



## Financial Statements

YMCA of Cape Breton

March 31, 2021

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# Independent auditor's report

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To the members of  
**YMCA of Cape Breton**

## Qualified Opinion

We have audited the financial statements of YMCA of Cape Breton ("the Organization"), which comprise the statement of financial position as at March 31, 2021, 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, except for the effects of the matter described in the Basis for Opinion paragraph, the accompanying financial statements present fairly in all material respects, the financial position of YMCA of Cape Breton as at March 31, 2021, 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 Qualified Opinion

In common with many not-for-profit organizations, the Organization derives revenue from the general public in the form of donations and other fundraising activities, 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 fundraising revenues, excess of revenue over expenditures, and cash flows from operations for the years ended March 31, 2021 and 2020, current assets as at March 31, 2021 and 2020, and net assets as at March 31, 2021 and 2020. 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.

## 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 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.

### **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.

Sydney, Canada  
October 14, 2021

*Grant Thornton LLP*  
Chartered Professional Accountants

## YMCA of Cape Breton Statement of operations

Year ended March 31	General Fund	Opportunity Fund	Total 2021	Total 2020
<b>Revenue</b>				
Service Canada	\$ 548,284	\$ -	\$ 548,284	\$ 379,888
Federal Wage Subsidy	494,934	-	494,934	-
Province of Nova Scotia	2,671,139	-	2,671,139	2,357,552
Membership	892,103	-	892,103	1,650,216
Programming	81,755	-	81,755	137,733
Preschool	261,987	-	261,987	487,080
After school	27,558	-	27,558	57,875
Rentals	250	-	250	19,957
Investment income	9,207	-	9,207	14,925
Y Lotto revenue	-	116,034	116,034	47,084
Donations	1,142	67,774	68,916	184,659
Concession sales	5,640	-	5,640	1,378
United Way	10,167	-	10,167	16,491
Administrative fee	-	-	-	11,065
	<u>5,004,166</u>	<u>183,808</u>	<u>5,187,974</u>	<u>5,365,903</u>
<b>Expenses</b>				
Administrative fee	32,315	-	32,315	33,487
Advertising	18,680	-	18,680	30,803
Allocations and Priority Sam	33,161	-	33,161	91,794
Bad debts	20,900	-	20,900	9,980
Community support	-	26,722	26,722	60,433
Cost of goods for resale	648	-	648	279
Insurance	45,923	-	45,923	43,413
Interest on long term debt	53,179	-	53,179	58,786
Bank charges	73,046	300	72,346	73,317
Professional fees	53,422	-	53,422	151,520
Professional development	15,530	264	15,794	28,273
Repairs and maintenance	281,568	-	281,568	378,408
Rent	123,084	-	123,084	193,745
Salaries and benefits	3,411,570	13,124	3,424,694	3,607,892
Supplies and equipment	251,716	6,080	257,796	277,964
Technical support	40,053	-	40,053	51,828
Telephone	63,507	-	63,507	85,992
Travel and meals	9,118	75	9,193	65,287
Utilities	171,738	-	171,738	248,656
Y Lotto prizes	-	58,974	58,974	16,030
	<u>4,699,158</u>	<u>105,539</u>	<u>4,804,697</u>	<u>5,507,887</u>
	<u>305,008</u>	<u>78,269</u>	<u>383,277</u>	<u>(141,984)</u>
Amortization of deferred contributions related to capital assets	294,670	-	294,670	319,878
Amortization of capital assets	(371,125)	-	(371,125)	(404,312)
Write down of capital asset	-	-	-	(37,081)
	<u>(76,455)</u>	<u>-</u>	<u>(76,455)</u>	<u>(121,515)</u>
Excess (deficiency) of revenues over expenditures	<u>\$ 228,553</u>	<u>\$ 78,269</u>	<u>\$ 306,822</u>	<u>\$ (263,499)</u>

See accompanying notes to the financial statements.

# YMCA of Cape Breton

## Statement of financial position

March 31	General Fund	Opportunity Fund	2021	2020
<b>Assets</b>				
Current				
Cash and cash equivalents (Note 3)	\$ 2,018,727	\$ 97,566	\$ 2,116,293	\$ 939,824
Receivables (Note 4)	180,250	-	180,250	232,819
Prepays	23,324	-	23,324	34,175
	2,222,301	97,566	2,319,867	1,206,818
Capital assets (Note 5)	9,889,471	-	9,889,471	10,257,248
	<u>\$ 12,111,772</u>	<u>\$ 97,566</u>	<u>\$ 12,209,338</u>	<u>\$ 11,464,066</u>
<b>Liabilities</b>				
Current				
Payables and accruals (Note 6)	\$ 404,887	\$ -	\$ 404,887	\$ 310,963
Due (from) to Opportunity Fund	(125,885)	125,885	-	-
Deferred revenue	1,497,278	36,160	1,533,438	849,835
Current portion of long-term debt (Note 7)	96,163	-	96,163	52,019
	1,872,443	162,045	2,034,488	1,212,817
Long term debt (Note 7)	1,207,568	-	1,207,568	1,296,119
Deferred contributions (Note 8)	7,762,890	-	7,762,890	8,057,560
	<u>10,842,901</u>	<u>162,045</u>	<u>11,004,946</u>	<u>10,566,496</u>
<b>Equity (Page 5)</b>				
Investment in capital assets (Note 9)	822,850	-	822,850	851,550
Unrestricted	446,021	(64,479)	381,542	46,020
	<u>1,268,871</u>	<u>(64,479)</u>	<u>1,204,392</u>	<u>897,570</u>
	<u>\$ 12,111,772</u>	<u>\$ 97,566</u>	<u>\$ 12,209,338</u>	<u>\$ 11,464,066</u>

On behalf of the Board

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

See accompanying notes to the financial statements.

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## YMCA of Cape Breton

### Statement of changes in net assets

Year ended March 31				2021	2020
	Investment in Capital <u>Assets</u>	Unrestricted General <u>Fund</u>	Unrestricted Opportunity <u>Fund</u>	<u>Total</u>	<u>Total</u>
Balance, beginning of year	\$ 851,550	\$ 188,768	\$ (142,748)	\$ 897,570	\$ 1,161,069
(Deficiency) excess of revenue over expenditures (Note 10)	(76,455)	305,008	78,269	306,822	(263,499)
Net change in investment in capital assets (Note 10)	<u>47,755</u>	<u>(47,755)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Balance, end of year	<u>\$ 822,850</u>	<u>\$ 446,021</u>	<u>\$ (64,479)</u>	<u>\$ 1,204,392</u>	<u>\$ 897,570</u>

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See accompanying notes to the financial statements.

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## YMCA of Cape Breton

### Statement of cash flows

Year ended March 31

2021

2020

Increase (decrease) in cash and cash equivalents

<b>Operating</b>		
(Deficiency) excess of revenues over expenditures	\$ 306,822	\$ (263,499)
Amortization of capital assets	371,125	404,312
Amortization of deferred contributions related to capital assets	(294,670)	(319,878)
Write down of capital asset	-	37,081
	<u>383,277</u>	<u>(141,984)</u>
Change in non-cash operating working capital (Note 11)	840,947	(459,884)
	<u>1,224,224</u>	<u>(601,868)</u>
<b>Investing</b>		
Contributions (reallocated) received for purchase of capital assets	-	(814)
Purchase of capital assets	(3,348)	(121,436)
	<u>(3,348)</u>	<u>(122,250)</u>
<b>Financing</b>		
Repayment of long-term debt	(44,407)	(84,272)
Net increase (decrease) in cash and cash equivalents	1,176,469	(808,390)
Cash and cash equivalents, beginning of year	939,824	1,748,214
Cash and cash equivalents, end of year	<u>\$ 2,116,293</u>	<u>\$ 939,824</u>

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Cash and cash equivalents comprised of		
Cash	\$ 1,560,509	\$ 393,089
Term deposits	555,784	546,735
	<u>\$ 2,116,293</u>	<u>\$ 939,824</u>

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See accompanying notes to the financial statements.



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# **YMCA of Cape Breton**

## **Notes to the financial statements**

March 31, 2021

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### **1. Nature of operations**

YMCA of Cape Breton is a registered charity providing wellness, health, recreation, and community development programs to the local community. The Organization is exempt from income taxes under provisions of the Income Tax Act.

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### **2. Summary of significant accounting policies**

#### **Basis of accounting**

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant policies are detailed as follows:

#### **Fund accounting**

Funds within the financial statements consist of unrestricted general and unrestricted opportunity fund. Transfers between funds are recorded as adjustments to the appropriate fund balance.

#### **Opportunity fund**

The Opportunity fund is an unrestricted fund whose purpose is to provide financial assistance for community members for services provided at the Organization.

#### **Revenue recognition**

The Organization follows the deferral method of accounting for contributions for both the general fund and the opportunity fund, which include government assistance relating to operating expenses and capital assets. Under the deferral method, externally restricted contributions are recognized as revenue in the year in which the related expenses are recognized. 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. Contributions relating to expenses of future periods are deferred and recognized as revenue as the expenses are incurred.

Revenue from fees and contracts are recognized when the services are provided.

#### **Long term investments**

Long-term investments are recorded at fair value.

#### **Capital assets**

Capital assets are recorded at cost. Betterments which extend the estimated life of an asset are capitalized. When a capital asset no longer contributes to the Organization's ability to provide services, its carrying amount is written down to its residual value.

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# YMCA of Cape Breton

## Notes to the financial statements

March 31, 2021

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

#### Capital assets (continued)

Rates and bases of depreciation applied to write off the cost of property and equipment over their estimated lives are as follows:

Building	3%, declining balance
Enterprise Centre building	3%, declining balance
Renovations	10%, declining balance
Equipment	20%, declining balance
Computer equipment	35%, declining balance
Computer software	50%, declining balance

#### Cash and cash equivalents

Cash and cash equivalents include cash on hand, balances with banks and short-term deposits with original maturities of three months or less. Bank borrowings are considered to be financing activities.

#### Financial instruments

The Organization considers any contract creating a financial asset, liability or equity instrument as a financial instrument, except in certain limited circumstances. The Organization accounts for the following as financial instruments:

- Cash and cash equivalents
- Receivables
- Long term investments
- Payables and accruals
- Long-term debt

A financial asset or liability is recognized when the organization becomes party to contractual provisions of the instrument.

#### Measurement

Financial assets or liabilities obtained in arm's length transactions are initially measured at their fair value. In the case of a financial asset or liability not being subsequently measured at fair value, the initial fair value will be adjusted for financing fees and transaction costs that are directly attributable to its origination, acquisition, issuance or assumption.

At each reporting date, the Organization measures its financial assets and liabilities at cost or amortized cost (less impairment in the case of financial assets), except for equities quoted in an active market, which are measured at fair value. All changes in fair value of the organization's investments in equities quoted in an active market are recorded in the statement of operations.

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# YMCA of Cape Breton

## Notes to the financial statements

March 31, 2021

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

#### Financial instruments

For financial assets measured at cost or amortized cost, the Organization regularly assesses whether there are any indications of impairment. If there is an indication of impairment, and the organization determines that there is a significant adverse change in the expected timing or amount of future cash flows from the financial asset, it recognizes an impairment loss in the statement of operations. Any reversals of previously recognized impairment losses are recognized in operations in the year the reversal occurs.

Financial assets and financial liabilities are subsequently measured according to the following methods:

<u>Financial instrument</u>	<u>Measurement</u>
Cash and cash equivalents	Amortized cost (which approximates fair value)
Receivables	Amortized cost
Long term investments	Fair value
Payables and accruals	Amortized cost
Long term debt	Amortized cost

#### Use of estimates

In preparing the Organization's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and reported amounts of revenue and expenses during the period. Actual results could differ from these estimates.

#### Donated goods and services

Donated goods and services are recognized at their fair market value when they are received.

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### 3. Cash and cash equivalents

The Organization has access to an operating line of credit of \$125,000 that bears interest at a rate of prime plus .5%. At the year end, the line of credit had a balance outstanding of nil (2020 – nil).

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## YMCA of Cape Breton

### Notes to the financial statements

March 31, 2021

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4. Receivables	<u>2021</u>	<u>2020</u>
Membership	\$ 112,311	\$ 175,552
Commodity taxes	14,366	17,255
Other	<u>117,728</u>	<u>83,267</u>
	<b>244,405</b>	276,074
Allowance for doubtful accounts	<u>(64,155)</u>	<u>(43,255)</u>
	<b><u>\$ 180,250</u></b>	<b><u>\$ 232,819</u></b>

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5. Capital assets			<u>2021</u>	<u>2020</u>
	<u>Cost</u>	<u>Accumulated depreciation</u>	<u>Net book value</u>	<u>Net book value</u>
Land	\$ 61,971	\$ -	\$ 61,971	\$ 61,971
Building	12,538,979	3,149,824	<b>9,389,155</b>	9,679,540
Renovations	436,478	131,485	<b>304,993</b>	338,881
Equipment	1,129,544	1,013,733	<b>115,811</b>	145,958
Computer equipment	317,515	315,700	<b>1,815</b>	2,793
Computer software	<u>92,450</u>	<u>76,724</u>	<u><b>15,726</b></u>	<u>28,105</u>
	<b><u>\$ 14,576,937</u></b>	<b><u>\$ 4,687,466</u></b>	<b><u>\$ 9,889,471</u></b>	<b><u>\$ 10,257,248</u></b>

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6. Payables and accruals	<u>2021</u>	<u>2020</u>
Trade	\$ 338,363	\$ 276,368
Government remittances	<u>66,524</u>	<u>34,595</u>
	<b><u>\$ 404,887</u></b>	<b><u>\$ 310,963</u></b>

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## YMCA of Cape Breton

### Notes to the financial statements

March 31, 2021

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7. Long term debt	<u>2021</u>	<u>2020</u>
Toronto Dominion Bank		
4.12% loan, repayable in monthly instalments of \$2,848, including interest	\$ 299,564	\$ 312,948
4.35% loan, repayable in monthly instalments of \$6,174, including interest	669,423	692,691
4.35% loan, repayable in monthly instalments of \$3,053, including interest	<u>334,744</u>	<u>342,499</u>
	<b>1,303,731</b>	1,348,138
Less current portion	<u>96,163</u>	<u>52,019</u>
	<b><u>\$ 1,207,568</u></b>	<b><u>\$ 1,296,119</u></b>

Estimated annual principal payments in each of the next five (5) years are as follows:

2022	\$ 96,163
2023	\$ 100,599
2024	\$ 104,912
2025	\$ 109,409
2026	\$ 114,100

As security, the Organization has provided a first mortgage on specific land and building having a net book value of \$9,451,126, a general security agreement over other property and an assignment of fire insurance.

The Organization is subject to a debt service coverage ratio covenant of better than 1.5:1 on its loans with the Toronto Dominion Bank. At the year end date, the Organization was in compliance with this covenant.

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# YMCA of Cape Breton

## Notes to the financial statements

March 31, 2021

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### 8. Deferred contributions

Deferred capital contributions related to capital assets represent the unamortized amount of the grants received for the purchase of capital assets. The amortization of capital contributions is recorded as revenue in the statement of operations.

	<u>2021</u>	<u>2020</u>
Balance, beginning of year	\$ 8,057,560	\$ 8,378,252
Contributions (reallocated) received	<u>-</u>	<u>(814)</u>
	8,057,560	8,377,438
Less: amortized amounts	<u>294,670</u>	<u>319,878</u>
	<u>\$ 7,762,890</u>	<u>\$ 8,057,560</u>

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### 9. Investment in capital assets

	<u>2021</u>	<u>2020</u>
Capital assets	\$ 9,889,471	\$ 10,257,248
Amounts financed by long-term debt	(1,303,731)	(1,348,138)
Amount financed by deferred contributions	<u>(7,762,890)</u>	<u>(8,057,560)</u>
	<u>\$ 822,850</u>	<u>\$ 851,550</u>

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### 10. Change in equity invested in capital assets

	<u>2021</u>	<u>2020</u>
Deficiency of revenue over expenses		
Amortization of deferred contributions related to capital assets	\$ 294,670	\$ 319,878
Amortization of capital assets	(371,125)	(404,312)
Write-off of capital assets	<u>-</u>	<u>(37,081)</u>
	<u>\$ (76,455)</u>	<u>\$ (121,515)</u>
Net change in investment in capital assets		
Capital assets purchased, net of contribution	\$ 3,348	\$ 121,436
Contributions repaid (reallocated) for future projects	-	814
Repayment of long-term debt, net of advances	<u>44,407</u>	<u>84,272</u>
	<u>\$ 47,755</u>	<u>\$ 206,522</u>

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# YMCA of Cape Breton

## Notes to the financial statements

March 31, 2021

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11. Supplemental cash flow information	<u>2021</u>	<u>2020</u>
Change in non-cash operating working capital		
Receivables	\$ 52,569	\$ 28,062
Prepays	10,851	(5,769)
Payables and accruals	93,924	(16,222)
Deferred revenue	<u>683,603</u>	<u>(465,955)</u>
	<u>\$ 840,947</u>	<u>\$ (459,884)</u>

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### 12. Defined contribution plan

The Organization has contributed \$116,490 (2020 – \$113,546) to the employees' defined contribution plan for the year ended March 31, 2021.

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### 13. Financial instruments

The Organization is exposed to various risks through its financial instruments. The following analysis provides a measure of the Organization's risk exposures and concentrations at March 31, 2021.

#### Credit risk

Credit risk is the risk of loss associated with a counterpart's inability to fulfil its payment obligations. The Organization's credit risk is attributable to receivables of \$180,250 (2020 - \$232,819). Management believes that the credit risk concentration with respect to financial instruments included in receivables is remote.

#### Liquidity risk

Liquidity risk is the risk that the Organization will be unable to meet its contractual obligations and financial liabilities. The Organization's credit risk is attributable to payables of \$404,887 (2020 - \$310,963) and long-term debt of \$1,303,731 (2020 - \$1,348,138). The Organization manages liquidity risk by monitoring its cash flows and ensuring that it has sufficient cash available to meet its obligations and liabilities.

#### Market risk

Market risk is the risk of loss that may arise from changes in market factors, such as foreign exchange and changes in equities quoted in an active market. Management believes that the market risk concentration with respect to financial liabilities is remote.

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# YMCA of Cape Breton

## Notes to the financial statements

March 31, 2021

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### 14. Impact of COVID-19

Since December 2019, the spread of COVID-19 severely impacted many local economies around the globe. In many countries, including Canada, businesses were forced to cease or limit operations for long periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced significant volatility. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions. In 2021, COVID-19 and related government restrictions negatively impacted operations, revenues and net financial results for certain fee-based programs (Licensed Child Care, After School Programs, and Wellness Center).

The Organization confirmed its eligibility to receive funding from the government under the Canada Emergency Wage Subsidy (CEWS) program. Under the CEWS program, the Company is entitled to receive a subsidy up to 75% of an employee's wages - up to a set amount per week. In the 2021 fiscal year, the Organization received \$494,934 in CEWS funding.

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### 15. Related party transactions

The Organization has related party transactions with two different aspects. There are related party transactions with the Board of Directors, and there are related party transactions with Y Canada.

Related party transactions with the Board of Directors are limited to fees collected from any member of the Board that is a member of the YMCA.

Related party transactions with the Y Canada include:

- All YMCA's pay 1.76% of all revenues earned to Y Canada. The total amount of allocations to the Y Canada is \$31,161.
  - The YMCA of CB is set up on a payment plan with Y Canada to pay off the costs related to the old membership software that did not end up being used.
-