

Financial Statements

Board of Management for the 519 Church Street Community Centre

December 31, 2008

Contents

	Page
Auditors' Report	1
Balance Sheet	2
Statement of Changes in Net Assets	3
Statement of Revenue and Expenditures	4
Statement of Cash Flows	5
Notes to the Financial Statements	6 - 13
Schedule of Program Expenditures by Activities - Schedule A	14
Schedule of Administration Expenditures - Schedule B	15
Statement of Operations and Change in Fund Balance - Segregated funds - Schedule C	16 - 17



Auditors' Report

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To the Council of the Corporation of the City of Toronto and the Board of Management for the 519 Church Street Community Centre

We have audited the balance sheet of the **Board of Management for the 519 Church Street Community Centre** as at December 31, 2008 and the statements of revenue and expenditures, changes in net assets, and cash flows for the year then ended. These financial statements are the responsibility of the Centre's management. Our responsibility is to express an opinion on these financial statements based on our audit.

Except as explained in the following paragraph, we conducted our audit in accordance with Canadian generally accepted auditing standards, those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In common with many not-for-profit organizations, the Centre derives revenue from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of this revenue was limited to the amounts recorded in the records of the Centre and we were not able to determine whether any adjustments might be necessary to donations, surplus, assets and liabilities.

In our opinion, except for the effect of adjustment, if any, which we might have determined to be necessary had we been able to satisfy ourselves concerning the completeness of the donations referred to in the preceding paragraph, these financial statements present fairly, in all material respects, the financial position of the Centre as at December 31, 2008, and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Toronto, Ontario March 17, 2009

Chartered Accountants Licensed Public Accountants

Grant Thornton LLP

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Board of Management for the 519 Church Street Community Centre Balance Sheet

December 31	2008	2007
Assets Current Cash and short term investments Receivables - City of Toronto - Other Prepaids Long term Receivable - City of Toronto (Note 3) Capital assets (Note 4)	\$ 1,045,903 302,580 33,979 3,837 1,386,299 271,934 145,949 \$ 1,804,182	\$ 1,732,251 159,468 47,193 2,372 1,941,284 250,636 7,929 \$ 2,199,849
Liabilities Current Payables - City of Toronto - Other Deferred revenue Deferred capital contribution Long term Employee benefits payable (Note 3) Net Assets and Fund Balances Invested in capital assets Unrestricted Fund and Trusteeship balances (Schedule C and Note 5)	\$ 14,372 186,542 256,069 6,453 463,436 271,934 735,370 139,496 321,828 607,488 1,068,812	\$ - 198,292 158,813 2,629 359,734 250,636 610,370 12,638 333,116 1,243,725 1,589,479
	\$ 1,804,182	\$ 2,199,849

Approved on behalf of the Board of Management

Chair

Treasure

Board of Management for the 519 Church Street Community Centre Statement of Changes in Net Assets

Year Ended December 31, 2008

<u>C</u>		vested in al assets	<u>Un</u>	restricted	Fund and Trusteeship Balances	Total <u>2008</u>	Total <u>2007</u>
Net assets, beginning of year	\$	12,638	\$	333,116	\$ 1,243,725	\$ 1,589,479	\$ 1,459,334
Excess of revenue over expenditures		-		(51,102)	(462,227)	(513,329)	130,145
Interfund transfers		174,010		-	(174,010)	-	-
Changes in net assets invested in capital assets		(39,814)		39,814	-	-	-
Adjustment re deferred capital contribution	_	(7,338)				(7,338)	-
Net assets, end of year	\$_	139,496	\$.	321,828	\$ 607,488	\$ 1,068,812	\$ 1,589,479

Board of Management for the 519 Church Street Community Centre Statement of Revenue and Expenditures

Year Ended December 31		2008		2007
Program revenue				
Grants				
United Way	\$	244,124	\$	202,854
City of Toronto		285,993		250,535
Province of Ontario		49,262		19,891
Government of Canada		70,310		76,729
Others		87,072		240,139
		736,761		790,148
Donations		42,614		62,164
Fundraising		145,044		71,227
Rental fees		4,734		19,011
Interest		4,725		6,284
Membership and user fees		39,512		27,310
Other		1 <u>,</u> 160		2,587
		974,550		978,731
Program expenditures (Schedule A)				
Salaries and wages		629,822		601,419
Employee benefits		109,663		95,819
Materials and supplies and services		246,353		228,648
Amortization of program assets		39,814		5,572
		1,025,652		931,458
(Deficiency) excess of revenue over expenditures - Program		(51,102)		47,273
Administration expenditures (Schedule B)		1 207 625		1 154 070
Amortization of administration assets		1,207,625 2,626		1,154,870 2,970
Amortization of administration assets Amortization of deferred capital contributions		(2,626)		2,970 (2,970)
Amortization of deferred capital contributions		1,207,625		1,154,870
Funds provided by City of Toronto				
Administration funding (Note 6)		1,207,625		1,154,870
(Deficiency) excess of revenue over expenditures	\$	(51,102)	\$	47,273
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Board of Management for the 519 Church Street Community Centre Statement of Cash Flows

Year Ended December 31		2008		2007
Increase (decrease) in cash and short term investments				
Operating activities				
Deficiency (excess) of revenue over expenditures Adjustments for non-cash items	\$	(51,102)	\$	47,273
Amortization of Capital assets		39,814		E E70
Amortization of administration assets		2,626		5,572 2,970
Amortization of deferred capital contributions		•		
7 mortization of deferred capital contributions	-	(2,626) (11,288)	-	(2,970)
Net change in segregated fund balances and		(11,200)		52,845
trusteeships (Note 5)		(462 227)		00.070
trudicedrips (Note 3)	-	(462,227) (473,515)	-	82,872
Increase (decrease) resulting from changes in:		(473,515)		135,717
Receivables - City of Toronto		(1/2 110)		(151 400)
- Other		(143,112) 13,214		(151,422)
Prepaid expenses and other assets		(1,465)		60,825
Long term account receivable - City of Toronto		• • •		(518)
Payable - City of Toronto		(21,298) 14,372		(15,148)
- Other		·		(1 4E ECC)
Deferred revenue		(11,750)		(145,566)
Deferred capital contribution		97,256		31,323
Long term employee benefits payable		(888)		1,812
Long term employee benefits payable	-	21,298 (505,888)	-	15,148 (67,999)
	-	(505,888)	-	(67,829)
Financing and investment activities				
Acquisition of capital assets - Program		(174,010)		
Acquisition of capital assets - Administration		(174,010) (6,450)		- (1,812)
requienter of eapher accord Trainingtration	-	(180,460)	-	(1,812) (1,812)
	-	(100,400)	-	(1,012)
Net decrease in cash and short term investments		(686,348)		(69,641)
Cash and short term investments, beginning of year	_	1,732,251	_	1,801,892
Cash and short term investments, end of year	\$ _	1,045,903	\$_	1,732,251

December 31, 2008

1. Establishment and operations

The City of Toronto Act, 1997 continued the provisions of By-law No. 1995 - 0448 dated June 26, 1995 to reflect Chapter 25 of the City of Toronto Municipal Code. Municipal Code Chapter 25 amended all previous By-laws and established part of the premises at No. 519 Church Street as a community recreation centre under the authority of the Municipal Act, known as 519 Church Street Community Centre (the "Centre").

The Municipal Code provides for a Council appointed Board which, among other matters, shall:

- (a) endeavour to manage and control the premises in a reasonable and efficient manner, in accordance with standard good business practices, and
- (b) pay to the City of Toronto (the "City") any excess of administration expenditure funds provided by the City in accordance with its approved annual budget, but may retain any surplus from program activities.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian generally accepted accounting principles applied within the framework of the accounting policies summarized below:

Revenue recognition

The Centre follows the deferral method of accounting for contributions. Contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted contributions are deferred and recognized as revenue in the year in which the related expenses are recognized. Externally restricted contributions for depreciable capital assets are deferred and amortized over the life of the related capital assets. Externally restricted contributions for capital assets that have not been expended are recorded as part of deferred capital contribution on the balance sheet. Rental and similar revenues are recognized on the date of the performance or event.

Pledges receivables

Pledges are recognized by the Centre when there is reasonable evidence of the amount to be received.

December 31, 2008

2. Significant accounting policies (continued)

Capital assets

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

Computers

- 3 years straight-line

Furniture and equipment - 5 years straight-line

Contributed material and services

Because of the difficulty of determining their fair value, contributed materials and services are not recognized in the financial statements. Monetary donations are recorded as received.

Use of estimates

The preparing of the financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions. example, the employee benefits liabilities and related costs charged to the statement of revenue and expenditures depend on certain actuarial and economic assumptions. Estimates and assumptions are based on the Centre's best information and judgment and may differ significantly from actual results.

Employee related costs

The Centre has adopted the following policies with respect to employee benefit plans:

- the Centre's contributions to a multi-employer, defined benefit pension plan are expensed (a) when contributions are made; and
- (b) the costs of other employee benefits are determined by an independent actuary using the projected benefits method prorated on service and management's best estimate of retirement ages of employees, salary escalation and expected health care costs.

Financial instruments

The Centre has classified its cash and short term investments, receivables and payables and accruals as held-for-trading.

It is management's opinion that the Centre is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair values of these financial instruments approximate their carrying values.

Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include cash on hand and balances with banks.

December 31, 2008

3. Employee benefits and long term receivables (City of Toronto)

The Centre participates in a number of defined benefits plans provided by the City including pension, other retirement and post-employment benefits to its employees. Under the sick leave plan for management staff with ten years of service as of April 1, 2003, unused sick leave accumulated until March 1, 2008, and eligible employees may be entitled to a cash payment when they leave the Centre's employment. The liability for these accumulated days represents the extent to which they have vested and can be taken in cash by an employee upon termination, retirement or death. This sick bank plan was replaced by a Short Term Disability Plan (STD) effective March 1, 2008, for all non-union employees of the City of Toronto. Upon the effective date, the sick bank was locked and no further days accumulated. Grandfathered management staff remain entitled to payout of frozen, banked time, as described above. Under the new STD plan, management employees are entitled to 130 days annual coverage with salary protection at 100 or 75 percent, depending upon years of service. Non-management employees continue to receive sick bank time as stipulated in the applicable Collective Agreement, which specifies no financial conversion of unused sick leave.

The Centre also provides health, dental, life insurance and long term disability benefits to eligible employees. Depending on length of service and individuals' election, management retirees are covered either by the former City of Toronto retirement benefit plan or by the current retirement benefit plan.

Due to the complexities in valuing the benefit plans, actuarial valuations are conducted on a periodic basis in accordance with PSAB handbook, Section 3250/3255 of the City of Toronto. The most recent actuarial valuation was completed mid 2008 and has been extrapolated to provide the accrued benefit obligation as of December 31, 2008. The actuarial valuation has resulted in an actuarial gain of \$114,415 which is being amortized on a straight-line basis over 11 years, being the expected average remaining service life of the employees.

Information about the Centre's employee benefits, other than the multi-employer, defined benefit pension plan noted below, is as follows:

	<u>2008</u>	<u>2007</u>
Sick leave benefits Post-retirement benefits	\$ 64,474 76,851	\$ 56,756 68,039
Continuation of benefits to disabled employees Income Benefits	5,649 <u>17,038</u> 164,012	2,806 <u>8,620</u> 136,221
Add: Unamortized actuarial gain	<u>107,922</u>	<u>114,415</u>
Employee benefit liability	\$ <u>271,934</u>	\$ <u>250,636</u>

December 31, 2008

3. Employee benefits and long term receivables (City of Toronto) (continued)

The continuity of the accrued benefit obligation during 2008 is as follows:

	<u>2008</u>	<u>2007</u>
Balance, beginning of year Current service cost Interest cost Amortization of actuarial gain Expected benefits paid	\$ 250,636 21,830 7,779 (6,492) (1,819)	\$ 235,488 21,253 6,476 (11,442) (1,139)
Balance, end of year	\$ <u>271,934</u>	\$ 250,636

Expenditures in 2008 relating to employee benefits are included as administration expenses on the statement of revenue and expenses and include the following components:

	<u>2008</u>	<u>2007</u>
Current service cost Interest cost Amortization of actuarial gain Expected benefits paid	\$ 21,830 7,779 (6,492) (1,819)	\$ 21,253 6,476 (11,442) (1,139)
Total expenditures related to post-retirement and post-employment benefits	\$ <u>21,298</u>	\$ <u>15,148</u>

A long term receivable from the City has resulted from recording sick leave and post-retirement benefits. Funding for these costs continues to be provided by the City as benefit costs are paid and the City continues to be responsible for the benefit liabilities of administration staff that may be incurred by the Centre.

The Centre also makes contributions to the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer plan, on behalf of most of its employees. The Plan is a defined benefit plan, which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. The employer contributions totalled \$75,507 in 2008 (2007 - \$68,667).

December 31, 2008

4. Capital assets			2008	<u>2007</u>
City of Toronto	Cost	Accumulated Depreciation	Net Book Value	Net <u>Book Value</u>
Computers Furniture and equipment	\$ 27,727 4,320 32,047	\$ 23,271 2,323 25,594	\$ 4,456 1,997 6,453	\$ 2,288 2,188 4,476
Program Computers Furniture and equipment	40,739 209,522 250,261 \$ 282,308	40,739 70,026 110,765 \$ 136,359	139,496 139,496 \$ 145,949	1,109 2,344 3,453 \$ 7,929
5. Fund and trusteeship ba	lances		2008	2007
Building Fund AIDS Memorial Fund AIDS Vigil Fund ORAD HOLA Gay Partner Abuse Senior Pride Network Trans Program		\$ 	506,196 82,559 4,637 (161) 3,500 - 11,319 (562)	\$ 1,137,400 84,262 7,758 19 - - 14,521 (235)
		\$ _	607,488	\$ 1,243,725

Schedule C to these financial statements reflects the revenue, expenditures and surplus of the above noted Funds and trusteeships.

(a) Building Fund

Original Late

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In 2000, the Board of Management commenced a capital campaign to renovate the existing building and build a new addition on the south side. The Board of Management in partnership with the City of Toronto agreed to cost share the project. The first phase of the project was completed in 2006. The second phase of the construction began in late 2007. The second phase includes completing the finishings in the new building and undertaking a basic renovation on the old building and the 519 has agreed to contribute \$900,000 towards the construction costs and raise additional revenue to pay for the furnishings and a number of the finishings in the building. In 2008, the 519 began to make payments towards these costs and committed to raising additional funding to improve and enhance the finishings.

In 2008 there were a number of major structural issues discovered in the 100 year old building including the need to complete extensive work on the foundation underpinning and floor leveling. The City has agreed to fund these additional major structural repairs. The current cost estimates of this work are around \$1.6 million.

December 31, 2008

5. Fund and trusteeship balances (continued)

(a) Building Fund (continued)

The overall project cost for the entire project are now estimated at \$8 million and the City has agreed to increase its contribution to cover the additional costs as per the Relationship Framework with the City of Toronto.

(b) The AIDS Memorial Fund

Since 1990, the Board has accepted donations for the establishment of an AIDS Memorial. This is a joint project between the City, the Board of Management of the 519 Church Street Community Centre, various funding agencies including other charitable foundations and individual and corporate donors. The AIDS Memorial Fund was established to fund expenditures related to the AIDS Memorial, which is located in Cawthra Park.

(c) The AIDS Vigil Fund

This fund was established in 1998 to fund expenditures related to the AIDS Candlelight Vigil. This event is held annually in June to remember those who have died from AIDS.

(d) ORAD Fund

ORAD is a social and support group for Deaf Gay Men, Lesbians, Bisexuals and Trans People. Their project, Austin Unbound, brought the film regarding a Deaf man's choice to get a double mastectomy. The film was followed by a discussion with the filmaker, Eliza Greenwood about issues faced by Austin. This provided an outreach opportunity to Deaf Transsexual and Transgender people, and an educational event for the membership of ORAD.

(e) HOLA Fund

HOLA is a social and support group for Spanish speaking Gay Men, Lesbians, Bisexuals and Trans People. The project is meant to increase their visibility in the community through supporting their social events and their Pride Week activities. This is a trusteeship taken on by The 519 because Hola is a community group within The 519's space use structure.

(f) Senior Pride Network

The Senior Pride Network is an association committed to promoting appropriate services and a positive, caring environment for older gay, lesbian, bisexual, transgender, transsexual, intersexed and 2 spirited people in Toronto.

December 31, 2008

5. Fund and trusteeship balances (continued)

(g) Trans Program

The Trans Program consists of the following funds:

• Transform Trusteeship

The Transform Project was established in 2005 to create a play about shelter access by transsexual and transgendered people, and ran during the summer of 2007. This is a trusteeship where The 519 oversees the finances for the coordinators of this program.

The Trans Program consists of the following funds:

• Trans Mens Working Group

The Gay/Bi/Queer Transmen Working Group is mandated to support the inclusion of transmen in the provincial strategy to address the sexual health needs of gay, bisexual and other men who have sex with men. The focus is on developing a sexual health resource for use by front-line agencies and transmen in support of the sexual health of gay/bi/queer transmen.

6. Funds provided - administration

Funding for administration expenses is provided by the City according to Council approved budgets. Surplus amounts in administration are payable to the City. Deficits, excluding those accruals for long term employee benefits, are funded by the Centre unless Council approval has been obtained for additional funding.

	<u>2008</u>	<u>2007</u>
Budget administration expenditures: Centre's approved budget for		
administration expenses	\$ 1,129,059	\$ 1,076,700
Funding received for 2008 retro pay due to collective bargaining	_	36,705
	1,129,059	1,113,405
Actual administration expenditure: Centre's actual administration expenses were (Schedule B) Post retirement benefits, not funded by	1,207,625	1,154,870
the City until paid, that are included in long term accounts receivable - City of Toronto Add: Acquisition of capital assets	(21,298) <u>6,450</u>	(15,148) 1,812
Administration expenses net of post-retirement benefits	1,192,777	<u>1,141,534</u>
Administration expenditure over approved budget	\$ 63,718	\$28,129

The over expenditure of \$63,718 (2007 - \$28,129) is included in accounts receivable from the City.

December 31, 2008

7. Comparative figures

Certain of the prior year's figures have been reclassified to conform to the current year's presentation.

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	Board of Management for the 519 Church Street Communit			_	Nala a duda - A
			tivition	5	Schedule A
. e e e e e	Schedule of Program Expend Year Ended December 31		2008		2007
	General	\$	38,779	\$	18,098
	Fundraising		11,218		618
	Pride		118,827		46,229
	Rental and sales		540		3,489
	Children's programs		178,140		177,149
	Queer parenting		55,052		44,993
	Sunday Drop In		155,987		178,925
	Trans program and access		176,781		227,251
4 - 4	Friday Night Club		-		10,612
	Among Friends		40,647		12,665
	Senior program		48,420		48,532
	Community counselling		38,447		31,233
	Mosaic		535		-
	Anti-Violence project		72,685		71,197
	Volunteer projects		9,329		6,816
	Summer camp		40,451		48,079
	Amortization of capital assets	_	<u> 39,814</u>	_	5,572
		\$_	1,025,652	\$_	931,458

Board of Management for the 519 Church Street Community Centre Schedule B **Schedule of Administration Expenditures** Year Ended December 31 2008 2007 Salaries and wages \$ 772,978 769,293 Employee benefits 189,087 190,483 Building, maintenance and repairs 39,847 32,228 Utilities 43,342 42,232 In-house printing and advertising 14,145 24,818 Telephone 30,004 14,878 Equipment services 26,605 9,616 Office supplies 55,107 35,264 Audit fee 7,634 4,076 Professional development 941 2,204 Insurance 2,890 2,731 Postage 7,543 6,496 Volunteer support 1,426 1,452 Alternate space at YMCA 3,949 12,228 Sundry 12,127 6,871

\$ 1,207,625

\$ <u>1,154,870</u>

Board of Management for the 519 Church Street Community Centre Schedule of Operations and Change in Fund Balances

Schedule C

Year Ended December 31

<u>2007</u>	79,840 57,007 136,847	139 2,800 3,023 30,162 36,124	100,723	1	1,128,716	1,229,439
Total Funds	\$ 167,139 \$ 47,239 214,378	4,383 18,429 637,514 16,250 676,576	(462,198)	(174,010)	1,229,439	\$ 593,231 \$
AD 2007	3,000	2,981 2,981	19		t	19
ORAD 2008	\$ 1,050	1,230	(180)		19	\$ (161)
Building 2007	\$ 53,525 57,007 110,532	2,800 3,023 5,823	104,709	•	1,032,691	1,137,400
Buil 2008	\$ 154,888 9 47,239 202,127	3,378 18,429 637,514 	(457,194)	(174,010)	1,137,400	\$ 506,196 \$
AIDS Memorial 2007	\$ 4,865	5,90 <u>5</u>	(1,040)	•	85,302	\$ 84,262
AIDS 2008	\$ 4,240 	422 - 5,521 5,943	(1,703)	•	84,262	\$ 82,559
AIDS Vigil	\$ 18,450 - -	139 - - 21,276 - 21,415	(2,965)	1	10,723	\$ 7,758
All 2008	\$ 6,961 - 6,961	583 - 9,499 10,082	(3,121)	•	7,758	\$ 4,637
	Donation, grants and fundraising Interest income	Expenses Salaries and benefits Professional services Construction Material, supplies and services	Excess (deficiency) excess of revenue over expenses	Interfund transfers	Balance, beginning of year	Balance, end of year

Board of Management for the 519 Church Street Community Centre Schedule of Operations and Change in Fund Balances

Schedule C continued

Year Ended December 31

		HOLA	Gav Parl	Gav Partner Abuse	Senior	Senior Pride Network	ğ. X	ŀ	Trans Program	Total Tr	Total Trusteeshins
Davanile	2008	2007	2008	2007	2008	ωı	2007	2008	2007	2008	2007
Donation, grants and fundraising	\$ 3,500	' \$	' 	' 	\$ 9,630	€9	22,430 \$	866'6	\$ 2,993	\$ 23,128	\$ 25,423
Expenses Salaries and benefits Professional services Material, supplies and services				- 1,712 1,712	5,791 6,888 153 12,832		6,179 4,029 626 10,834	10,325	10,056 17,377 3,295 30,728	5,791 17,213 1 <u>53</u> 23,157	16,235 21,406 <u>5,633</u> 43,274
Excess (deficiency) of revenue over expenses	3,500	1	•	(1,712)	(3,202)		11,596	(327)	(27,735)	(29)	(17,851)
Balance, beginning of year				1,712	14,52	_,	2,925	(235)	27,500	14,286	32,137
Balance, end of year	\$ 3,500	₩	م	₩	\$ 11,319	s	14,521	(562)	\$ (235)	\$ 14,257	\$ 14,286