

**West Park Healthcare Centre Foundation**  
(incorporated without share capital under the laws of the Province of  
Ontario)

Financial Statements

**March 31, 2021**



## Independent auditor's report

To the Directors of West Park Healthcare Centre Foundation

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### Our opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of West Park Healthcare Centre Foundation (the Foundation) as at March 31, 2021 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.

#### What we have audited

The Foundation's financial statements comprise:

- the statement of financial position as at March 31, 2021;
- the statement of operations and changes in fund balances for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, which include significant accounting policies and other explanatory information.

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

#### Independence

We are independent of the Foundation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada. We have fulfilled our other ethical responsibilities in accordance with these requirements.

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### 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.

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

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

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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 Foundation'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 Foundation'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 Foundation 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.

*PricewaterhouseCoopers LLP*

Chartered Professional Accountants, Licensed Public Accountants

Toronto, Ontario  
May 27, 2021

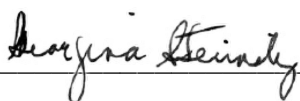
# West Park Healthcare Centre Foundation

## Statement of Financial Position

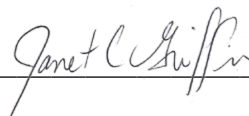
As at March 31, 2021

	2021	2020
	\$	\$
<b>Assets</b>		
Cash	40,690	77,977
Restricted investment (note 3)	-	24,017
Accounts receivable	171,521	94,586
Prepaid expenses	9,855	23,077
Investments (note 4)	18,401,725	15,782,313
	<u>18,623,791</u>	<u>16,001,970</u>
<b>Liabilities</b>		
Accrued charges	287,020	235,982
Other Liabilities (note 10)	219,524	281,488
Deferred revenue	47,500	30,900
Campaign advance (note 6)	2,624,660	2,594,613
	<u>3,178,704</u>	<u>3,142,983</u>
<b>Fund balances</b>		
Externally restricted		
Restricted Fund (note 11)	12,767,194	11,458,688
Endowment Fund (note 5)	4,549,950	3,938,485
Unrestricted		
General Fund (note 10)	(1,872,057)	(2,538,186)
	<u>15,445,087</u>	<u>12,858,987</u>
	<u>18,623,791</u>	<u>16,001,970</u>

### Approved on Behalf of the Board of Directors



Director



Director

The accompanying notes are an integral part of these financial statements.

## West Park Healthcare Centre Foundation

### Statement of Operations and Changes in Fund Balances

For the year ended March 31, 2021

	General Fund		Restricted Fund		Endowment Fund		Total	
	2021 \$	2020 \$	2021 \$	2020 \$	2021 \$	2020 \$	2021 \$	2020 \$
<b>Revenue</b>								
Donations (note 9)	269,944	610,242	1,533,901	1,898,502	25,000		1,828,845	2,508,744
Fundraising events (note 10)	471,742	470,488	350	6,884	-		472,092	477,372
Investment income (note 4)	1,420,862	56,598	-	-	853,672	(38,561)	2,274,534	18,037
Parking (note 6)	688,428	834,527	-	-	-		688,428	834,527
	<b>2,850,976</b>	<b>1,971,855</b>	<b>1,534,251</b>	<b>1,905,386</b>	<b>878,672</b>	<b>(38,561)</b>	<b>5,263,899</b>	<b>3,838,680</b>
<b>Expenses</b>								
Employee compensation	1,637,788	1,706,432	-	-	-		1,637,788	1,706,432
Canadian Emergency Wage Subsidy (Note 10)	(456,554)	-	-	-	-		(456,554)	-
General and administrative (note 6)	213,680	228,978	-	-	-		213,680	228,978
Marketing and stewardship	159,523	181,115	-	-	-		159,523	181,115
Fundraising events	126,097	316,754	-	-	-		126,097	316,754
West Park Healthcare Centre support (note 6)	201,647	302,818	308,837	350,908	-		510,484	653,726
Parking (note 6)	486,781	531,709	-	-	-		486,781	531,709
	<b>2,368,962</b>	<b>3,267,806</b>	<b>308,837</b>	<b>350,908</b>	<b>-</b>	<b>-</b>	<b>2,677,799</b>	<b>3,618,714</b>
<b>Excess (deficiency) of revenue over expenses for the year</b>	<b>482,014</b>	<b>(1,295,951)</b>	<b>1,225,414</b>	<b>1,554,478</b>	<b>878,672</b>	<b>(38,561)</b>	<b>2,586,100</b>	<b>219,966</b>
Fund balances - Beginning of year	(2,538,186)	(1,457,665)	11,458,688	9,933,951	3,938,485	4,162,735	12,858,987	12,639,021
Interfund transfers (note 7)	184,115	215,430	83,092	(29,741)	(267,207)	(185,689)	-	-
<b>Fund balances - End of year</b>	<b>(1,872,057)</b>	<b>(2,538,186)</b>	<b>12,767,194</b>	<b>11,458,688</b>	<b>4,549,950</b>	<b>3,938,485</b>	<b>15,445,087</b>	<b>12,858,987</b>

The accompanying notes are an integral part of these financial statements.

# West Park Healthcare Centre Foundation

## Statement of Cash Flows

For the year ended March 31, 2021

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	2021 \$	2020 \$
<b>Cash provided by (used in)</b>		
<b>Operating activities</b>		
Excess of revenue over expenses for the year	2,586,100	219,966
Adjustments:		
Increase (decrease) in fair value of investments	(1,937,650)	612,647
Realized gains and distributions on investments reinvested, net	(392,583)	(679,480)
	<hr/> 255,867	<hr/> 153,133
Changes in non-cash working capital balances		
Accounts receivable	(76,935)	62,744
Prepaid expenses	13,222	20,389
Accrued charges	51,038	(80,498)
Other liabilities	(61,964)	281,488
Deferred revenue	16,600	13,400
	<hr/> 197,828	<hr/> 450,656
<b>Financing activities</b>		
Increase in campaign advance	<hr/> 30,047	<hr/> 263,793
<b>Investing activities</b>		
Purchase of investments	(1,419,303)	(2,019,621)
Sale of investments	1,130,124	996,672
Decrease in restricted cash	24,017	6,764
	<hr/> (265,162)	<hr/> (1,016,185)
<b>Decrease in cash during the year</b>	<hr/> (37,287)	<hr/> (301,736)
<b>Cash - Beginning of year</b>	<hr/> 77,977	<hr/> 379,713
<b>Cash - End of year</b>	<hr/> <hr/> 40,690	<hr/> <hr/> 77,977

The accompanying notes are an integral part of these financial statements.

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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### 1 Purpose of the Foundation

West Park Healthcare Centre Foundation (the Foundation) is incorporated without share capital under the laws of the Province of Ontario. While it is a separate legal entity from West Park Healthcare Centre (the Centre), the Foundation was established to raise funds to support programs, services and capital needs of the Centre, as approved by the Foundation's Board of Directors. All donations to the Centre are received through the Foundation and receipted by the Foundation for income tax purposes. The Foundation is a registered charity 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

The financial statements of the Foundation have been prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO). The following summary of significant accounting policies is set forth to facilitate the understanding of these financial statements.

#### Fund accounting

In order to ensure observance of the limitations and restrictions placed on the use of resources available to the Foundation, the accounts of the Foundation are maintained in accordance with the principles of fund accounting. Accordingly, resources are classified for accounting and reporting purposes into funds. These funds are held in accordance with the objectives specified by the donors or in accordance with directives issued by the Board of Directors.

For financial reporting purposes, the accounts have been classified into the following funds:

- General Fund

The General Fund accounts for the Foundation's fundraising, program delivery and administration activities. This fund reports unrestricted donations received.

- Restricted Fund

The Restricted Fund includes those funds where resources are to be used for an identified purpose, as specified by the donor.

- Endowment Fund

The Endowment Fund includes those funds where either the donor or internal restrictions require that the principal be maintained by the Foundation on a permanent basis.



# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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### **Investments**

Investments consist of a fixed income fund and Canadian and international equity funds and are carried in the financial statements at fair value based on quoted market values. Transactions are recorded on a trade date basis and transaction costs are expensed as incurred.

### **Revenue recognition and investment income**

The Foundation follows the restricted fund method of accounting for contributions. Donor restricted contributions for endowment purposes are recognized as revenue in the Endowment Fund. Other donor restricted contributions are recognized as revenue of the Restricted Fund and unrestricted contributions are recognized as revenue of the General Fund. Donations are recognized in revenue when received since pledges are not legally enforceable claims. Donations received in advance of a signed gift agreement are deferred until the related gift agreement is signed.

Investment income subject to donor restrictions stipulating that it be added to the principal amount of the endowment is recognized as revenue of the Endowment Fund. Investment income earned on the Restricted Fund is recorded as revenue of the General Fund unless restricted by the donor in which case it is recorded as revenue of the Restricted Fund. All other investment income is recognized as revenue of the General Fund when earned.

The Foundation recognizes revenue for events in the year in which the event occurs. Sponsorships and tickets sold in advance for events to be held in the next fiscal year are recorded as deferred revenue.

### **Property, plant and equipment**

The Foundation does not own any property, plant and equipment. All assets used by the Foundation are the property of the Centre and are provided to the Foundation for its use.

### **Contributed materials and services**

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

### **Use of estimates**

The preparation of the financial statements in accordance with ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Actual results could differ from those estimates.

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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### 3 Restricted investment

The Foundation had a standby letter of credit for \$24,017 that expired on August 9, 2020 in connection with its lottery. The funds held as security for this letter of credit are presented as restricted investment on the statement of financial position as at March 31, 2020.

### 4 Investments

Investments consist of the following amounts held in units of various pooled funds and comprise the following:

	2021		2020	
	\$	%	\$	%
Cash and cash equivalents	651,443	3	511,183	3
Fixed income	9,877,481	54	8,665,591	55
Canadian equities	3,742,434	20	2,847,263	18
International equities	3,575,881	19	3,182,886	20
Alternative Strategies	554,486	3	575,390	4
Aggregate fair value	18,401,725	100	15,782,313	100
Aggregate cost	15,484,300		14,572,790	

The investment portfolio is managed in accordance with the Foundation's investment policy.

Investment income earned on the Foundation's assets consists of the following:

	2021	2020
	\$	\$
Interest and realized gains	336,884	630,684
Change in fair value of investments	1,937,650	(612,647)
	2,274,534	18,037

Investment fees of \$68,966 (2020 - \$60,675) have been netted against interest and realized gains.

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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### 5 Endowment Fund

The Foundation has a policy designed to protect the real value of endowments by limiting the amount of investment income made available for spending and requiring the reinvestment of income not made available.

The annual payout amount for endowed funds is: (i) the amounts stipulated by the donor, and (ii) currently 4% according to the Foundation's policy for funds where the donor has not stipulated an amount. In addition, where permitted by the donor, a 1% fee is allocated to the General Fund to cover administration costs. In any year, should the aggregate of net investment income for that year and the accumulated reinvested income from prior years be insufficient to fund the payout and the 1% fee for the particular year, then the payout is reduced and the 1% fee is not allocated in order to preserve the original principal of the donation. Once determined, the annual payout from the Endowment Fund is transferred to the Restricted Fund, where it remains until actual distributions are made.

### 6 Related party transactions

The Centre provides space and certain administrative support services to the Foundation.

During the year, the Foundation approved and paid to the Centre \$308,837 (2020 - \$350,908) in capital and operating grants.

General Fund expenses are paid for by the Centre and reimbursed by the Foundation from General Fund revenue. Expenses that have yet to be reimbursed are represented by the campaign advance. On June 14, 2013, the Centre and the Foundation executed a non-interest bearing term loan agreement expiring on June 30, 2014 that limits the amount of any future loan to \$1,000,000. Subsequent to June 14, 2013, the Foundation and the Centre have negotiated increases and extensions to the term loan agreement resulting in the current term loan agreement that includes a \$3,500,000 borrowing limit and that expires on July 31, 2022.

The Foundation was in compliance throughout the year with the term limit (note 10).

On July 1, 2011, the Foundation entered into a ten-year lease agreement for its parking facilities with the Centre. During the year, the Foundation paid \$225,850 (2020 - \$226,200) in leasing expense, \$238,200 (2020 - \$238,200) in management fees expense and provided a donation of \$278,877 (2020 - \$243,607). This amount is included as part of the amounts due to the Centre. The lease agreement was terminated on March 31, 2021.

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

### 7 Interfund transfers

During the years ended March 31, 2021 and March 31, 2020, the following interfund transfers were made:

	<b>2021</b>		
	<b>General Fund</b>	<b>Restricted Fund</b>	<b>Endowment Fund</b>
	\$	\$	\$
Transfer from Endowment Fund to Restricted Fund to be made available for spending		223,086	(223,086)
Transfer from Endowment Fund to General Fund as a 1% fee in accordance with Foundation policies	44,121		(44,121)
Transfer between funds in accordance with donor directions	(3,692)	3,692	
Transfer from Restricted Fund to General Fund as a 9% fee in accordance with Foundation policies	143,686	(143,686)	
	<b>184,115</b>	<b>83,092</b>	<b>(267,207)</b>
	<b>2020</b>		
	<b>General Fund</b>	<b>Restricted Fund</b>	<b>Endowment Fund</b>
	\$	\$	\$
Transfer from Endowment Fund to Restricted Fund to be made available for spending		149,893	(149,893)
Transfer from Endowment Fund to General Fund as a 1% fee in accordance with Foundation policies	35,796		(35,796)
Transfer between funds in accordance with donor direction	8,143	(8,143)	
Transfer from Restricted Fund to General Fund as a 9% fee in accordance with Foundation policies	171,491	(171,491)	
	<b>215,430</b>	<b>(29,741)</b>	<b>(185,689)</b>

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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### 8 Pension plan

Eligible employees of the Foundation are members of the Healthcare of Ontario Pension Plan (the Plan), which is a multi-employer, defined benefit, final average pay contributory pension plan. Employer contributions made to the Plan during the year by the Foundation amounted to \$134,189 (2020 - \$144,590). These amounts are included in employee compensation in the statement of operations and changes in fund balances. The most recent actuarial valuation of the Plan as at December 31, 2020 indicates the Plan is 130% funded.

### 9 Pledges

Pledges have been committed and will be recorded as donation revenue when the donations are received. The majority of these pledges are restricted and management believes that substantially all of these pledges will be collected. As at March 31, 2021, the total of outstanding pledges is \$12,066,000 (2020 - \$12,144,000) receivable over future years. Included in this amount is \$10,000,000 (2020 - \$10,000,000) pledged by the Centre towards the Foundation's capital campaign restricted fund.

### 10 Financial instruments and risk management

The Foundation's financial instruments consist of cash, accounts receivable, investments, accrued charges and amounts due to the Centre under the campaign advance. It is management's opinion that the Foundation is not exposed to significant credit risk arising from these financial instruments. A certain degree of market and liquidity risks exists from these financial instruments.

#### Market risk

The Foundation is exposed to market risk through fluctuations of financial instrument fair values due to changes in market prices. The significant market risks to which the Foundation is exposed are interest rate and other price risks.

#### Interest rate risk

Interest rate risk arises from fluctuations in interest rates and the degree of volatility in those rates. The Foundation is exposed to interest rate risk as a result of its bond portfolio. Changes in interest rates will have an impact on the fair values of the bonds. The Foundation mitigates its risk on interest rates by ensuring it has a diversified investment portfolio that is regularly monitored and adjusted to minimize risk.

#### Other price risk

Other price risk is the risk the fair value of a financial instrument will fluctuate because of changes in market prices (other than interest rate risk). The Foundation's investment portfolio is exposed to other price risk.

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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As at March 31, 2021, the Foundation's total exposure to other price risk is \$17,750,282 (2020 - \$15,271,130). The Foundation's estimate of the effect on net assets as at March 31, 2021 due to a 1% increase or decrease in the fair value of long-term investments, with all other variables held constant, would amount to an increase or decrease of approximately \$177,503 (2020 - \$152,711). In practice, actual trading values may differ from this sensitivity analysis and the difference could be material.

### Liquidity risk

Liquidity risk is the risk the Foundation will not be able to meet its financial obligations when they come due. The Foundation's largest financial obligation is to the Centre. The Foundation has mitigated this risk by managing cash flows from operations and selling unrestricted investments to ensure it has sufficient available funds to meet its current and future financial obligations.

In March 2020 the Centre increased the campaign advance borrowing limit to \$3,500,000 to July 31, 2022 to assist the Foundation in meeting its cash flow requirements for the fiscal 2021 year.

The rapid spread of the novel strain of coronavirus, specifically identified as "COVID-19", which was declared by the World Health Organization to be a pandemic on March 11, 2020, and actions taken globally in response to COVID-19, have significantly disrupted business activities throughout the world. The outbreak of the novel strain of coronavirus has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures, which include the implementation of travel bans, self-imposed quarantine periods and social distancing, have caused material disruption resulting in an economic slowdown.

With the mandatory government restrictions and social distancing, the Foundation's largest fundraising event, the Tournament of the Stars, which was scheduled for each of March 2020 and 2021, was cancelled. In response to the cancellation of the fiscal 2020 tournament, the Foundation contacted the parties who collectively had paid \$401,000 to the Foundation for the event as at March 31, 2020 and gave them the option to either convert their payments to a general donation, defer their payments to the next "Tournament of Stars" event in March 2021 or receive a refund. The Foundation had recognized in revenue in fiscal 2020 \$120,000 of payments from parties that chose the general donation option. Accordingly, included in other liabilities at March 31, 2020 is \$281,488 of payments from parties representing payments from donors that either have confirmed their intention to defer their payments to the next Tournament of Stars event, or have yet to confirm their intentions with respect to their payment.

The Foundation received an additional \$22,000 in donations in fiscal 2021 for the fiscal 2020 tournament and received responses from donors during fiscal 2021 to treat donations in the amount of \$76,000 as general donations, and accordingly has recognized \$98,000 in revenue in fiscal 2021. Following the cancellation of the fiscal 2021 tournament, the Foundation issued a formal communication to the donors in February 2021 providing similar options to the fiscal year 2020 tournament cancellation with respect to the donor's treatment of their contribution. Accordingly, included in other liabilities at March 31, 2021 is \$219,524 of payments from parties representing payments from donors that either have confirmed their intention to defer their payments to the next Tournament of Stars event, or have yet to confirm their intentions with respect to their payment.

# West Park Healthcare Centre Foundation

## Notes to Financial Statements

March 31, 2021

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The Foundation applied for one government support program and qualified for \$456,554 of the Canadian Emergency Wage Subsidy for the year ended March 31, 2021, which has helped to offset the negative financial impacts of COVID-19.

The duration and impact of the COVID-19 outbreak is unknown at this time and it is not possible to reliably estimate the length and severity of these developments and the additional impacts on the financial results and liquidity of the Foundation in future periods at this time.

### **11 Restricted fund - capital campaign**

The Foundation has initiated a campaign to raise funds for the capital and equipment needs associated with campus development at the Centre. The restricted fund balance related to this capital campaign as at March 31, 2021 is \$11,052,246 (2020 - \$9,702,437).

### **12. Subsequent event**

Subsequent to March 31, 2021, the Foundation received a gift from the Centre in the amount of \$1,500,000 that will be reflected as a general donation in fiscal 2022.

### **13. Comparative information**

Certain comparative information in the statement of cash flows has been reclassified to conform to the current year presentation.