

Women's Hostels Incorporated

Financial Statements

March 31, 2022



Independent Auditors' Report

To the Members of

Women's Hostels Incorporated

Qualified Opinion

We have audited the financial statements of **Women's Hostels Incorporated** (the Organization), which comprise the statement of financial position as at **March 31, 2022**, the statements of revenue and expenses, changes in net assets and cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at March 31, 2022, and its financial performance and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many not-for-profit organizations, **Women's Hostels Incorporated** derives revenue from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the organization. Therefore, we were not able to determine whether any adjustments might be necessary to the donation and fundraising revenue, excess of revenues over expenses, and cash flows from operations for the years ended March 31, 2022 and 2021, current assets as at March 31, 2022 and 2021, and net assets as at April 1 and March 31 for both the 2022 and 2021 years. Our audit opinion on the financial statements for the year ended March 31, 2021 was modified accordingly because of the possible effects of this limitation in scope.

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 qualified opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

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

Women's Hostels Incorporated

Independent Auditor's Report

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional 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 the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Clarkson Rouble LLP

Mississauga, Ontario
July 13, 2022

Clarkson Rouble LLP
Chartered Professional Accountants
Licensed Public Accountants



Women's Hostels Incorporated

Statement of Financial Position As at March 31

	2022	2021
Assets		
Current		
Cash and short term deposits	\$ 2,950,520	\$ 2,996,601
Accounts receivable	153,921	251,518
HST rebate receivable	194,486	289,278
Prepaid expenses	32,176	26,064
	<u>3,331,103</u>	<u>3,563,461</u>
Capital assets (Note 2)	<u>17,515,896</u>	<u>14,280,260</u>
	\$20,846,999	\$17,843,721

Liabilities

Current		
Accounts payable and accrued charges	\$ 1,175,910	\$ 690,663
Deferred capital contributions (Note 3)	14,898,413	14,929,516
Deferred revenue	110,995	136,608
	<u>16,185,318</u>	<u>15,756,787</u>

Net Assets

Net assets invested in capital assets (Note 4)	2,617,483	(649,256)
Net assets internally restricted for contingencies (Note 5)	335,000	335,000
Net assets replacement reserve fund (Note 6)	100,000	100,000
Net assets restricted for Mary Prichard fund (Note 9)	2,400	3,150
Unrestricted net assets	<u>1,606,798</u>	<u>2,298,040</u>
	<u>4,661,681</u>	<u>2,086,934</u>
	\$20,846,999	\$17,843,721

See accompanying notes to financial statements

On behalf of the Board:



Director



Director

Women's Hostels Incorporated

Statement of Operations Year Ended March 31

	2022	2021
Revenue		
Government grants	\$ 1,452,731	\$ 1,460,434
MCCSS one-time pandemic relief funding	832,867	941,628
City of Toronto - per diem	230,023	226,116
City of Toronto - personal needs allowance	29,962	20,261
City of Toronto - other employment supports	32,434	30,435
United Way funding	208,608	180,719
Donations and fundraising	1,104,541	1,371,039
Bequests	154,752	35,880
Interest and other	45,324	1,148
	<u>4,091,242</u>	<u>4,267,660</u>
Expenses (Schedule A)		
Property	279,392	238,914
Administration	348,076	199,418
Staffing	2,038,268	1,924,683
Clients	273,827	165,033
One-time other expenses including accommodation	852,294	743,204
	<u>3,791,857</u>	<u>3,271,252</u>
Excess of revenue over expenses from operations	<u>299,385</u>	<u>996,408</u>
Income from amortization of deferred capital contributions	31,103	-
Amortization of capital assets	(65,805)	(17,042)
Deficiency of revenue over expenses from capital assets	<u>(34,702)</u>	<u>(17,042)</u>
Outlays from Mary Prichard Fund	(750)	(1,040)
Deficiency of revenue over expenses for Mary Prichard Fund	<u>(750)</u>	<u>(1,040)</u>
Gain on sale of Broadview shelter	<u>2,310,814</u>	<u>-</u>
Excess of revenue over expenses for the year	<u>\$ 2,574,747</u>	<u>\$ 978,326</u>

See accompanying notes to financial statements

Women's Hostels Incorporated

Statement of Changes in Net Assets Year Ended March 31

		Invested in Capital Assets	Replacement Reserve Fund	Internally Restricted for Contingencies	Mary Prichard Fund	Unrestricted	2022 Total	2021 Total
Balances, beginning of year	\$	(649,256)	\$ 100,000	\$ 335,000	\$ 3,150	\$ 2,298,040	\$ 2,086,934	\$ 1,108,608
Excess (deficiency) of revenue over expense		(34,702)	-	-	(750)	2,610,199	2,574,747	978,326
Changes in net assets invested in capital assets (Note 4)		3,301,441	-	-	-	(3,301,441)	-	-
Balances, end of year	\$	2,617,483	\$ 100,000	\$ 335,000	\$ 2,400	\$ 1,606,798	\$ 4,661,681	\$ 2,086,934

See accompanying notes to financial statements

Women's Hostels Incorporated

Statement of Cash Flows Year Ended March 31

	2022	2021
Cash provided by operating activities		
Excess of revenue over expenses	\$ 2,574,747	\$ 978,326
Items not requiring an outlay of cash		
Amortization of capital assets	65,805	17,042
Gain on sale of Broadview shelter	(2,310,814)	-
Amortization of capital contributions	(31,103)	-
	298,635	995,368
Changes in non-cash working capital		
Accounts receivable	97,597	(229,779)
HST rebate receivable	94,792	(21,697)
Prepaid expenses	(6,112)	(12,011)
Accounts payable and accrued liabilities	485,247	(2,179,180)
Deferred revenue	(25,613)	104,214
	944,546	(1,343,085)
Decrease from operating activities		
	944,546	(1,343,085)
Financing activity		
Deferred capital contributions	-	3,894,716
Investing activity		
Additions to capital assets	(3,424,127)	(3,950,133)
Proceeds on sale of Broadview shelter	2,433,500	-
Decrease from investing activities	(990,627)	(3,950,133)
Decrease in cash	(46,081)	(1,398,502)
Cash, beginning of year	2,996,601	4,395,103
Cash, end of year	\$ 2,950,520	\$ 2,996,601

See accompanying notes to financial statements

Women's Hostels Incorporated

Notes to Financial Statements March 31, 2022

Women's Hostels Incorporated's Mission is to operate programs and services for women and children who have and are experiencing oppressions such as violence, poverty and homelessness. The organization's is a community based feminist organization which operates within an anti-racist, anti-oppression framework. The organization is committed to social change through education and advocacy, to achieve social justice for all women and children.

In accordance with its objectives, the corporation operates a shelter for women and children and provides community support outreach services during the year.

1. Significant accounting policies

These financial statements are prepared by management in accordance with Canadian accounting standards for not-for-profit organizations in Part III of the CPA Canada Handbook.

a) Revenue recognition

Restricted grants for the acquisition of capital assets are deferred and recognized as revenue of the capital fund on the same basis as the amortization expense relating to these capital assets. Revenues from operating grants are recognized as they are received or become receivable. Other revenues are recognized as they are received.

Investment income is recognized on an accrual basis.

Special events revenue is recognized on completion of the event.

b) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, balances with banks and short term investments, which are redeemable or have maturity dates of less than 90 days. Redeemable term deposits are classified as cash equivalents. They are stated at cost, which together with accrued interest income approximates fair value given the short term nature of these investments.

c) Capital assets

Capital assets are recorded at cost. The organization amortizes its capital assets over their estimated future lives on the following annual basis:

Building	5%	declining balance
Building betterments	5%	straight line
Equipment	20%	declining balance
Building - Pape	5%	straight line

Women's Hostels Incorporated

Notes to Financial Statements

March 31, 2022

1. Significant accounting policies (continued)

d) Prepaid expenses

Prepaid expenses consist primarily of deposits and other costs incurred prior to special events and meetings held subsequent to year end. The remaining balance consists of prepaid rent and insurance.

e) Impairment of long-lived assets

A long lived asset is tested for impairment whenever events or changes in circumstances indicated that its carrying amount may not be recoverable. An impairment loss is recognized when the carrying amount of the asset exceeds the sum of the undiscounted cash flows resulting from its use and eventual disposition. The impairment loss is measured as the amount by which the carrying amount of the long-lived asset exceeds its fair value.

f) Donated capital assets

Donated capital assets are recorded at fair value when fair value can reasonably be estimated and when such value is significant.

g) Donated materials and services

The value of donated materials and services is not recorded.

h) Financial instruments

Financial instruments

The Organization initially measures its financial assets and liabilities at fair value. The Organization subsequently measures all its financial assets and liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in net income.

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

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities and deferred revenue.

The organization has no financial assets measured at fair value and has not elected to carry any financial asset or liability at fair value.

Women's Hostels Incorporated

Notes to Financial Statements

March 31, 2022

1. Significant accounting policies (continued)

h) Financial instruments (continued)

Transaction costs

The organization recognizes its transaction costs in net income in the period incurred except for financial instruments that will not be subsequently measured at fair value. The carrying amounts of these instruments are adjusted by the transaction costs that are directly attributable to their issuance.

i) Measurement uncertainty

The preparation of Organization's financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions which affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant items subject to such estimates and assumptions include valuation of accounts receivable, accrued liabilities and the estimated useful lives of capital assets. Actual results could differ from those estimates.

2. Capital assets

		2022		2021	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value	
Land and building	\$ -	\$ -	\$ -	\$ 123,446	
Building betterments	-	-	-	32,437	
Equipment	195,293	192,317	2,976	3,720	
Acquisition and construction costs for Pape property	17,544,785	31,865	17,512,920	14,120,657	
	\$17,740,078	\$ 224,182	\$17,515,896	\$14,280,260	

The amortization of the property commenced March 2022 as the construction was completed and the shelter opened for operations.

Women's Hostels Incorporated

Notes to Financial Statements

March 31, 2022

3. Deferred capital contributions

Deferred capital contributions represent the unamortized amount of grants received from government sources for the purchase of the Pape shelter land and building and for major renovations of the building. The amortization of deferred capital contributions is recorded as capital contributions in the statement of operations and changes in unrestricted net assets.

Amortization of the current year capital contributions began in March 2022. The deferred capital contributions are being amortized over 40 years to coincide with the amortization of the capital asset.

	2022	2021
Balance, beginning of year	\$ 14,929,516	\$ 11,034,800
Add contributions used for capital purposes	-	3,894,716
Less amortization of deferred capital contributions	(31,103)	-
	<hr/>	<hr/>
Balance, end of year	\$ 14,898,413	\$ 14,929,516

4. Net assets invested in capital assets

The net assets invested in capital assets consists of the following:

	2022	2021
Capital assets, net of accumulated amortization	\$ 17,515,896	\$ 14,280,260
Deferred capital contributions	(14,898,413)	(14,929,516)
	<hr/>	<hr/>
	\$ 2,617,483	\$ (649,256)

The change in net assets invested in capital assets is calculated as follows:

	2022	2021
Purchase of capital assets	\$ 3,424,127	\$ 3,950,133
Proceeds on sale of shelter	(2,433,500)	-
Gain on sale of shelter	2,310,814	-
Deferred capital contributions	-	(3,894,716)
	<hr/>	<hr/>
Change in net assets invested in capital assets	\$ 3,301,441	\$ 55,417

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5. Net assets restricted for contingencies

Internally restricted funds are comprised of a \$335,000 (2021 - \$335,000) contingency reserve established by the board of directors for possible future reductions in income resulting from such events as fire or quarantine.

6. Net assets replacement reserve fund

The mortgage agreement with CMHC required an annual contribution to this net asset fund to cover any capital costs for the property under mortgage. The mortgage was repaid in 2014. This fund is no longer externally restricted by the CMHC. The Board of Directors has elected to maintain this reserve and the funds are to be used to pay for any capital purchases or replacements at the shelter.

7. Incorporation and income taxes

The corporation was incorporated, under The Laws of Ontario, on September 17, 1973, as a not-for-profit corporation without share capital. It is designated as a charitable organization and is exempt from taxation under The Income Tax Act. As such, all the resources of the corporation are devoted to charitable activities carried on by the corporation itself and no part of the income is payable to, or is otherwise available for, the personal benefit of any member.

8. Economic dependence

The ongoing operations of the corporation are dependent on the fee for service agreement with the City of Toronto and on grant agreements with the Ministry of Children, Community and Social Services. Revenue under these agreements comprise 59% (2021 - 61%) of total revenues.

9. Mary Prichard fund

The Mary Prichard Fund was established to assist women in transition from the shelter to a self sustaining existence. The fund was established with the expectation that fifty percent of the funds received by the clients would be repaid at a future date in order that the fund would continue to provide assistance for women in need.

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10. Lease commitments

The Community Support Program and administration operate in leased premises under a long-term lease which expires on February 28, 2024 requiring annual rentals as follows, plus a proportionate share of realty taxes.

2023	\$	95,780
2024		84,066
	\$	<u>179,846</u>

The premises have been subleased for the remainder of the lease term.

11. Financial instruments risk exposure

The organization is exposed to various risks through its financial instruments. The following analysis provides a measure of the organization's risk exposure and concentrations at the statement of financial position date.

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 risks relate to accounts receivable, however the risk is limited due to the nature of its accounts receivable. Contributions are not recorded in receivables unless collection is reasonably assured. The organization has not had issues with these collections over the past several years. The allowance for doubtful accounts is \$Nil (2021 - \$Nil).

Liquidity risk

Liquidity risk is the risk that the organization will encounter difficulty in meeting obligations associated with financial liabilities. The organization is exposed to this risk mainly in respect of its accounts payable. The organization expects to meet these obligations as they come due through sufficient cash flow from operations. The organization has not had issues with meeting obligations in the past several years.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk.

Interest rate risk

Interest rate risk refers to the risk that the fair value of financial instruments will fluctuate because of changes in market interest rates. The exposure of the organization to interest rate risk arises from the possibility that changes in interest rates will affect the value of short term investments held by the organization. The organization manages this risk by holding redeemable term deposits.

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12. Contract with the Ministry of Children, Community and Social Services

The Organization has a service contract with the Ministry of Children, Community and Social Services (MCCSS). The following is the surplus/deficit position for the year ended March 31, 2022 on each of the funding contracts:

Project Code Name	MCCSS Funding	Net Expenses	Surplus (Deficit)
VAW Emergency Shelter	\$ 1,228,100	\$ 1,228,100	\$ -
BPS Other - Adults' Social Services	16,845	16,845	-

13. Subsequent events

On May 28, 2018, the organization purchased a building which required renovations to replace the current shelter for \$5,700,000 plus costs. The organization is well into the construction phase. The organization has received \$14,914,800 from the Ministry of Children, Community and Social Services for the purchase and for construction costs. The estimated renovation construction costs are \$18,122,028.

The remaining funds required to complete the construction is estimated at \$1,000,000. The remaining required funds will come the use of donations and fundraising amounts already received and in Unrestricted Net Assets. Any additional required funds will be raised through fundraising and/or by obtaining financing.

14. COVID-19

On March 11, 2020, the World Health Organization declared an outbreak of a novel coronavirus (COVID-19) as a global pandemic, which has led to a significant impact on the Canadian and global economies. The full impact of the Covid-19 outbreak continues to evolve at the date of this report. An estimate of the financial effect on the organization cannot be made at this time. Management has proactively taken steps to continue delivery of programs and services during the pandemic ensuring the safety of all staff and participants.

Women's Hostels Incorporated**Schedule A****Schedule of Expenses
Year Ended March 31**

	2022	2021
Property		
Insurance	14,294	11,139
Maintenance and repairs	39,671	52,793
Utilities	39,030	40,618
Furniture and equipment rent	16,804	15,062
Rent and property taxes	169,593	119,302
	<u>279,392</u>	<u>238,914</u>
Administration		
Fundraising	96,766	74,048
Office supplies and sundries	29,342	23,533
Purchased services	200,786	82,107
Telephone	21,182	19,730
	<u>348,076</u>	<u>199,418</u>
Staffing		
Salaries	1,663,019	1,658,051
Benefits	288,951	251,433
Staff travel	10,613	5,554
Staff development	75,685	9,645
	<u>2,038,268</u>	<u>1,924,683</u>
Clients		
Food	102,853	61,125
Household supplies	37,709	29,333
Personal items	87,437	39,053
Transportation	18,712	24,026
Programs	27,116	11,496
	<u>273,827</u>	<u>165,033</u>
One-time expenses including pandemic accommodations and moving costs	852,294	743,204
Total expenses	<u>\$ 3,791,857</u>	<u>\$ 3,271,252</u>