<u>2018</u>
	Rent deposits Contributions for staff training and videos	\$ 7,042	\$ 7,592 16,121
		\$ 7,042	<u>\$ 23,713</u>
8.	MORTGAGES PAYABLE		
	Mortgages payable are composed of the following:	<u>2019</u>	<u> 2018</u>
	1.12% CMHC mortgage due February 1, 2020, repayable at the rate of \$5,622 per month including principal and interest. The land and building at 607 St. Clair Avenue West, Toronto, are pledged as collateral.	\$ 370,246	\$ 433,192
	1.878% Scotiabank mortgage due April 1, 2021, repayable at the rate of \$2,445 per month including principal and interest. The land and building at 91 Pembroke Street, Toronto, are pledged as collateral.	203,050	228,336
	1.915% Scotiabank mortgage due July 1, 2022, repayable at the rate of \$2,569 per month including principal and interest. The land and building at 144 Roxborough Street West, Toronto, are pledged as		
	collateral.	99,469	128,098
		672,765	789,626
	less current portion	<u>(425,191</u> )	(116,860)
	Long-term portion	<u>\$ 247,574</u>	\$ 672,766
	Principal payments due in the next four fiscal years are as follows	s:	
	2020 2021 2022 2023	\$ 425,191 55,991 181,350 10,233 \$ 672,765	

#### NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2019

#### 9. CAPITAL RESERVE FUND

Under the funding agreement with the Ministry of Health and Long-term Care, Street Haven is required to maintain a capital reserve fund for its portfolio of houses, which consists of the Grant House property at 144 Roxborough Street West, the 607 St. Clair Avenue West apartment building property and the Joubert House property at 91 Pembroke Street. All capital expenditures must be funded from the Capital Fund and not the operating budget. All income earned by the cash and investments of the Capital Fund accrues to the fund.

The Ministry approved partial funding of the capital reserve fund through the capital reserve allowance.

The continuity of the fund is as follows:

,	<u>2019</u>	<u>2018</u>
Balance, beginning of year	\$ 492,944	\$ 513,522
Add: Capital reserve funding Investment income earned	13,972 6,694	18,772 6,054
Less: Capitalized expenditures Maintenance Administration fee	(58,235) (39,339) (9,758)	(8,433) (32,843) (4,128)
Balance, end of year	<u>\$ 406,278</u>	\$ 492,944

These restricted funds are included in the Capital Fund balance.

The remaining externally restricted funds in the Capital Fund balance represent contributions towards specific capital projects at 87 Pembroke Street.

#### 10. RESERVE FUND

In 1989, the founder of Street Haven at the Crossroads, Peggy Ann Walpole, received an award of \$100,000 which she donated to Street Haven at the Crossroads as a separate fund, now known as the Reserve Fund. This fund operates as a reserve for the organization and requires Board of Director approval to withdraw funds for any purpose.

The Peggy Ann Walpole Memorial Education Fund was created within the Reserve Fund to provide scholarships to current and past clients of Street Haven at the Crossroads, and has been funded primarily through donations. At March 31, 2019, the balance of the Peggy Ann Walpole Memorial Education Fund is \$2,202 and resides within the Reserve Fund.

### **NOTES TO THE FINANCIAL STATEMENTS**

**MARCH 31, 2019** 

#### 11. GOVERNMENT FUNDING

Street Haven recognized government funding from the following sources:

	<u>2019</u>	<u>2018</u>
Operating:		
Ontario Ministry of Health and Long-term Care:		
Current year funding	\$ 1,133,182	\$ 1,119,078
City of Toronto:		
Hostel per diem	1,190,095	1,161,069
Housing help with shelters	127,032	127,039
Homelessness Partnership Initiative	113,022	113,030
Investing in Neighbourhoods	40,921	20,773
Ontario Ministry of Community Safety & Correctional Services	73,851	126,700
Ontario Ministry of Training, Colleges and Universities	120,393	115,579
Toronto Community Housing Corporation	98,690	<u>96,557</u>
	2,897,186	2,879,825
Capital:		
Ontario Ministry of Health and Long-term Care	13,972	18,772
City of Toronto	4,638	10,000
	18,610	28,772
	\$ 2,915,796	\$ 2,908,597
	Ψ 2,313,130	$\Psi = 2,900,391$

#### 12. COLLECTIVE BARGAINING AGREEMENT

On July 4, 2005 the Service Employees International Union Local 2 Brewery, General and Professional Workers Union was certified as the bargaining agent of all employees of Street Haven, save and except supervisors, persons above the rank of supervisor, and office and clerical employees.

The current collective agreement expires on December 31, 2021.