FINANCIAL STATEMENTS

MARCH 31, 2023

# Mebta Professional Corporation

#### **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, 2023, and the statements of changes in fund balances, 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 Street Haven at the Crossroads as at March 31, 2023 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 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 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.

## Mehta Professional Corporation

Chartered Professional Accountants Licenced to practice public accounting by the Chartered Professional Accountants of Ontario

August 28, 2023 Toronto, Ontario

### STATEMENT OF FINANCIAL POSITION

## AS AT MARCH 31, 2023

	2023			2022	
	General	<u>Capital</u>	Contingency <u>Reserve</u>	<u>Total</u>	Total
ASSETS					
Current assets Cash Investments (note 3) Accounts receivable Government grants and rebates receivable Prepaid expenses Interfund (payable)/receivable	\$ 1,051,785 1,019,097 4,850 72,633 32,310 (24,657)	- - -	\$ 2,078,778   	\$ 1,314,473 3,097,875 4,850 72,633 32,310 -	\$ 1,103,467 1,996,138 26,585 179,871 27,454 -
	2,156,018	287,345	2,078,778	4,522,141	3,333,515
Capital assets (note 4)		2,083,966		2,083,966	2,173,943
	<u>\$ 2,156,018</u>	<u>\$ 2,371,311</u>	<u>\$ 2,078,778</u>	<u>\$ 6,606,107</u>	<u>\$ 5,507,458</u>
LIABILITIES AND FUND BALANCES					
Current liabilities Accounts payable and accrued liabilities Mortgages payable - current (note 7) Deferred revenue (note 6) Rent deposits	\$ 291,677 - 327,854 <u>5,861</u>	\$ 97,343 	\$ - - - -	\$ 291,677 97,343 327,854 <u>5,861</u>	\$ 336,726 105,952 82,262 8,329
	625,392	97,343	-	722,735	533,269
Long-term liabilities Mortgages payable - long-term (note 7)		104,291		104,291	201,630
	625,392	201,634		827,026	734,899
Fund balances Internally restricted (note 9) Externally restricted (note 8) Capital reserve fund (note 8) Invested in capital assets Unrestricted	- - - 1,530,626 1,530,626	25,377 261,968 1,882,332 - 2,169,677	2,078,778 - - - - 2,078,778	2,078,778 25,377 261,968 1,882,332 1,530,626 5,779,081	2,015,116 25,377 259,799 1,866,361 <u>605,906</u> 4,772,559
	<u>\$ 2,156,018</u>	<u>\$ 2,371,311</u>	<u>\$ 2,078,778</u>	<u>\$ 6,606,107</u>	<u>\$ 5,507,458</u>

Approved by:

\_\_\_\_\_, Chairperson

, Treasurer

see accompanying notes

## STATEMENT OF CHANGES IN FUND BALANCES

## FOR THE YEAR ENDED MARCH 31, 2023

	2023			2022	
	<u>General</u>	<u>Capital</u>	Contingency <u>Reserve</u>	, <u>Total</u>	<u>Total</u>
Balance, beginning of year	\$ 605,9	06 \$2,151,537	\$ 2,015,116	\$ 4,772,559	\$ 4,020,576
Excess of revenue over expenses for the year	840,8	06 102,054	63,662	1,006,522	751,983
Amortization	263,5	23 (263,523)	) -	-	-
Appropriation	(73,6	61) 73,661	-	-	-
Mortgage principal repayments	(105,9	<u>48) 105,948</u>			
Balance, end of year	\$ 1,530,6	<u>26</u>	\$ 2,078,778	<u>\$ 5,779,081</u>	\$ 4,772,559

## STATEMENT OF OPERATIONS

## FOR THE YEAR ENDED MARCH 31, 2023

		20	)23		2022
	<u>General</u>	<u>Capital</u>	Contingency <u>Reserve</u>	Total	<u>Total</u>
REVENUE					
Government funding (note 11) Donations and fundraising Operating grants Room and board	\$ 5,517,928 \$ 278,348 320,672 136,013	69,272 - 36,200	\$ - - - -	\$ 5,587,200 278,348 356,872 136,013	\$ 5,162,658 241,462 370,988 124,815
Interest and other Bequests	32,855	2,950 -	63,662	99,467	7,640 50,931
Total revenue	6,285,816	108,422	63,662	6,457,900	5,958,494
EXPENSES					
Salaries and benefits	3,901,394	6,368	-	3,907,762	3,626,981
Food and medication	297,397	-	-	297,397	275,419
Professional services	168,251	-	-	168,251	246,308
Lease	126,373	-	-	126,373	133,159
Household operating and supplies	118,900	-	-	118,900	127,459
Utilities	89,629	-	-	89,629	85,026
Staff education and training	89,625	-	-	89,625	63,883
Office and general	83,309	-	-	83,309	68,167
Maintenance	77,328	-	-	77,328	163,998
Transportation and travel	63,995	-	-	63,995	44,924
Communications	45,606	-	-	45,606	43,507
Insurance	34,423	-	-	34,423	22,789
Resident activity and recreation	29,269	-	-	29,269	9,761
Interest, bank charges and sundry	27,463	-	-	27,463	18,350
Realty taxes	19,276	-	-	19,276	19,330
Promotion and publicity	5,595	-	-	5,595	412
Mortgage interest	3,654	-	-	3,654	6,659
Amortization	263,523	-		263,523	250,379
Total expenses	5,445,010	6,368		5,451,378	5,206,511
EXCESS OF REVENUE OVER EXPENSES FOR THE YEAR	<u>\$ 840,806</u> <u></u>	<u> </u>	<u>\$ 63,662</u>	<u>\$ 1,006,522</u>	<u>\$ 751,983</u>

## STATEMENT OF CASH FLOWS

## FOR THE YEAR ENDED MARCH 31, 2023

	2023	2022
OPERATING ACTIVITIES		
Excess of revenue over expenses for the year Non-cash items	\$ 1,006,522	\$ 751,983
Amortization Net change in non-cash working capital items (below)	263,523 <u>322,192</u>	250,379 (50,860)
Net cash provided from operations	1,592,237	951,502
INVESTING ACTIVITIES Purchase of capital assets Increase in investments	(173,546) <u>(1,101,737</u> )	(245,880) <u>(1,598,663</u> )
Net cash used in investing activities	(1,275,283)	(1,844,543)
FINANCING ACTIVITIES Mortgage principal repayments	(105,948)	(124,147)
NET CASH ACTIVITY FOR THE YEAR	211,006	(1,017,188)
Cash, beginning of year	1,103,467	2,120,655
CASH , END OF YEAR	<u>\$ 1,314,473</u>	<u>\$ 1,103,467</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 Rent deposits	\$ 21,735 107,238 (4,856) (45,049) 245,592 (2,468)	$\begin{array}{ccc} & (25,739) \\ & (64,051) \\ & (4,602) \\ & 143,033 \\ & (97,142) \\ & \underline{(2,359)} \end{array}$
	<u>\$ 322,192</u>	<u>\$ (50,860</u> )

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

Street Haven at the Crossroads (Street Haven) is incorporated in Ontario 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-forprofit 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 and other capital assets which are financed generally by donations and government funding.

The Contingency Reserve Fund accounts for a contingency reserve for Street Haven (note 9).

#### 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.

#### Financial instruments

Street Haven initially measures its financial assets and financial liabilities at fair value. It subsequently measures all its financial assets and financial liabilities at amortized cost.

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

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities, and mortgages payable.

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

#### Capital assets

Buildings are recorded at cost less accumulated amortization. Interest on debt incurred to finance construction of buildings is capitalized. The cost of building improvements 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 between five and forty years, designed to charge the cost of the building improvements 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.

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.

Capital assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. Impairment is assessed by comparing the carrying amount of an asset with its replacement cost. If such an asset is considered impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the asset exceeds its fair value. Any impairment results in a write-down of the asset and a charge to income during the year.

#### **Revenue recognition**

Donations and fundraising revenue 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. Government wage subsidies are recorded in the period that the related wages are incurred.

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 Contingency 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.

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

#### 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.

#### 2. FINANCIAL INSTRUMENT RISK EXPOSURE

Street Haven is exposed to various risks through its financial instruments. The following analysis provides a measure of its risk exposures at year end.

#### 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 5).

#### 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, 2023, the allowance for doubtful accounts was nil (nil in 2022).

#### 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.

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

#### 3. INVESTMENTS

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

	<u>2023</u>	<u>2022</u>
Guaranteed investment certificates Savings accounts	\$ 3,094,875	\$ 1,226,509 <u>769,629</u>
	<u>\$ 3,094,875</u>	<u>\$ 1,996,138</u>

#### CAPITAL ASSETS 4.

Capital assets are composed of the following:

	<u>Cost</u>	Accumulated amortization	2023 <u>Net</u>	2022 <u>Net</u>
Land	\$ 540,000	\$-	\$ 540,000	\$ 540,000
87 Pembroke St. Toronto - House	1,323,116	601,577	721,539	724,492
144 Roxborough St. W. Toronto - House	721,423	538,998	182,425	189,240
91 Pembroke St. Toronto - House	506,780	390,784	115,996	104,885
607 St. Clair Ave. W. Toronto - Apartment				
Building	1,490,781	1,249,796	240,985	287,076
Prepaid lease costs for land at 607 St. Clai	ir			
Ave.	250,000	210,625	39,375	45,937
Vehicles and computer equipment	42,343	42,343	-	-
Appliances and furnishings	237,383	177,201	60,182	61,965
HVAC and security systems	388,813	205,349	183,464	220,348
	<u>\$ 5,500,639</u>	<u>\$ 3,416,673</u>	<u>\$ 2,083,966</u>	<u>\$ 2,173,943</u>

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.

#### 5. 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, 2023, the organization had no outstanding balance on this line of credit (nil as at March 31, 2022).

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

7.

#### 6. DEFERRED REVENUE

Street Haven receives government funding and donations for future periods or specific projects. These unspent amounts, which are recorded as deferred revenue on the statement of financial position, are as follows:

<u>2023</u>	<u>2022</u>
\$ 227,854	\$ 45,841
100,000	- 36,421
<u>\$ 327,854</u>	<u>\$ 82,262</u>
\$82,262 6,531,408 <u>(6,285,816</u> )	\$ 6,223,589 (6,141,327)
<u>\$ 327,854</u>	\$ 82,262
2023	<u>2022</u>
\$ 104,809	\$ 173,190
96,825	124,156
	10,236
201,634	307,582
<u>(97,343</u> )	<u>(105,952</u> )
<u>\$ 104,291</u>	<u>\$ 201,630</u>
	\$ 227,854 100,000 <u>-</u> <u>\$ 327,854</u> <u>\$ 82,262</u> 6,531,408 (6,285,816) <u>\$ 327,854</u> <u>2023</u> \$ 104,809 96,825 <u>-</u> 201,634 (97,343)

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

Principal payments due in the next four fiscal years are as follows:

2024 2025 2026	\$ 97,343 63,480 <u>40,811</u>
	\$ 201,634

#### 8. 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 property at 144 Roxborough Street West, the 607 St. Clair Avenue West apartment building property and the 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>2023</u>	<u>2022</u>
Balance, beginning of year	\$ 259,799	\$ 290,096
Add: Capital reserve funding Ontario Ministry of Health capital grants Investment income earned	13,972 55,300 2,950	13,972 - 1,184
Less: Capitalized expenditures Administration fee	(63,685) <u>(6,368</u> )	(41,321) (4,132)
Balance, end of year	<u>\$ 261,968</u>	\$ 259,799

These restricted funds are included in the Capital Fund balance.

The remaining externally restricted funds in the Capital Fund balance represent unspent contributions from other funders towards specific capital projects.

#### 9. CONTINGENCY RESERVE FUND

This internally-restricted fund operates as a contingency reserve for the organization and requires Board of Director approval to withdraw funds for any purpose.

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

#### **10. 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, 2024.

#### **11. GOVERNMENT FUNDING**

Street Haven recognized government funding from the following sources:

	<u>2023</u>	<u>2022</u>
Operating:		
City of Toronto:	¢ 4 000 44E	¢ 4 000 000
St. James Hotel shelter and catering	\$ 1,882,415	\$ 1,868,909
Shelter	1,209,820	1,208,095
Pathway to independence	246,366	-
Housing Help Services within Shelters	127,035	127,035
Pathway to employment	90,654	54,593
Homelessness Partnership Initiative - Learning Centre	56,511	113,023
Investing in neighbourhoods	47,368	20,389
Wrap Around employment support	36,000	40,559
Pandemic funding		92,747
	3,696,169	3,525,350
Ontario Health	1 117 020	837,939
Ontario Ministry of Health and Long-term Care	1,117,939 426,360	339,159
Ministry of Labour, Immigration, Training and Skills	420,300	559,159
	110 670	101 500
	119,672	121,529
Toronto Community Housing	85,240	92,125
Ministry of the Solicitor General	58,200	22,465
Federal employment grants	14,348	21,675
Canada Emergency Wage Subsidies		103,950
O an that	5,517,928	5,064,192
Capital: Ontario Ministry of Health and Long-term Care	69,272	13,972
City of Toronto	09,272	59,123
Agriculture and Agri-Food Canada	-	25,371
Agriculture and Agri-i ood Canada		20,071
	69,272	98,466
	<u>\$ 5,587,200</u>	<u>\$ 5,162,658</u>

#### NOTES TO THE FINANCIAL STATEMENTS

#### MARCH 31, 2023

#### **12. COMPARATIVE FIGURES**

Certain of the organization's comparative figures have been restated to conform to the method of presentation adopted in 2023.