FINANCIAL STATEMENTS

MARCH 31, 2020

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, 2020, 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, 2020 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.

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.

Mehta Professional Corporation

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

December 22, 2020 Toronto, Ontario

STATEMENT OF FINANCIAL POSITION

AS AT MARCH 31, 2020

	2020				2019
	General	<u>Capital</u>	Reserve	<u>Total</u>	<u>Total</u>
ASSETS					
Current assets Cash (note 4) Investments (note 5) Accounts receivable Government grants and rebates receivable Prepaid expenses Interfund (payable)/receivable	\$ 240,383 22,286 146,358 20,972 (226,468)	\$ 216,776 39,995 <u>91,368</u>	\$ 177,374 <u>135,100</u>	\$ 240,383 394,150 22,286 186,353 20,972	\$ 208,661 817,279 31,172 67,005 19,314
	203,531	348,139	312,474	864,144	1,143,431
Capital assets (note 6)		2,254,596		2,254,596	2,124,779
	<u>\$ 203,531</u>	\$2,602,735	\$ 312,474	\$3,118,740	\$3,268,210
LIABILITIES AND FUND BALANCES					
Current liabilities Accounts payable and accrued liabilities Mortgages payable - current (note 8) Rent deposits	\$ 209,487 <u>7,815</u>	\$ 7,441 122,082		\$ 216,928 122,082 7,815	\$ 231,342 425,191 <u>7,042</u>
Long-term liabilities	217,302	129,523		346,825	663,575
Mortgages payable - long-term (note 8)		432,096		432,096	247,574
	217,302	561,619		778,921	911,149
Fund balances Internally restricted (note 10) Externally restricted (note 9) Capital reserve fund (note 9) Invested in capital assets Unrestricted	<u>(13,771</u>)	20,548 320,150 1,700,418	\$ 312,474	312,474 20,548 320,150 1,700,418 (13,771)	305,769 49,019 406,278 1,452,014 <u>143,981</u>
	(13,771)	2,041,116	312,474	2,339,819	2,357,061
	<u>\$ 203,531</u>	<u>\$2,602,735</u>	<u>\$ 312,474</u>	<u>\$ 3,118,740</u>	<u>\$ 3,268,210</u>

Approved by:

, Chairperson

see accompanying notes

, Treasurer

STATEMENT OF CHANGES IN FUND BALANCES

FOR THE YEAR ENDED MARCH 31, 2020

	2020				2019
	General	<u>Capital</u>	Reserve	<u>Total</u>	<u>Total</u>
Balance, beginning of year	\$ 143,981 \$ 1,	905,109 \$ 30	07,971 \$ 2,357	,061 \$ 2,524,	740
Excess (deficiency) of revenue over expenses for the year	(48,090)	26,345	4,503	(17,242)	(167,679)
Amortization	154,047	(154,047)			
Appropriation	(145,122)	145,122			
Mortgage principal repayments	(118,587)	118,587			
Balance, end of year	<u>\$ (13,771</u>) \$	<u>2,041,116</u> \$	<u>312,474 \$ 2</u> ,3	<u>39,819 \$ 2,</u> 38	57,061

STATEMENT OF OPERATIONS

FOR THE YEAR ENDED MARCH 31, 2020

		2020			2019	
	General		Capital	<u>Reserve</u>	Total	Total
REVENUE						
Government funding (note 12) Donations and fundraising United Way Room and board	\$3,149,643 341,308 215,000 85,339	\$	53,967	\$ 100	\$ 3,203,610 341,408 215,000 85,339	\$ 2,915,796 223,337 100,000 118,421
Bequests Interest and other Sharelife	50,000 4,578		6,971	4,403	50,000 15,952	
Total revenue	3,845,868		60,938	4,503	3,911,309	3,396,677
EXPENSES Operating						
Salaries and benefits Food and medication Professional services Office and general Staff education and training Transportation and travel Interest, bank charges and sundry Resident activity and recreation Promotion and publicity Total operating expenses Occupancy	2,663,505 180,486 80,392 67,961 48,161 43,616 14,726 10,032 6,743 3,115,622				2,663,505 180,486 80,392 67,961 48,161 43,616 14,726 10,032 6,743 3,115,622	164,969 79,939 62,569 35,272 38,931
Salaries and benefits Maintenance Lease Utilities Household operating and supplies Communications Realty taxes Insurance Mortgage interest Amortization	142,768 110,744 125,724 97,318 73,324 32,522 20,700 12,052 9,137 154,047		9,734 24,859		152,501 135,604 125,724 97,318 73,324 32,522 20,700 12,052 9,137 154,047	27,710
Total occupancy expenses	778,336		34,593		812,929	710,417
Total expenses	3,893,958		<u>34,593</u>		3,928,551	3,564,356
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES FOR THE YEAR	<u>\$ (48,090</u>)	\$	26,345	<u>\$ 4,503</u>	<u>\$ (17,242</u>)	\$ (167,679)

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2020

	2020	2019
OPERATING ACTIVITIES		
Deficiency of revenue over expenses for the year Non-cash items Amortization Net change in non-cash working capital items (below)	\$ (17,242) 154,047 <u>(125,761</u>)	\$ (167,679) 129,661 <u>76,831</u>
Net cash provided from operations	11,044	38,813
INVESTING ACTIVITIES Purchase of capital assets Decrease (increase) in investments Net cash provided from (used in) investing activities	(283,864) <u>423,129</u> <u>139,265</u>	(138,778) <u>(15,111</u>) <u>(153,889</u>)
FINANCING ACTIVITIES Mortgage principal repayments	(118,587)	(116,861)
NET CASH ACTIVITY FOR THE YEAR	31,722	(231,937)
Cash, beginning of year	208,661	440,598
CASH, END OF YEAR	<u>\$ 240,383</u>	<u>\$ 208,661</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	\$ 8,886 (119,348) (1,658) (14,414) 	\$ 84,128 3,287 (1,408) 7,496 (16,672)
	<u>\$ (125,761</u>)	<u>\$ </u>

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2020

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-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 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 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 and 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.

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2020

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.

The carrying value of the capital assets was assessed for impairment in 2020 because of the pandemic, and no write-down was considered necessary.

Mortgages payable

Mortgages payable are carried at amortized cost.

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 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, 2020

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 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 7).

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, 2020, the allowance for doubtful accounts was nil (nil in 2019).

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, 2020

3. ADOPTION OF NEW ACCOUNTING STANDARDS

On April 1, 2019 Street Haven adopted new accounting standards *Section 4433, Tangible capital assets held by not-for-profit organizations*. The most significant requirements include:

Tangible capital assets must be separated into their component parts, where practicable and when estimates can be made of the lives of the separate components; and

Tangible capital assets are written down to fair value or replacement cost to reflect partial impairments when conditions indicate that the assets no longer contribute to an organization's ability to provide goods and services, or that the value of future economic benefits or service potential associated with the tangible capital assets are less than their carrying amounts.

Street Haven adopted these new accounting standards on a prospective basis. The adoption of these standards did not have a material impact on the financial statements.

4. CASH

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

5. INVESTMENTS

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

	<u>2020</u>	<u>2019</u>
Savings accounts Guaranteed investment certificates	\$ 292,042 102,108	\$ 624,170 193,109
	<u>\$ 394,150</u>	\$ 817,279

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2020

6. CAPITAL ASSETS

Capital assets are composed of the following:

	Cost	amortization	2020 <u>Net</u>	2019 <u>Net</u>
Land	\$ 540,000		\$ 540,000	\$ 540,000
87 Pembroke St. Toronto - House	1,001,249	\$ 396,235	605,014	519,364
144 Roxborough St. W. Toronto - House	684,780	471,474	213,306	230,426
91 Pembroke St. Toronto - House	453,032	324,540	128,492	139,818
607 St. Clair Ave. W. Toronto - Apartmen	t			
Building	1,453,675	1,113,892	339,783	339,574
Prepaid lease costs for land at 607 St. Cla	air			
Ave.	250,000	191,250	58,750	65,000
Vehicles and computer equipment	53,725	53,725	-	-
Appliances and furnishings	350,824	251,479	99,345	63,374
HVAC and security systems	530,087	260,181	269,906	227,223
	<u>\$ 5,317,372</u>	<u>\$ 3,062,776</u>	<u>\$ 2,254,596</u>	<u>\$ 2,124,779</u>

2020

Accumulated

2010

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.

7. 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, 2020, the organization had no outstanding balance on this line of credit (nil as at March 31, 2019).

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2020

8. MORTGAGES PAYABLE

Mortgages payable are composed of the following:		2020	2019
1.72% CMHC mortgage due November 1, 2024 repayable at the rate of \$5,902 per month including principal and interest. The land and building at 607 St. Clair Avenue West, Toronto, are pledged as collateral.	\$	306,603	\$ 370,246
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.		177,286	203,050
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.		70,289	 <u>99,469</u>
		554,178	672,765
less current portion		(122,082)	 (425,191)
Long-term portion	<u>\$</u>	432,096	\$ 247,574

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

2021	\$ 122,082
2022	248,573
2023	78,618
2024	69,564
2025	 35,341
	\$ 554,178

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.

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2020

The continuity of the fund is as follows: 2020 2019 Balance, beginning of year 406,278 492,944 \$ \$ Add: Capital reserve funding 13,972 13,972 Investment income earned 6,971 6,694 Less: Capitalized expenditures (72, 478)(58, 235)Maintenance (24, 859)(39, 339)Administration fee (9,734)(9,758)Balance, end of year \$ 320,150 \$ 406,278

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

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

11. 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.

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2020

12. GOVERNMENT FUNDING

Street Haven recognized government funding from the following sources:

Operating:	<u>2020</u>	<u>2019</u>
Ontario Ministry of Health and Long-term Care:		
Current year funding	\$ 1,172,191	\$ 1,133,182
City of Toronto:	↓ .,,	¢ .,
Shelter	1,299,094	1,190,095
Outreach and sustainability	127,036	127,032
Homelessness Partnership Initiative	113,025	113,022
Investing in Neighbourhoods	58,971	40,921
Other	13,210	
Ontario Ministry of Training, Colleges and Universities	121,529	120,393
Ontario Ministry of Community Safety & Correctional Services	73,124	73,851
Toronto Community Housing Corporation	98,587	98,690
Canada Emergency Wage Subsidy	72,876	
Carital	3,149,643	2,897,186
Capital:	24 00F	
Agriculture and Agri-Food Canada City of Toronto	24,995 15,000	4,638
Ontario Ministry of Health and Long-term Care	13,972	13,972
Ontano Ministry of Health and Long-term Care	10,972	10,972
	53,967	18,610
	<u>\$ 3,203,610</u>	<u>\$ 2,915,796</u>

13. COVID-19

On March 11, 2020, the World Health Organization declared COVID-19 to be a global pandemic. As a result of emergency measures adopted to combat the spread of COVID-19, some of Street Haven's programs were limited or cancelled at that time. Street Haven was eligible to receive funding from the federal government under the Canada Emergency Wage Subsidy (CEWS) program whereby Street Haven is entitled to receive up to 75% of an employee's wages up to a set amount per week. Street Haven has received \$72,876 for the year ended March 31, 2020 under the CEWS program.

However, depending on the severity and duration of the COVID-19 disruptions, as well as the effectiveness of government responses and continuance of government subsidies, Street Haven's operations and financial results could be significantly impacted in future periods. It is not possible at this time to estimate the magnitude of such future impacts.