

House of Compassion of Toronto

Financial Statements

March 31, 2024



House of Compassion of Toronto

Financial Statements

March 31, 2024

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September 27, 2024

Independent Auditors' Report

To the Board of Directors of House of Compassion of Toronto

Opinion

We have audited the accompanying financial statements of House of Compassion of Toronto, which comprise the balance sheet as at March 31, 2024 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 House of Compassion of Toronto as at March 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations modified to conform with the financial reporting provisions of the City of Toronto.

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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of House of Compassion of Toronto in accordance with the ethical requirements that are relevant to our audit of 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 qualified opinion.

Other Matter

Without modifying our opinion, we draw attention to Note 1 to the financial statements, which describes the basis of accounting. The financial statements are prepared to assist the House of Compassion of Toronto to comply with the reporting provisions of the City of Toronto. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for the directors of the House of Compassion of Toronto and should not be used by parties other than the directors of House of Compassion of Toronto, the City of Toronto and the Ministry of Health and Long Term Care.

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 modified to conform with the financial reporting provisions of the City of Toronto 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 House of Compassion of Toronto's 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 House of Compassion of Toronto or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing House of Compassion of Toronto's financial reporting process.

Roger Chaplin CPA, CA LPA MA (Oxon) Gail Bergman CPA, CA LPA B Comm

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Auditors' 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 auditors' 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 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 House of Compassion of Toronto'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 House of Compassion of Toronto's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause House of Compassion of Toronto 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.

Chaplin & Co. LLP,

Chartered Professional Accountants
Licensed Public Accountants
Toronto, Ontario



House of Compassion of Toronto

Balance Sheet

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	Notes	Operating Fund	Restricted Funds	March 31 2024	2023
Assets					
Current					
Cash		\$ 122,102	\$ 222,452	\$ 344,554	\$ 455,133
Amounts receivable		28,932	-	28,932	28,859
Due from City of Toronto		12,540	-	12,540	-
Insurance proceeds receivable	2	-	-	-	10,713
Public Service Bodies rebate recoverable		8,968	-	8,968	15,071
Prepaid expenses		5,955	-	5,955	5,538
		<u>178,497</u>	<u>222,452</u>	<u>400,949</u>	<u>515,314</u>
Capital reserve fund investments	3	-	51,896	51,896	48,370
Capital assets	4	<u>1,239,813</u>	<u>-</u>	<u>1,239,813</u>	<u>1,288,827</u>
		<u>\$ 1,418,310</u>	<u>\$ 274,348</u>	<u>\$ 1,692,658</u>	<u>\$ 1,852,511</u>
Liabilities					
Current					
Accounts payable and accrued liabilities		\$ 39,369	\$ -	\$ 39,369	\$ 45,678
Due to City of Toronto	5	-	-	-	2,105
Current portion of mortgage payable	6	<u>24,207</u>	<u>-</u>	<u>24,207</u>	<u>49,013</u>
		63,576	-	63,576	96,796
Mortgage payable	6	-	-	-	24,207
Loan payable to City of Toronto	7	<u>-</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>
		63,576	15,000	78,576	136,003
Fund balances					
Net invested in capital assets		1,215,607	-	1,215,607	1,215,607
Operating fund		139,127	-	139,127	127,162
Restricted funds		<u>-</u>	<u>259,348</u>	<u>259,348</u>	<u>373,739</u>
		<u>1,354,734</u>	<u>259,348</u>	<u>1,614,082</u>	<u>1,716,508</u>
		<u>\$ 1,418,310</u>	<u>\$ 274,348</u>	<u>\$ 1,692,658</u>	<u>\$ 1,852,511</u>

See accompanying notes

Approved on behalf of the Board of Directors
of House of Compassion of Toronto:



Neil Hetherington, Chair



Graeme Clark, Treasurer



House of Compassion of Toronto

Statement of Changes in Fund Balances

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Year ended March 31, 2024

			Restricted Funds		
	Invested in capital assets	Operating Fund	City of Toronto Capital Reserve	Reserve for capital items	Total 2024
Balance, beginning of year, as restated	\$ 1,215,607	\$ 127,162	\$ 74,139	\$ 299,600	\$ 1,716,508
Contributions	-	-	4,863	50,000	54,863
Net operating income before amortization	-	(111,801)	-	-	(111,801)
Amortization	(49,014)	-	-	-	(49,014)
Mortgage principal repayments	49,014	(49,014)	-	-	-
Transfer for roof repairs (note 8)	-	155,450	-	(155,450)	-
Transfer for development laneway (note 8)	-	17,330	-	(17,330)	-
Investment income	-	-	1,037	-	1,037
Unrealized gain on investments	-	-	2,489	-	2,489
Balance, end of year	<u>\$ 1,215,607</u>	<u>\$ 139,127</u>	<u>\$ 82,528</u>	<u>\$ 176,820</u>	<u>\$ 1,614,082</u>

Year ended March 31, 2023

			Restricted Funds		
	Invested in capital assets	Operating Fund	City of Toronto Capital Reserve	Reserve for capital items	Total 2023
Balance, beginning of year, as restated	\$ 1,214,214	\$ 161,445	\$ 70,386	\$ 234,600	\$ 1,680,645
Contributions	-	-	4,512	65,000	69,512
Net operating income before amortization	-	14,121	-	-	14,121
Amortization	(47,011)	-	-	-	(47,011)
Mortgage principal repayments	47,011	(47,011)	-	-	-
Investment income	-	-	956	-	956
Unrealized loss on investments	-	-	(1,715)	-	(1,715)
Transfer between funds	1,393	(1,393)	-	-	-
Balance, end of year	<u>\$ 1,215,607</u>	<u>\$ 127,162</u>	<u>\$ 74,139</u>	<u>\$ 299,600</u>	<u>\$ 1,716,508</u>

See accompanying notes



House of Compassion of Toronto

Statement of Operations and Changes in Operating Fund

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	Notes	Shelter (City of Toronto)	Other	Year ended March 31	
				2024	2023
Revenue					
Province support fund	9	\$ -	\$ 278,736	\$ 278,736	\$ 264,415
Donations		-	234,761	234,761	176,208
Interest and other income		-	11,124	11,124	5,584
Supportive income from residents		-	123,236	123,236	118,880
Municipal rent subsidies	5	105,067	-	105,067	99,158
Provincial rent subsidies	9	-	77,748	77,748	77,748
Rental income from residents		35,443	27,088	62,531	61,744
		<u>140,510</u>	<u>752,693</u>	<u>893,203</u>	<u>803,737</u>
Expenses					
Administration (page 6)		10,174	30,522	40,696	41,296
Food, supplies and services		-	124,395	124,395	108,168
Fundraising		-	727	727	-
Insurance		4,663	5,129	9,792	9,121
Maintenance and repairs (page 6)		44,167	176,667	220,834	31,291
Mortgage interest		2,381	-	2,381	3,546
Professional development		-	914	914	2,236
Professional fees		2,169	6,505	8,674	8,654
Program and administrative fees	9	-	11,148	11,148	10,576
Residents' social programming		-	10,986	10,986	15,309
Utilities (page 6)		10,091	11,101	21,192	22,315
Wages and benefits		52,560	500,705	553,265	537,104
		<u>126,205</u>	<u>878,799</u>	<u>1,005,004</u>	<u>789,616</u>
Operating income (loss) before under-noted		14,305	(126,106)	(111,801)	14,121
Amortization		(49,014)	-	(49,014)	(47,011)
Net operating loss for the year		<u>\$ (34,709)</u>	<u>\$ (126,106)</u>	<u>\$ (160,815)</u>	<u>\$ (32,890)</u>

See accompanying notes



House of Compassion of Toronto

Schedule of Expenses

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	Shelter (City of Toronto)	Other	Year ended March 31	
			2024	2023
Administration				
Book-keeping	\$ 4,677	\$ 14,032	\$ 18,709	\$ 18,709
Bank charges	878	2,635	3,513	3,941
Communications	2,234	6,701	8,935	10,363
Memberships	753	2,258	3,011	3,215
Office	1,262	3,787	5,049	1,925
Postage	-	-	-	390
Recruitment	-	-	-	1,603
Transportation	370	1,109	1,479	1,150
	<u>\$ 10,174</u>	<u>\$ 30,522</u>	<u>\$ 40,696</u>	<u>\$ 41,296</u>
Maintenance and repairs				
Building, net of insurance proceeds (note 2)	\$ 6,394	\$ 25,576	\$ 31,970	\$ 16,946
Roof replacement	31,090	124,360	155,450	1,694
Laneway	3,466	13,864	17,330	3,612
Fire safety	910	3,642	4,552	5,161
Grounds	313	1,252	1,565	1,124
Heating and plumbing	1,061	4,243	5,304	1,910
Pest control	933	3,730	4,663	844
	<u>\$ 44,167</u>	<u>\$ 176,667</u>	<u>\$ 220,834</u>	<u>\$ 31,291</u>
Utilities				
Electricity	\$ 3,138	\$ 3,452	\$ 6,590	\$ 6,719
Gas	2,316	2,548	4,864	4,584
Solid waste	2,394	2,633	5,027	5,916
Water	2,243	2,468	4,711	5,096
	<u>\$ 10,091</u>	<u>\$ 11,101</u>	<u>\$ 21,192</u>	<u>\$ 22,315</u>

See accompanying notes

House of Compassion of Toronto

Statement of Cash Flows

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	Year ended March 31	
	2024	2023
Cash flows provided by (used in)		
Operations		
Net operating loss for the year	\$ (160,815)	\$ (32,890)
Non-cash items		
Amortization	49,014	47,011
	(111,801)	14,121
(Increase) decrease in non-cash working capital		
Amounts receivable	(73)	(1,151)
Due from City of Toronto	(12,540)	-
Insurance proceeds receivable	10,713	(10,713)
Public Service Bodies rebate recoverable	6,103	5,777
Prepaid expenses	(417)	(373)
Accounts payable and accrued liabilities	(6,308)	1,216
Due to City of Toronto	(2,105)	(7,918)
	(116,428)	959
Investing		
Capital reserve fund investments	(1,037)	(956)
Purchase of capital assets	-	(1,393)
	(1,037)	(2,349)
Financing		
Repayment of mortgages payable	(49,014)	(47,011)
Contributions to reserve for capital items	54,863	69,512
	5,849	22,501
Change in cash before under-noted	(111,616)	21,111
Investment income earned on restricted funds	1,037	956
Change in cash during the year	(110,579)	22,067
Cash, beginning of year	455,133	433,066
Cash, end of year	\$ 344,554	\$ 455,133

See accompanying notes



House of Compassion of Toronto

Notes to Financial Statements March 31, 2024

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House of Compassion of Toronto (Organization), which received its Letters Patent from the Province of Ontario on January 15, 1988, provides a real home for individuals from all walks of life who require help due to severe and persistent mental illness and who would otherwise be at risk of becoming homeless. The Organization's home is at 169, 171 and 171½ Shaw Street, Toronto.

The Organization is registered as a charitable organization under the Income Tax Act and, as such, is not subject to income tax.

1. Summary of significant accounting policies

Basis of presentation

These financial statements have been prepared using the Canadian accounting standards for not-for-profit organizations except for the amortization of capital assets which are in accordance with the financial reporting provisions of the City of Toronto (City).

Restricted fund accounting

The financial statements have been prepared using the restricted fund method of accounting for contributions as follows:

Operating Fund

All recurring income and expenses related to the operation of the Organization and capital assets are included in this fund.

Net investment in capital assets represents capital assets net of the Organization's mortgage obligations.

Restricted Funds

City of Toronto capital reserve

This fund represents contributions from the City which are to be used to pay for capital items approved by the City.

Reserve for capital items

This fund was established from contributions received from the Bay Street Invitational Golf Tournament and now includes contributions from other donors and is restricted to the purchase of capital items or redevelopment plans.

Financial instruments

The Organization, initially measures its financial assets and financial liabilities at fair value. It subsequently measures all its financial assets and financial liabilities at amortized cost, except for its capital reserve fund investments, which are reported at fair value with unrealized gains and losses recognized in the statement of externally-restricted funds.

Financial assets subsequently measured at amortized cost include cash, amounts receivable, due from city of Toronto, insurance proceeds receivable and public service bodies rebate recoverable. Financial liabilities measured at amortized cost include the due from city of Toronto, mortgage payable and accounts payable and accrued liabilities.

There was no impairment during the year ended March 31, 2024.



House of Compassion of Toronto

Notes to Financial Statements March 31, 2024

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1. Summary of significant accounting policies (continued)

Capital assets

Capital assets are recorded at cost. Contributed related to capital assets are recorded at fair value at the date of contribution.

These financial statements do not adhere to generally accepted accounting principles as amortization is equal to principal mortgage payments funded by the City rather than by a systematic charge over the useful lives of the capital assets.

When a tangible capital asset no longer contributes to an organization's ability to provide goods and services, or the value of future economic benefits or service potential associated with the tangible capital asset is less than its net carrying amount, the net carrying amount of the tangible capital asset is written down to the asset's fair value or replacement cost.

There was no impairment during the year ended March 31, 2024.

Revenue recognition

Restricted contributions related to general operations of the Organization are recognized as revenue of the operating fund in the year in which the related expenses are incurred, with contributions related to expenses to be incurred in future years recorded as deferred revenue. All other restricted contributions are recognized as revenue of their respective fund in the year in which the related expenses are incurred.

Unrestricted contributions are recognized as revenue of the operating fund in the year received.

Rental and supportive income from residents is recorded during the month services are provided and when collection is reasonably assured.

Interest income is recorded on an accrual basis.

Government subsidies

Government subsidies include municipal and provincial rent subsidies, and the provincial support funds. The City and the Ministry of Health and Long-Term Care (MOHLTC) provide funding to the Organization to subsidize the cost of operational and capital expenditures. Funding related to capital and operational expenditures is recorded as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Contributed goods

In-kind contributions are recorded at their estimated fair value based upon appraisal and other pertinent factors to the donation in circumstances where donation receipts have been issued.



House of Compassion of Toronto

Notes to Financial Statements March 31, 2024

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1. Summary of significant accounting policies (continued)

Allocation of expenses

The Organization obtains funding for its programmes from the City and the MOHLTC. The costs related to this funding include expenses that are directly related to providing these programmes, including property taxes and mortgages. The Organization also incurs other costs which are common to its administration and its programmes. These costs are allocated to the programmes in proportion to the number of residents funded by each programme, other than property costs which are allocated based on property usage.

Use of estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. These estimates are reviewed periodically, and as adjustments become necessary, they are reported in earnings in the period in which they become known.

2. Insurance proceeds receivable

In the year ended March 31, 2023, the Organization made an insurance claim for \$10,173 for damages as a result of a flood on August 1, 2022. The claim was received on May 23, 2023.

The insurance proceeds were recorded as a reduction of the building maintenance and repairs expenses in the Statement of Operations.

3. Capital reserve fund investments

As required by the Housing Services Act, the Organization participates in the capital reserve investment pool established at Worldsource Financial Management Inc. by the Housing Services Corporation, as follows:

	2024		2023
	Cost	Market value	Market value
Canadian Short-term Bond Fund	\$ 44,103	\$ 40,112	\$ 38,887
Canadian Short-term Equity Fund	10,469	11,784	9,483
	<u>\$ 54,572</u>	<u>\$ 51,896</u>	<u>\$ 48,370</u>

4. Capital assets

	2024	2023
Land	\$ 357,370	\$ 357,370
Building	1,649,532	1,649,532
Equipment	214,163	214,163
	<u>2,221,065</u>	<u>2,221,065</u>
less accumulated amortization	(981,252)	(932,238)
	<u>\$ 1,239,813</u>	<u>\$ 1,288,827</u>

House of Compassion of Toronto

Notes to Financial Statements March 31, 2024

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5. Due from (to) City of Toronto

	2024	2023
Balance of annual rent subsidy receivable ⁽ⁱ⁾	\$ 8,980	\$ 8,550
Reduction to subsidy subject to approval of the Organization's Annual Information Return		
2024	2,170	-
2023	1,390	1,390
2022	-	(4,017)
2021	-	(8,028)
	<u>\$ 12,540</u>	<u>\$ (2,105)</u>

⁽ⁱ⁾ Rent supplement subsidies are received on a monthly basis from the City to allow the Organization to have more tenants in need of rent-geared-to-income assistance. Any excess subsidies are to be repaid to the City.

The City has advised that the Organization will receive a subsidy of \$114,000, including a capital reserve fund allocation of \$5,015, during the year ending March 31, 2025.

6. Mortgages payable

	2024	2023
Mortgage payable to Bank of Nova Scotia on 171 and 171½ Shaw Street, bearing interest at 4.72% per annum repayable in blended monthly principal and interest payments of \$4,283 with the balance due on September 1, 2024	\$ 24,207	\$ 73,220
less current portion	(24,207)	(49,013)
	<u>\$ -</u>	<u>\$ 24,207</u>

7. Loan payable to the City of Toronto

Pursuant to a special capital funding agreement signed in May 1997 with the Ministry of Municipal Affairs and Housing, which subsequently transferred its rights under the agreement to the City, the Organization may be required to repay \$15,000, in full or in part at the time the mortgage on the project is renewed and/or at such other time or times and in such manner as the City may determine.

8. Transfer between funds

During the year, the directors approved, a transfer of \$172,780 (2023 - \$ nil) from the Reserve for capital item to the operating fund to cover the cost of the roof repairs and the pre-development phase of the lane way development.

House of Compassion of Toronto

Notes to Financial Statements March 31, 2024

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9. Economic dependence

The Organization received approximately 49% (2023 - 51%) of its total revenues from government assistance. The loss of significant amounts of such funding could have a material adverse effect on the financial results of the Organization.

In addition to the funding from the City, described in note 5, the Organization is also dependent upon St. Jude Community Homes (St. Jude) to disburse the funds received from the MOHLTC as rent supplement and support funds. Effective April 1, 2023, the Organization and St. Jude entered into a one-year Service Accountability Agreement pursuant to the Local Health System Integration Act, 2006. The purpose of this agreement is to give effect to the implementation of the support program funded by the Toronto Central Local Health Integration Network. In 2024, a one year extension was provided to extend the contract until March 31, 2025, and the Organization is currently negotiating a further extension of the contract.

During the year, the Organization received support service funding of \$278,736 (2023 - \$264,415), subject to an administrative fee of \$11,148 (2023 - \$10,576), and rent supplement payments of \$77,748 (2023 - \$77,748).

10. Commitments and contingencies

In 2001, the Organization entered into a funding agreement for renovations of the building at 169 Shaw Street. Under the terms of the agreement, \$462,000 of the renovations were to be funded by a Supporting Communities Partnership Initiative ("SCPI") grant, provided by the City on behalf of the federal government.

In March 2004, the final SCPI grant money was received upon satisfactory completion of the renovation.

Under the terms of the funding agreement, the grant money is not repayable if the Organization continues to operate as a non-profit organization and does not sell, lease or dispose of the building at 169 Shaw Street for a term of twenty five years commencing on July 24, 2001, the first day of the funding period.

If the Organization does not meet these provisions, the grant is repayable as follows:

- (i) 100% prior to the first day of the sixteenth year of the term, or
- (ii) 75% at any time from the first day of the sixteenth year to the last day of the twentieth year of the term.

As part of the agreement, the City has a second charge on the building at 169 Shaw Street and a third charge on the buildings at 171 and 171 ½ Shaw Street (see note 5).

11. Defined contribution pension plans

The Organization's employees are members of the Canadian Council of Christian Charities Employees Pension Plan, a defined contribution pension plan. Employees eligible for the plan can contribute up to 5% of their salary to the plan, which is matched by the Organization. During the year, the Organization's contribution to the plan was \$6,351 (2023 - \$6,314).

House of Compassion of Toronto

Notes to Financial Statements March 31, 2024

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12. Financial instruments

Credit risk

The carrying value of cash, amounts receivable, due from City of Toronto, Public Service Bodies Rebate recoverable, insurance proceeds receivable, accounts payable and accrued liabilities and due to City of Toronto, approximates their fair market value due to the immediate or short-term maturity of these instruments. In management's opinion, the Organization is not exposed to any significant concentration of interest rate, credit or currency risk with respect to these financial instruments.

Liquidity risk

The Organization considers that it has sufficient credit facilities to ensure that funds are available to meet its current and long-term financial needs at a reasonable cost.

Interest rate risk

The Organization is not exposed to interest rate risk as it has fixed interest rate mortgages. Risk management relates to the understanding and active management of risks associated with the Organization's activities and the associated operating environment.

Market risk

The Organization is exposed to market risk with respect to its capital reserve fund investments. The Organization monitors the performance of the investments in conjunction with the investment manager.

13. Comparative figures

The comparative figures have been restated to conform with the current year's financial statement presentation.

