

Financial Statements

**Young Women's Christian Association  
of Greater Toronto**

December 31, 2014



Building a better  
working world

# INDEPENDENT AUDITORS' REPORT

To the Members of  
**Young Women's Christian Association of Greater Toronto**

## REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of **Young Women's Christian Association of Greater Toronto**, which comprise the statement of financial position as at December 31, 2014, and the statements of operations, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### **Management's responsibility for the financial statements**

Management is responsible for the preparation and fair presentation of these 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.

### **Auditors' responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



**Opinion**

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Association as at December 31, 2014 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.

**REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

As required by the Corporations Act (Ontario), we report that, in our opinion, Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding year.

Toronto, Canada  
March 17, 2015

*Ernst & Young LLP*

Chartered Professional Accountants  
Licensed Public Accountants

Young Women's Christian Association of Greater Toronto

STATEMENT OF FINANCIAL POSITION

As at December 31

	2014	2013
	\$	\$
<b>ASSETS</b>		
<b>Current</b>		
Cash and cash equivalents	1,400,896	1,258,335
Short-term investments [note 18]	1,008,900	1,038,206
Accounts receivable [note 3]	1,843,994	1,663,855
Prepaid expenses and other assets	373,846	355,412
<b>Total current assets</b>	<b>4,627,636</b>	<b>4,315,808</b>
Long-term receivable	138,432	203,321
Long-term investments [note 4]	6,320,291	5,757,115
Capital assets, net [notes 5, 7 and 9[d]]	75,449,475	77,599,283
	<b>86,535,834</b>	<b>87,875,527</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current</b>		
Accounts payable and accrued liabilities	2,270,048	2,493,630
Deferred contributions [note 6]	2,346,483	910,511
Current portion of long-term debt [note 7]	2,377,798	1,149,498
<b>Total current liabilities</b>	<b>6,994,329</b>	<b>4,553,639</b>
Long-term debt [note 7]	49,528,667	52,740,771
Capital replacement reserves [note 8]	1,767,901	1,545,994
Deferred capital contributions [note 9]	23,590,030	24,715,686
<b>Total liabilities</b>	<b>81,880,927</b>	<b>83,556,090</b>
<b>Net assets</b>		
Unrestricted	—	—
Internally restricted [note 10]	4,654,907	4,319,437
<b>Total net assets</b>	<b>4,654,907</b>	<b>4,319,437</b>
	<b>86,535,834</b>	<b>87,875,527</b>

See accompanying notes

On behalf of the Board:



Director



Director

**Young Women's Christian Association of Greater Toronto**

**STATEMENT OF OPERATIONS**

Year ended December 31

	2014	2013
	\$	\$
<b>REVENUE</b>		
Government <i>[note 11]</i>	20,858,367	19,960,453
Fundraising <i>[note 12]</i>	2,958,535	2,868,397
Fees and rent <i>[note 13]</i>	4,586,616	4,055,604
United Way of Greater Toronto	1,456,608	1,477,260
Investment income	327,868	428,132
Miscellaneous	240,806	229,235
	<b>30,428,800</b>	<b>29,019,081</b>
<b>EXPENSES</b>		
Salaries and employee benefits	15,819,537	15,585,695
Building occupancy <i>[note 7[d]]</i>	8,893,778	8,696,872
Other program costs	3,968,788	3,295,476
General and administration	1,292,198	1,146,440
Allocation to YWCA Canada	119,029	111,460
	<b>30,093,330</b>	<b>28,835,943</b>
<b>Excess of revenue over expenses for the year</b>	<b>335,470</b>	<b>183,138</b>

*See accompanying notes*

Young Women's Christian Association of Greater Toronto

**STATEMENT OF CHANGES IN NET ASSETS**

Year ended December 31

	<b>2014</b>		
	<b>Unrestricted</b>	<b>Internally restricted</b>	<b>Total</b>
	\$	\$	\$
<b>Net assets, beginning of year</b>	—	4,319,437	4,319,437
Excess of revenue over expenses for the year	335,470	—	335,470
Transfer to internally restricted net assets <i>[note 10]</i>	(335,470)	335,470	—
<b>Net assets, end of year</b>	—	4,654,907	4,654,907

  

	<b>2013</b>		
	<b>Unrestricted</b>	<b>Internally restricted</b>	<b>Total</b>
	\$	\$	\$
<b>Net assets, beginning of year</b>	—	4,136,299	4,136,299
Excess of revenue over expenses for the year	183,138	—	183,138
Transfer to internally restricted net assets <i>[note 10]</i>	(183,138)	183,138	—
<b>Net assets, end of year</b>	—	4,319,437	4,319,437

*See accompanying notes*

**Young Women's Christian Association of Greater Toronto**

**STATEMENT OF CASH FLOWS**

Year ended December 31

	2014	2013
	\$	\$
<b>OPERATING ACTIVITIES</b>		
Excess of revenue over expenses for the year	335,470	183,138
Add (deduct) items not involving cash		
Amortization of capital assets	2,369,774	2,337,164
Amortization of deferred capital contributions <i>[note 9]</i>	(1,803,547)	(1,706,776)
	<b>901,697</b>	813,526
Net change in non-cash working capital balances related to operations <i>[note 14]</i>	1,343,787	(271,483)
Net decrease in long-term receivable	64,889	50,904
<b>Cash provided by operating activities</b>	<b>2,310,373</b>	592,947
<b>INVESTING ACTIVITIES</b>		
Purchase of capital assets	(549,936)	(918,858)
Net decrease (increase) in short-term investments	29,306	(826,363)
Net increase in long-term investments	(563,176)	(10,335)
<b>Cash used in investing activities</b>	<b>(1,083,806)</b>	(1,755,556)
<b>FINANCING ACTIVITIES</b>		
Repayment of long-term debt	(2,280,303)	(1,103,944)
Contributions restricted for purchase of capital assets	974,390	1,878,040
Net increase in capital replacement reserve	221,907	281,884
<b>Cash provided by (used in) financing activities</b>	<b>(1,084,006)</b>	1,055,980
<b>Net increase (decrease) in cash and cash equivalents during the year</b>	<b>142,561</b>	(106,629)
Cash and cash equivalents, beginning of year	1,258,335	1,364,964
<b>Cash and cash equivalents, end of year</b>	<b>1,400,896</b>	1,258,335

*See accompanying notes*

# Young Women's Christian Association of Greater Toronto

## NOTES TO FINANCIAL STATEMENTS

December 31, 2014

### 1. ORGANIZATION

Young Women's Christian Association of Greater Toronto [the "Association"] is a voluntary association of women from all communities, working together to create better lives for women at home and abroad. This mission is achieved through services and programs in education, pre-employment counselling, recreation and well-being, affordable housing, crisis shelters and advocacy. Since its inception, the Association has emphasized voluntary action and social change.

The Association, which is incorporated under the laws of Ontario, is registered as a charitable organization under the Income Tax Act (Canada) and, as such, is exempt from income taxes and is able to issue donation receipts for income tax purposes.

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements are prepared in accordance with Part III of the CPA Canada Handbook – *Accounting*, which sets out generally accepted accounting principles for not-for-profit organizations in Canada and includes the significant accounting policies set out below.

#### Revenue recognition

The Association follows the deferral method of accounting for contributions, which include grants and donations. Grants and bequests are recorded in the accounts when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Other donations are recognized when received since pledges are not legally enforceable claims. Contributions restricted for the purchase of non-depreciable assets are credited directly to net assets. Unrestricted grants, bequests and other donations are recognized as revenue when initially recorded in the accounts. Externally restricted grants, bequests and other donations are initially deferred and recognized as revenue in the year in which the related expenses are incurred.

Fees, rent and other revenue from individuals are recognized when the services have been provided.

Investment income, which consists of interest, dividends, income distributions from pooled funds, and realized and unrealized gains and losses, is recorded as investment income in the statement of operations, except to the extent it relates to the capital replacement reserve or unspent deferred capital contributions, in which case it is added to the appropriate balance in the statement of financial position.



# Young Women's Christian Association of Greater Toronto

## NOTES TO FINANCIAL STATEMENTS

December 31, 2014

### Cash and cash equivalents

Cash and cash equivalents consist of cash on deposit and short-term investments with a short term to maturity of approximately three months or less from the date of purchase unless they are held for investment rather than liquidity purposes, in which case they are classified as investments.

### Financial instruments

Short-term investments are initially recorded at fair value and subsequently measured at amortized cost. Other investments are recorded at fair value. Transactions are recorded on a trade date basis and transaction costs for investments recorded at fair value are expensed as incurred.

Long-term receivables and payables are recorded at fair value when acquired and subsequently measured at amortized cost using the effective interest rate method.

Other financial instruments, including accounts receivable and accounts payable, are initially recorded at fair value and are subsequently measured at cost, net of any provisions for impairment.

### Capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair market value at the date of the contribution. Amortization is provided on the straight-line basis over the estimated useful lives of the assets as follows:

#### Tangible

Buildings	40 to 50 years
Building improvements	10 to 20 years
Furniture and equipment	3 to 10 years
Leasehold improvements	over term of lease

#### Intangible

Software	3 years
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Interest is capitalized during the period in which capital assets are being constructed.

### Employee future benefits

Contributions to a multi-employer pension plan are expensed on an accrual basis.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### Contributed materials and services

Contributed materials and services are not recognized in the financial statements.

#### Foreign currency translation

Transactions denominated in foreign currencies are translated into Canadian dollars at exchange rates prevailing at the transaction date. Monetary assets and liabilities are translated into Canadian dollars at exchange rates in effect at the date of the statement of financial position. Non-monetary assets and liabilities are translated at the historic rate. Exchange gains and losses are included in income.

#### 3. ACCOUNTS RECEIVABLE

Accounts receivable consist of the following:

	2014	2013
	\$	\$
City of Toronto	765,688	594,817
Province of Ontario	339,095	292,001
Other	739,211	777,037
	<b>1,843,994</b>	<b>1,663,855</b>

#### 4. LONG-TERM INVESTMENTS

Long-term investments have an asset mix as follows:

	2014	2013
	\$	\$
Cash and cash equivalents	1,340,822	948,548
Fixed income securities	1,801,787	1,549,036
Canadian equities	2,461,527	2,519,019
U.S. and other foreign equities	716,155	740,512
	<b>6,320,291</b>	<b>5,757,115</b>

Investments in pooled funds have been allocated to the appropriate asset classes.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

Cash and cash equivalents included in long-term investments represent funds being held for long-term purposes. The majority of these funds are invested in a combination of high interest savings accounts and term deposits with interest rates between 1.1% and 1.4% [2013 – 1.20% and 1.45%], due in July 2015 [2013 – due in July 2014].

#### 5. CAPITAL ASSETS

Capital assets consist of the following:

	2014		
	Cost	Accumulated	Net book
	\$	amortization	value
	\$	\$	\$
<b>Tangible</b>			
Land	987,699	—	987,699
Buildings funded by the City of Toronto	8,139,410	4,836,416	3,302,994
Other buildings	72,104,611	5,341,836	66,762,775
Building improvements	4,013,944	1,104,074	2,909,870
Furniture and equipment	2,441,617	990,887	1,450,730
Leasehold improvements	1,682,790	1,672,467	10,323
<b>Intangible</b>			
Software	147,089	122,005	25,084
	<b>89,517,160</b>	<b>14,067,685</b>	<b>75,449,475</b>

**Young Women's Christian Association of Greater Toronto**

**NOTES TO FINANCIAL STATEMENTS**

December 31, 2014

	<b>2013</b>		
	<b>Cost</b>	<b>Accumulated amortization</b>	<b>Net book value</b>
	\$	\$	\$
<b>Tangible</b>			
Land	987,699	—	987,699
Buildings funded by the City of Toronto	8,139,410	4,527,442	3,611,968
Other buildings	72,104,611	3,899,056	68,205,555
Building improvements	3,941,580	849,170	3,092,410
Furniture and equipment	2,294,015	692,407	1,601,608
Leasehold improvements	1,682,790	1,641,529	41,261
<b>Intangible</b>			
Software	147,089	88,307	58,782
	<b>89,297,194</b>	<b>11,697,911</b>	<b>77,599,283</b>

Other buildings include the Elm Centre [net book value of \$57,111,315 as at December 31, 2014], which completed its third full year of operations in 2014. The City of Toronto owns the land on which the Elm Centre is located. Therefore, the cost of the land is not recorded in these financial statements. The Association has a 50-year lease with the City of Toronto with respect to the property that expires in 2057. There is no amount payable in connection with this lease since the purchase of the property was funded by the Federal government.

Other buildings also include the Bergamot Avenue Apartments [net book value of \$9,572,012 as at December 31, 2014] which are built on property leased from the City of Toronto for a period of 50 years until 2056.

The Association has agreed to surrender title to the buildings and all capital improvements on land leased from the City of Toronto at the end of the lease terms.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### 6. DEFERRED CONTRIBUTIONS

Deferred contributions represent unspent resources externally restricted for program expenses in future years. Changes in the deferred contributions balance are as follows:

	2014	2013
	\$	\$
<b>Balance, beginning of year</b>	<b>910,511</b>	997,026
Amounts received during the year	<b>1,862,400</b>	458,531
Amounts recognized as revenue during the year	<b>(426,428)</b>	(545,046)
<b>Balance, end of year</b>	<b>2,346,483</b>	910,511

#### 7. LONG-TERM DEBT

[a] Long-term debt consists of the following:	2014	2013
	\$	\$
<b>Mortgages funded under Section 106,</b>		
<b>City of Toronto:</b>		
Canada Mortgage and Housing Corporation, 3.68%, due December 1, 2018, repayable at \$31,109 per month principal and interest, with a first charge on land and building at Pape Avenue, which have a net book value of \$2,912,572	<b>2,859,696</b>	3,123,329
Scotia Mortgage Corporation, 4.606%, due April 1, 2016 repayable at \$5,532 per month principal and interest, with a first charge on land and building at Humewood Drive, which have a net book value of \$480,142	<b>525,101</b>	566,498
Royal Bank of Canada, 4.088%, due March 1, 2021, repayable at \$9,212 per month principal and interest, with a first charge on land and building at the Women's Shelter, which have a net book value of \$831,979	<b>991,501</b>	1,060,334
	<b>4,376,298</b>	4,750,161
Less current portion	<b>388,425</b>	373,863
	<b>3,987,873</b>	4,376,298

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### Other

First National Corporation, 5.33%, due January 1, 2028, repayable at \$24,652 per month principal and interest, with a first charge on the Bergamot Avenue building, which has a net book value of \$9,572,012	<b>4,330,519</b>	4,396,155
City of Toronto, related to Bergamot Avenue Apartments project, principal of \$1,000,000, non-interest bearing, repayable at \$35,714 per year, due December 31, 2042 [note 7[c]]	<b>513,510</b>	521,433
Infrastructure Ontario debentures, with a first charge on the Elm Avenue building, which has a net book value of \$57,111,315, together with future rent payments		
- 4.68% due December 1, 2031 repayable at \$80,943 per month principal and interest, monthly payments for principal and interest provided by Province of Ontario Ministry of Municipal Affairs and Housing through the Affordable Housing Program[note 11[a]]	<b>11,373,374</b>	11,801,489
- 4.96% due December 1, 2051, repayable at \$47,955 per month principal and interest	<b>9,743,540</b>	9,833,291
- 4.96% due December 1, 2051, repayable at \$47,955 per month principal and interest	<b>9,743,540</b>	9,833,291
- 4.00% issued on March 3, 2014 and due March 3, 2034, repayable at \$31,875 per month principal and interest	<b>5,129,185</b>	—
Infrastructure Ontario line of credit converted to a 20 year debenture on March 3, 2014	—	6,259,990
City of Toronto, related to Elm Centre project, loan totalling \$5,500,000 with principal outstanding of \$5,500,000 [December 31, 2013 - \$5,500,000]; interest free for five years after completion of the building, to be converted to a 25-year term loan on January 1, 2017 at an interest rate of 3.25% [note 7[c]]	<b>3,753,253</b>	3,577,955
City of Toronto, related to Elm Centre project, with principal outstanding of \$2,000,000 [December 31, 2013 - \$2,000,000]; interest free for five years after completion of the building, to be converted to a 25-year term loan on January 1, 2017 at an interest rate not to exceed 3.25% [note 7[c]]	<b>1,364,819</b>	1,301,075

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

City of Toronto, related to Elm Centre project, non-interest bearing, principal of \$766,667 [December 31, 2013 – \$833,333], repayable at \$66,667 per year starting July 1, 2011, due April 1, 2026 [note 7[c]]	<b>578,427</b>	615,429
Muttart Foundation, 4%, due January 1, 2022, with semi-annual interest payments of \$20,000 [note 18]	<b>1,000,000</b>	1,000,000
	<b>47,530,167</b>	49,140,108
Less current portion	<b>1,989,373</b>	775,635
	<b>45,540,794</b>	48,364,473
	<b>49,528,667</b>	52,740,771

[b] The principal portion of debt due in each of the next five years and thereafter is as follows:

	\$
2015	2,377,798
2016	1,871,446
2017	1,747,466
2018	1,807,817
2019	3,258,141
Thereafter	43,900,453
	<b>54,963,121</b>

[c] Debt was recorded at fair market value as at the date on which the funds were advanced or there was a substantive change in the terms. The difference between the principal and the fair value, if any, is created because the loans bear interest at rates that are below market.

[d] Interest on long-term debt charged to building occupancy expense during the year amounted to \$2,165,832 [2013 – \$2,122,559]. Imputed interest expense on below market loans of \$296,499 [2013 – \$287,438] was also included in building occupancy expense and an equal amount of deferred capital contributions [note 9[a]] was recorded as other government grants [note 11].

**Young Women's Christian Association of Greater Toronto**

**NOTES TO FINANCIAL STATEMENTS**

December 31, 2014

**8. CAPITAL REPLACEMENT RESERVES**

Capital replacement reserves consist of amounts for the repair and replacement of certain capital assets. The continuity of the reserves is as follows:

	2014	2013
	\$	\$
<b>For housing funded under Section 106,</b>		
<b>City of Toronto</b>		
Balance, beginning of year	1,037,429	953,505
Annual funding [note 11[a]]	65,681	65,361
Investment income	79,972	101,823
Amount used to fund purchases recorded as operating expenses [note 11[a]]	(114,444)	(83,260)
Balance, end of year	<b>1,068,638</b>	1,037,429
<b>For Bergamot Avenue Apartments</b>		
Balance, beginning of year	264,165	217,345
Required increase to reserve	46,594	46,247
Interest income	690	573
Amount transferred to deferred capital contributions [note 9]	(31,546)	-
Balance, end of year	<b>279,903</b>	264,165
<b>For Elm Street Apartments</b>		
Balance, beginning of year	244,400	93,260
Required increase to reserve	170,976	149,112
Interest income	3,984	2,028
Balance, end of year	<b>419,360</b>	244,400
	<b>1,767,901</b>	1,545,994



Young Women's Christian Association of Greater Toronto

NOTES TO FINANCIAL STATEMENTS

December 31, 2014

9. DEFERRED CAPITAL CONTRIBUTIONS

[a] Deferred capital contributions represent the unamortized amount of contributions received for the purchase of capital assets. The amortization of deferred capital contributions is included in government revenue [note 11], fundraising revenue [note 12] and fees and rent revenue [note 13] in the statement of operations.

	2014 \$	2013 \$
<b>Balance, beginning of year</b>	<b>24,715,686</b>	24,831,860
Contributions restricted for purchase of capital assets [notes 8 and 12]	<b>974,390</b>	1,878,040
Imputed interest expense on below market interest loans [note 7[d]]	<b>(296,499)</b>	(287,438)
Amortization related to capital assets purchased with deferred capital contributions [notes 11, 12 and 13]	<b>(1,803,547)</b>	(1,706,776)
<b>Balance, end of year</b>	<b>23,590,030</b>	24,715,686

[b] The Association received funding from the Government of Ontario to assist with the funding of the Bergamot Avenue Apartments. This funding was provided in the form of a loan with a 25-year term that began once the last advance was made. Principal and interest are forgivable provided the Association complies with the terms of the agreement, which include its ongoing operation in accordance with the program requirements. The total amount received of \$1,972,000 has been recorded as deferred capital contributions. It has not been recorded as a loan since the Association intends to meet these terms and, therefore, does not expect to have to repay these amounts.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

- [c] As at December 31, 2014, the Association has recorded cumulative grants of \$2,388,084 from the City of Toronto to fund the Bergamot Avenue Apartments. These contributions have been recorded as deferred capital contributions. All or a portion of the grants are potentially repayable if certain conditions are not met related to the operation of the program. Since the Association believes it will meet all conditions related to the operation of the program, no amount has been recorded as a repayable grant.
- [d] Substantially all of the assets of the Association, excluding real estate, have been pledged as collateral in connection with the forgivable loan *[note 9[b]]* and the repayable grants *[note 9[c]]* for the Bergamot Avenue Apartments.
- [e] As at December 31, 2014, the Association had received cumulative grants of \$3,054,116 to fund the Elm Centre project. All or a portion of the grants are potentially repayable if certain conditions are not met related to the operation of the program. Since the Association believes it will meet all conditions related to the operation of the program, no amount has been recorded as a repayable grant.

#### **10. INTERNALLY RESTRICTED NET ASSETS**

Internally restricted net assets include amounts set aside for various purposes. Annually, the Board of Directors determines the amount, if any, to be transferred between unrestricted and internally restricted net assets.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### 11. GOVERNMENT REVENUE

[a] Government revenue includes amounts from the following sources:

	2014		2013
	\$		\$
Ministry of Community and Social Services, TPAR			
Annual Subsidy, January 1 - March 31	736,292	731,891	
Annual Subsidy, April 1 - December 31	2,175,212	2,167,813	
Other, January 1 - March 31	30,452	—	
Other, April 1 - December 31	—	4,885	2,904,589
Ministry of Training, Colleges and Universities	3,151,623		2,552,026
City of Toronto			
Social Housing Unit, Section 106	1,398,838		1,380,987
Social Housing Unit, Rent Supplement - Woodlawn	138,607		137,293
Social Housing Unit, Rent Supplement - Bergamot	724,769		741,318
Social Housing Unit, Rent Supplement - Elm	508,222		508,177
Social Housing Unit, Capital Replacement Reserve transfer [note 8]	48,744		(65,361)
Social Housing Renovation and Retrofit Program	—		9,398
Hostel Services	2,719,547		2,706,105
Children's Services	1,794,371		1,894,755
Children's Services wage subsidy [note 11[b]]	70,592		70,592
Other	1,093,712		1,103,134
Ministry of Health and Long-Term Care			
CMHA, January 1 - March 31	316,327	353,447	
CMHA, April 1 - December 31	722,610	712,369	
Rent Supplement, January 1 - March 31	363,085	469,327	
Rent Supplement, April 1 - December 31	785,776	724,749	2,259,892
Ministry of Municipal Affairs and Housing [note 7[a]]	541,534		561,148
Other government grants	2,344,955		2,030,452
Amortization of deferred capital contributions [note 9[a]]	896,600		878,510
Imputed interest income on below market interest loans [notes 7[d] and 9[a]]	296,499		287,438
	<b>20,858,367</b>	<b>19,960,453</b>	

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

[b] Details of wage subsidies received from the City of Toronto Children's Services are as follows:

	\$
<hr/>	
Wage subsidies received in the year ended December 31, 2014	70,592
Wage subsidies expensed in the year ended December 31, 2014 according to the Day Nurseries Act, Regulation 262, amended to Ontario Regulation 277/98 Section 1	(70,592)
<hr/>	
	—
<hr/>	

## 12. FUNDRAISING REVENUE

Fundraising revenue consists of the following:

	2014	2013
	\$	\$
<hr/>		
Amounts received during the year		
Contributions restricted for December 6 Fund	<b>1,164,088</b>	103,120
Other contributions	<b>1,647,406</b>	1,779,675
<u>Women of Distinction</u>	<b>664,503</b>	610,669
	<b>3,475,997</b>	2,493,464
Net amount transferred to deferred contributions related to December 6 Fund	<b>(1,075,561)</b>	(33,095)
Net transfer from (to) deferred contributions related to other contributions	<b>38,588</b>	(54,488)
Amount received restricted for the purchase of capital assets transferred to deferred capital contributions <i>[note 9[a]]</i>	<b>(386,384)</b>	(365,750)
Amortization of deferred capital contributions <i>[note 9[a]]</i>	<b>905,895</b>	828,266
	<b>2,958,535</b>	2,868,397
<hr/>		

In 2014, contributions for the December 6 Fund include \$1,000,000 for the Julia M. Ruby December 6 Fund. Other contributions include membership fees, general donations and capital campaign contributions. Women of Distinction revenue includes ticket sales, sponsorships and donations in connection with the annual dinner and awards presentation.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### 13. FEES AND RENT

Fees and rent are composed of amounts from the following sources:

	2014	2013
	\$	\$
<b>Individual tenant rent:</b>		
Rent Supplement - Woodlawn	64,937	64,667
Rent Supplement - Bergamot	225,213	196,218
Rent Supplement - Elm Winona (City of Toronto)	119,036	108,924
Rent Supplement - Elm Supportive (Ministry of Health and Long-Term Care)	461,670	344,376
Rent - Pape	255,111	246,508
Rent - Humewood	18,605	19,360
Rent - Woodlawn (non-supplement)	248,564	243,926
Rent - Elm Affordable	1,827,694	1,725,494
<b>Total individual tenant rent</b>	<b>3,220,830</b>	<b>2,949,473</b>
Camp fees	530,882	456,580
Commercial rent	351,522	159,723
Employment training program fees	273,896	286,479
Daycare parent fees	101,058	64,595
Sale of products	74,172	110,785
Other institutions	33,204	27,969
Amortization of deferred capital contributions related to capital assets funded by the capital replacement reserves [note 9[a]]	1,052	—
<b>Total fees and rent</b>	<b>4,586,616</b>	<b>4,055,604</b>

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### 14. STATEMENT OF CASH FLOWS

[a] The net change in non-cash working capital balances related to operations consists of the following:

	2014	2013
	\$	\$
Increase in accounts receivable	<b>(180,139)</b>	(104,659)
Increase in prepaid expenses and other assets	<b>(18,434)</b>	(847)
Decrease in accounts payable and accrued liabilities	<b>106,388</b>	(79,462)
Increase (decrease) in deferred contributions	<b>1,435,972</b>	(86,515)
	<b>1,343,787</b>	(271,483)

[b] The change in accounts payable and accrued liabilities includes a decrease of \$329,970 [2013 – increase of \$133,428] related to the purchase of capital asset.

#### 15. COMMITMENTS

The Association is committed to the following future minimum annual lease payments:

	\$
2015	973,825
2016	722,485
2017	723,182
2018	500,056
2019	356,694
	<b>3,276,242</b>

In addition to minimum rentals, leases for offices generally require the payment of various operating costs.

#### 16. CREDIT FACILITIES

As at December 31, 2014, the Association had an available unsecured line of credit of \$1,627,245 bearing interest at the bank's prime rate plus 1.25%. This line of credit has been used in connection with one letter of credit totalling \$240,000 issued by the bank related to the Elm Centre project.

## Young Women's Christian Association of Greater Toronto

### NOTES TO FINANCIAL STATEMENTS

December 31, 2014

#### **17. FINANCIAL INSTRUMENTS**

The Association is exposed to various financial risks through transactions in financial instruments.

##### **Foreign currency risk**

The Association is exposed to foreign currency risk with respect to its investments denominated in foreign currencies, including the underlying investments of its pooled funds denominated in foreign currencies, because of fluctuations in the relative value of foreign currencies against the Canadian dollar.

##### **Credit risk**

The Association is exposed to credit risk in connection with its accounts receivable and its short-term and fixed income investments because of the risk that one party to the financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

##### **Interest rate risk**

The Association is exposed to interest rate risk with respect to its fixed-rate debt and its investments in fixed income securities and a pooled fund which holds fixed income securities, the fair value of which will fluctuate due to changes in market interest rates. In addition, the Association is exposed to interest rate risk with respect to its operating line of credit because cash flows will fluctuate as the interest rate is linked to the bank's prime rate, which changes from time to time.

##### **Liquidity risk**

The Association is exposed to the risk that it will encounter difficulty in meeting obligations in connection with its financial liabilities.

##### **Other price risk**

The Association is exposed to other price risk through changes in market prices [other than changes arising from interest rate or currency risks] in connection with its investments in equity securities and pooled funds.

**Young Women's Christian Association of Greater Toronto**

**NOTES TO FINANCIAL STATEMENTS**

December 31, 2014

**18. SUBSEQUENT EVENT**

On February 2, 2015, the Muttart Foundation loan [note 7[a]] was repaid in full. Because the funds to repay this loan are included in short-term investments as at December 31, 2014, the loan has been included in current portion of long-term debt.



