

# **Financial Statements**

YMCA of Greater Halifax/Dartmouth

December 31, 2022

# **Contents**

	Page
Independent auditor's report	1-2
Statement of financial position	3
Statement of operations	4
Statement of changes in net assets	5
Statement of cash flows	6
Notes to the financial statements	7-16



Grant Thornton LLP Nova Centre, North Tower Suite 1000, 1675 Grafton Street Halifax, NS B3.10F9

T +1 902 421 1734 F +1 902 420 1068

# Independent auditor's report

To the officers and members of The YMCA of Greater Halifax/Dartmouth

#### **Opinion**

We have audited the financial statements of The YMCA of Greater Halifax/Dartmouth ("the Association"), which comprise the statement of financial position as at December 31, 2022, and the statements of operations, changes in net assets 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 The YMCA of Greater Halifax/Dartmouth as at December 31, 2022, and its 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 Association 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 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.

In preparing the financial statements, management is responsible for assessing the Association'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 Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's 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.

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 Association'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 Association'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 Association 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.

Halifax, Canada April 11, 2023 **Chartered Professional Accountants** 

Grant Thornton LLP

YMCA of Greater Halifax/Dartmouth		
Statement of financial position		
December 31	2022	2021
Assets		
Current		
Cash and cash equivalents	\$ 8,707,080	\$ 6,474,091
Receivables (Note 3) Investments	275,576	47,478 730
Prepaid expenses	113,501	93,704
	9,096,157	6,616,003
Capital assets (Note 4)	33,952,515	34,764,253
	\$ 43,048,672	\$ 41,380,256
Liabilities		
Current		
Payables and accruals	\$ 856,972	\$ 423,983
Deferred revenue	117,595	70,250
Current portion to deferred capital contributions (Note 6)	637,196	577,426
Current portion of long term debt (Note 5)	1,833,211	10,754,091
Deferred contributions for expenses of future		
periods (Note 6)	6,421,028 9,866,002	5,806,824 17,632,574
	9,000,002	17,032,374
Long term debt (Note 5)	10,575,735	1,999,390
Deferred capital contributions (Note 6)	21,631,911	20,893,136
	42,073,648	40,525,100
Net assets		
Internally restricted	56,287	221,140
Unrestricted	918,737	634,016
	975,024	<u>855,156</u>
	<b>\$</b> 43,048,672	\$ 41,380,256

Commitments (Note 10)

On behalf of the Board

\_Director

YMCA of Greater Halifax/Dartmouth		
Statement of operations Year ended December 31	2022	2021
Revenues		
Government grants and contributions	\$ 12,528,266	\$ 10,324,345
Membership and programs	4,904,656	3,332,385
Other grants	<u>2,602,552</u>	2,329,060
Cutof granto	20,035,474	15,985,790
Expenses		
Association dues and fee	253,879	207,702
Bank charges and interest	697,647	543,332
Insurance	202,066	146,903
Occupancy and utilities	1,726,729	1,390,501
Office supplies and postage	396,009	338,750
Professional development and staff training	173,027	96,088
Professional dues and fees	1,483,163	797,208
Program supplies	1,136,255	1,098,978
Repairs and maintenance	876,162	772,057
Salaries and wages	11,908,755	9,672,315
Telephone	212,218	162,465
Travel	479,510	<u>253,205</u>
	<u>19,545,420</u>	<u>15,479,504</u>
Excess of revenue over expenses	400.054	500,000
before other income (expenses)	<u>490,054</u>	506,286
Other income (expenses)		
Investment income (Note 8)	76,722	61,151
Amortization of deferred capital contributions	718,212	659,161
Amortization of deletted capital contributions  Amortization of capital assets	(1,165,120)	(1,104,512)
, and azadon of daptar about	(370,186)	(384,200)

Excess of revenue over expenses

\$\_\_\_119,868

\$ \_\_\_122,086

# YMCA of Greater Halifax/Dartmouth **Statement of changes in net assets** Year ended December 31, 2022

	Internally restricted	<u>Unrestricted</u>	2022 <u>Total</u>	2021 Total
Balance, beginning of year	\$ 221,140	\$ 634,016	\$ 855,156	\$ 733,070
Excess of revenues over expenses	-	119,868	119,868	122,086
Transfers (Note 7)	(164,853)	<u>164,853</u>		=
Balance, end of year	\$ 56,287	\$ 918,737	\$ 975,024	\$ 855,156

YMCA of Greater Halifax/Dartmouth		
Statement of cash flows		2024
Year ended December 31	2022	2021
Increase (decrease) in cash and cash equivalents		
Cash flows from operating activities  Excess of revenue over expenses Items not involving cash:	\$ 119,868	\$ 122,086
Amortization of capital assets	1,165,120	1,104,512
Amortization of deferred capital contributions	<u>(718,212</u> )	<u>(659,161</u> )
	566,776	567,437
Change in non-cash operating working capital (Note 9) Net change in deferred contributions related to	232,439	(676,222)
expenses of future periods	614,204	966,625
	1,412,419	<u>857,840</u>
Cash flows from investing activities		
Acquisition of capital assets, net	(353,382)	(2,753,498)
Sale (purchase) of investments, net	730	11,278
	(352,652)	(2,742,220)
Cash flows from financing activities		
(Payments) advances from credit facility, net	(13,014)	51,122
Principal payments on long term debt	(1,431,521)	(627,271)
Loan advances	1,100,000	700,000
Deferred capital contributions received	<u>1,516,757</u>	2,150,136
	1,172,222	2,273,987
Net increase in cash and cash equivalents	2,232,989	389,607
Cash and cash equivalents		
Beginning of year	6,474,091	6,084,484
End of year	\$ 8,707,080	\$ 6,474,091

December 31, 2022

### 1. Nature and continuance of operations

The YMCA of Greater Halifax/Dartmouth (the "Association") is incorporated as an association without share capital under the laws of Nova Scotia. The Association is a charity dedicated to the growth of all persons in spirit, mind and body and to their sense of responsibility to each other and the global community. The Association is a registered charity under the Income Tax Act and accordingly is exempt from income taxes, provided certain requirements of the Income Tax Act are met.

### 2. Summary of significant accounting policies

These financial statements have been prepared by management on the basis of accounting principles applicable to a going concern, which assume that the Association will continue to operate in the foreseeable future and will be able to realize its assets and discharge its liabilities in the normal course of operations.

### Basis of accounting

These financial statements have been prepared in accordance with Canadian generally accepted accounting principles using Canadian accounting standards for not-for-profit organizations ("ASNPO") in Part III of the CPA Handbook.

#### **Fund accounting**

The financial statements include the following funds:

#### Internally restricted fund

The internally restricted fund represents funds internally restricted by the Board of Directors for capital reinvestment for Big Cove Camp in the amount of \$56,287. The amount of funding available for capital investment in each year is approved by the Big Cove Advisory Committee and requires the explicit approval of the Board. This fund also accumulates a share of the earnings from Big Cove Camp operations annually.

#### Unrestricted fund

The unrestricted fund accounts for the Association's excess of revenue and expenses from program delivery, development and Association services.

### Revenue recognition

The Association follows the deferral method of accounting for contributions, which include donations, grants and bequests.

Revenue from government grants and contributions and other grants consists of both unrestricted and restricted contributions.

Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

December 31, 2022

### 2. Summary of significant accounting policies (continued)

#### Revenue recognition (continued)

Externally restricted contributions other than endowment contributions are recognized as revenue in the year in which the related expenses are recognized. Unearned amounts are recorded as deferred contributions for expenses of future periods. Contributions restricted for the purchase of capital assets are deferred and amortized into revenue at a rate corresponding with the amortization rate for the related capital assets. Endowment contributions would be recorded as a direct increase to net assets as received.

Membership and program revenues are recorded in the period in which they are earned. Unearned amounts are recorded as deferred revenue.

Investment income is recognized as revenue when earned.

### Pledges and bequests

Revenue from annual campaign and in-memoriam donations are recognized on a cash basis, with no accrual being made for amounts pledged but not received.

The Association is the beneficiary under various wills and trust agreements, the total realizable amounts of which are not at present readily determinable. The Association records such bequests when the proceeds are received.

#### Contributed services

A substantial number of volunteers contribute a significant amount of their time each year. Due to the difficulty of determining the fair value, contributed services are not recognized in the financial statements.

#### Cash and cash equivalents

Cash and cash equivalents include cash on hand and amounts on deposit with financial institutions.

#### Capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution. Repairs and maintenance are charged to expense. Betterments which extend the estimated life of an asset are capitalized. When a capital asset no longer contributes to the Association's ability to provide services, its carrying amount is written down to its residual value.

Capital assets, other than land, are amortized on a straight-line basis using the following annual rates:

Buildings	25 -40 years
Computer and software systems	5 years
Land improvements	15 years
Leasehold improvements	5 years
Furniture and equipment	5-10 years
Mechanical systems	15 years

December 31, 2022

### 2. Summary of significant accounting policies (continued)

#### **Financial instruments**

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Association has not elected to carry any such financial instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Association determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Association expects to realize by exercising its right to any collateral.

If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

a) The Association's financial instruments consist of cash and cash equivalents, receivables, investments, payables and accruals, and long term debt. The carrying values of receivables and payables and accruals approximate fair values due to their short term nature. The Association records its investments at fair values. These financial instruments are placed in interest-bearing accounts and instruments insured by a Canadian chartered bank, or in highly liquid investments that are readily convertible into cash

The Association did not enter into any derivative financial arrangements.

- b) Risk management includes the understanding and active management of risks associated with all areas of the business and the associated operating environment. Financial instruments are primarily exposed to interest rate, credit and liquidity risk.
  - i) Interest rate risk Interest rate risk refers to the impact of future changes in interest rates on cash flows and fair value of assets and liabilities. The Association holds variable rate debt which gives rise to exposure from changes in interest rates applied to future cash flows.
  - ii) Credit risk Financial instruments which potentially subject the Association to credit risk consist primarily of cash and cash equivalents and receivables. The Association limits the amount of credit exposure with its cash and cash equivalents balances by only maintaining holdings with major Canadian financial institutions. Receivables are managed by closely monitoring outstanding balances and ensuring that any late payments or deviations are investigated.

December 31, 2022

## 2. Summary of significant accounting policies (continued)

### Financial instruments (continued)

iii) Liquidity risk

Liquidity risk is the risk of not being able to meet the Association's cash requirements in a timely and cost effective manner. Liquidity requirements are managed through the receipt of funds from the Association's various revenue sources. These sources of funds are used to pay operating expenses, purchase capital assets and meet debt service requirements. In the normal course of business, the Association enters into contracts that give rise to commitments for future payments which may also impact the Associations' liquidity.

#### **Use of estimates**

The preparation of the financial statements 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 year. Significant items subject to such estimates and assumptions include the allowance for doubtful accounts and amortization periods selected for capital assets. Actual results could differ from those estimates.

3.	Receivables	2022	<u>2021</u>
	ernment grants and contributions e receivables	\$ 207,026 68,550	\$ 14,882 32,596
		\$ 275,576	\$ 47,478

December 31, 2022

4. Capital assets		Cost	Accumulate Amortizatio		2022 Net ook Value		2021 Net ok value
Community Y							
Land	\$ 3	0,375	\$	- \$	30,375	\$	30,375
Buildings	2,36	3,478	2,009,41	9	354,059		413,980
Leaseholds	70	6,986	19,98	4	57,002		-
Big Cove (i)							
Land	13	3,079		-	133,079		133,079
Buildings	1,43	4,164	946,41	4	487,750		536,377
Furniture and equipment	2	7,377	20,44	7	6,930		12,405
John W. Lindsay YMCA							
Building	33,31	8,436	1,823,72	3 <b>3</b> (	6,494,713	32	,271,942
Computer and software	10	1,101	54,38	1	46,720		60,781
Furniture and equipment	57	3,657	253,45	2	320,205		419,734
Land improvements	26	3,048	20,82	5	242,223		259,760
Mechanical systems	64	7,401	89,35	5	558,046		601,206
Purdy's Wharf Child Care							
Furniture and equipment	17	4,743	157,35	0	17,393		4,423
Leasehold improvement	s 10	8,013	100,83	8	7,175		9,456
Parklane .							
Office equipment	2	1,902	7,06	4	14,838		10,735
Fall River							
Leaseholds	7:	9,499		_	79,499		-
Sheet Harbour							
Building	10	5,136	2,62	8	102,508		-
J				_			
	\$ 39,45	8,395	\$5,505,88	0 \$ 3	3,952,515	\$ 34	,764,253

<sup>(</sup>i) The assets related to Big Cove camp (the "Camp") noted above are subject to covenants under an agreement with the Segelberg Trust whereby any change in the use of the Camp must be agreed to by both parties. In addition, in the event of a change of use or sale of the Camp, the Association must pay the Segelberg Trust an amount defined in the agreement.

December 31, 2022

5. Long term debt	2022	<u>2021</u>
Due to YMCA Canada, non-interest bearing, repayable in blended monthly instalments of \$360, unsecured, due March 2023.	\$ 1,078	\$ 5,398
Due to YMCA Canada, non-interest bearing, repayable in monthly principal instalments of \$600, unsecured, due August 2029.	48,739	55,939
Due to YMCA Canada, non-interest bearing, repayable in monthly principal instalments of \$3,570 per month to May 2019 and \$629 thereafter, unsecured, due March 2030.	49,572	57,120
RBC credit facility, interest bearing at prime plus 1.5% with maximum amount available of \$115,000. Balance outstanding due on demand.	38,108	51,122
RBC fixed term loan, interest bearing at RBC prime plus 1.5% maturing in May 2023. 1565 South Park Street and 5600 Sackville Street held as collateral.	900,000	2,000,000
RBC revolving term loan, two year term, 20 year amortization interest bearing at a fixed rate of 7.61% with blended monthly payments of \$81,345. Borrowing is payable in full at the end of the 24-month term unless renegotiated. 1565 South Park Street and 5600 Sackville Street held as collateral.	9,571,449	9,883,902
RBC BCAP fixed term loan 5 year amortization interest bearing at RBC prime plus .10%. Repayable in monthly payments, May 2022 to May 2023 interest only, 2023-2026 fixed principal monthly. 1565 South Park Street and 5600 Sackville Street held as collateral. Payments of \$22,917 plus interest.	1,100,000	-
South Wind Holdings Limited, 5 year term loan, non-interest bearing, repayable on or before September 29, 2026 As security, the Association has provided a first fixed charge over 25 parking stalls.	700,000 12,408,946	<u>700,000</u> 12,753,481
Less: current portion of long term debt	<u>(1,833,211</u> )	(10,754,091)
	\$ 10,575,735	\$ 1,999,390

December 31, 2022

## 5. Long term debt (continued)

Principal amounts repayable on the long term debt within each of the next five years are as follows:

2023	\$ 1,833,211
2024	9,142,338
2025	289,478
2026	989,748
2027	129,331

#### 6. Deferred contributions

2022

<u>2021</u>

# **Expenses of future periods**

Deferred contributions for expenses of future periods are externally restricted funds received, which have not yet been spent.

Balance, beginning of year	\$ 5,806,824	\$ 4,840,199
Add: amounts received	14,289,084	12,300,713
Less: amount recognized as revenue in the year	<u>(13,674,880</u> )	(11,334,088)
	\$_6,421,028	\$ 5,806,824

### Capital assets

Deferred capital contributions represent the unamortized amount of externally restricted grants and donations received for the purchase of capital assets.

The amortization of deferred capital contributions is recorded as revenue in the statement of operations.

Balance, beginning of year	\$ 21,470,562	\$ 19,979,587
Add: contributions for capital assets deferred during the year	1,516,756	2,150,136
Less: amortization of deferred capital contributions	<u>(718,211</u> )	<u>(659,161</u> )
Total deferred capital contributions Less: current portion of deferred capital contributions	22,269,107 (637,196)	21,470,562 <u>(577,426</u> )
Total long term portion deferred capital contributions	\$ <u>21,631,911</u>	\$ <u>20,893,136</u>

December 31, 2022

#### 7. Inter fund transfers

During the year \$164,853 (2021 - \$10,142) was transferred from internally restricted net assets to unrestricted net assets to reflect these balances are now available for general operations of the Association. Of the total, \$59,000 related to funds originally received from the Mingo Estates and \$105,853 related to contributions from the MacCulloch estate.

Big Cove operated at a loss in 2022, as such there was not sharing of the net contribution in 2022 nil (2021 - \$8,207) in accordance with the terms of a pre-determined funding formula sharing 75% of net contribution on annual revenues and expenditures.

For 2022 Big Cove annual revenues and expenditures were \$669,806 and \$722,737 respectively for an overall loss of (\$52,931) The expenditures included Hurricane Fiona cleanup costs of \$19,717. The total clean- up costs for the site are estimated at \$450,000. YMCA is responsible for the first \$100,000 of costs associated with the insurance deductible shared by YCAN and YMCA, residual clean up costs will be covered by insurance. Site clean up will be completed in 2023.

#### 8. Investment income

Since 1984 the Association became entitled to interests in the residue of three estates.

In 1984 entitlement to a one-half interest in the residue of the Estate of A. Murray MacKay. Under the terms of the will, the investments are to be held in a perpetual trust with an income allocation therefore being paid to the beneficiaries on a monthly basis.

In 1994 entitlement to a 2% interest in the residue of the Estate of O.E. Smith. Under the terms of the will, the investments are to be held in a perpetual trust with income allocations therefore being paid to the beneficiaries on a quarterly basis.

In 2009 entitlement to a .667% interest in the residue of the Estate of Jean W. Lamb. Under the terms of the will, the investments are to be held in a perpetual trust with income allocations therefore being paid to the beneficiaries on an annual basis.

The Association also earned interest on accumulating cash balances in both operating and savings bank accounts in 2022.

	<u>2022</u>		<u>2021</u>
Interest from Estate of A. Murray MacKay Interest from Estate of Jean W. Lamb Interest income from savings Interest from Estate O.E. Smith (Loss) gain on sale of shares	\$ 27,674 630 44,210 4,645 (437)	\$	31,171 642 22,691 4,767 1,880
	\$ 76,722	\$_	61,151

December 31, 2022

9. Su	oplemental cash flow information	<u>2022</u>		<u>2021</u>
Recei Prepa Payal	non-cash operating working capital vables id expenses bles and accruals red revenue	\$ (228,098) (19,797) 432,989 47,345	(1	827,319 (42,984) ,349,378) (111,179)
		\$ 232,439	\$ (	(676,222)

#### 10. Commitments

The Association is party to operating leases and is committed to annual lease payments for leased premises and equipment. Payments for the next 5 years are as follows:

2023	1,258,426
2024	1,107,787
2025	1,008,982
2026	813,375
2027	440,780

### 11. Related party transactions

The Association purchases services from YMCA Canada and other YMCA associations. These transactions are in the normal course of business and are measured at the exchange amount, which is the amount of consideration established and agreed to by related parties.

	<u>2022</u>	<u>2021</u>
YMCA Canada Association fees	\$ 253,878	\$ 199,959
YMCA Canada East RDC Shared projects	255,137	150,000
Other YMCA associations Rent, training and consulting fees and MIS	513,720	89,610

Included in receivables is \$35,279 (2021 - \$18,063) owing from other YMCA associations.

Included in payables and accruals is \$45,972 (2021 - \$Nil) owing to YMCA Canada for deferred association fees related to 2022.

Included in long term debt is \$99,389 (2021 - \$118,457) owing to YMCA Canada.

December 31, 2022

## 12. Employee pension plan

Employees of the Association participate in the Canadian YMCA Retirement Fund (the "Fund") a contributory defined contribution pension plan which provides pension benefits to employees. Contributions to the Fund are required by both the eligible employees and the employer. Total employer contributions for 2022 were \$264,492 (2021 - \$221,619) and are recognized as an expense in the year. The Association is not responsible for any under-funded liability, nor does the Association have any access to any surplus that may arise in this Fund.

## 13. Comparative figures

Certain comparative figures have been adjusted from those previously presented to conform to the presentation of the 2022 financial statements.