# LANGS FARM VILLAGE ASSOCIATION NON-CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED MARCH 31, 2022



# MARCH 31, 2022 CONTENTS

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#### INDEPENDENT AUDITORS' REPORT

To the Members of Langs Farm Village Association

### **Opinion**

We have audited the accompanying non-consolidated financial statements of **Langs Farm Village Association** (the Organization), which comprise the non-consolidated statement of financial position as at March 31, 2022, and the non-consolidated statements of operations, changes in fund balances and cash flows for the year then ended, and notes to the non-consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying non-consolidated financial statements present fairly, in all material respects, the financial position of the Organization as at March 31, 2022, and its financial performance 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 Auditors' Responsibilities for the Audit of the Non-Consolidated 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 non-consolidated 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 Non-Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these non-consolidated 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 non-consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the non-consolidated 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 the Board of Directors 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.

### Auditors' Responsibilities for the Audit of the Non-Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the non-consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 non-consolidated financial statements.

### INDEPENDENT AUDITORS' REPORT (CONTINUED)

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the non-consolidated 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 auditors' report to the related disclosures in the non-consolidated 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 auditors' 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 non-consolidated financial statements, including the disclosures, and whether the non-consolidated 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.

Cambridge, Ontario May 31, 2022

Chartered Professional Accountants, authorized to practise public accounting by the Chartered Professional Accountants of Ontario

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# NON-CONSOLIDATED STATEMENT OF OPERATIONS YEAR ENDED MARCH 31, 2022

					YE	AR ENDED MA	RCH 31, 2022
	Operating \$	Capital \$	Operating Reserve \$	Program Expansion \$	Capital Reserve \$	2022 \$	2021 \$
Revenue							
Ontario Health/MOHLTC funding	10,949,884					10,949,884	10,381,407
Other government funding	1,155,067					1,155,067	921,929
Grants	975,389	99,869				1,075,258	841,757
Rental and common fees	311,494	,				311,494	259,651
Fundraising and donations	50,315	20,436				70,751	98,561
Program fees	28,637	.,				28,637	14,141
Back office support fees	59,282					59,282	58,068
Administration fees	,				210,524	210,524	203,055
Interest	5,650				7,829	13,479	14,905
	13,535,718	120,305			218,353	13,874,376	12,793,474
Expenditures							
Amortization		361,900				361,900	278,631
Medical supplies	32,871	201,700				32,871	38,831
Non-recurring costs	193,573					193,573	176,991
Office and administration	458,350					458,350	411,570
Professional fees	896,688					896,688	414,100
Program expenses	540,030	2,597				542,627	372,646
Rent and utilities (note 5 and 11)	667,358	_,c>.				667,358	651,657
Repairs and maintenance	163,415					163,415	196,905
Salaries and benefits (note 13)	10,339,416					10,339,416	9,770,996
Special events	12,658					12,658	5,590
Staff training and travel	82,049					82,049	56,025
Donations (note 5)	- ,				200,000	200,000	150,000
	13,386,408	364,497			200,000	13,950,905	12,523,942
Excess (deficiency) of revenue over expenditures							
before Midwifery TPA	149,310 (	244,192)			18,353	( 76,529)	269,532
Midwifery transfer payment agency							
Revenue	3,747,473					3,747,473	3,677,240
Expenditures	( 3,355,771)					( 3,355,771) (	
Amount refundable to the Ministry of	( 2,200,2)					( -,-,-,-,-) (	- ,cc,c2)
Health and Long-Term Care	( 391,702)					( 391,702) (	422,108)
Excess (deficiency) of revenue over expenditures	149,310 (	244,192)	NIL	NIL	18,353	( 76,529)	269,532



# NON-CONSOLIDATED STATEMENT OF CHANGES IN FUND BALANCES YEAR ENDED MARCH 31, 2022

	Operating \$	Capital \$	Operating Reserve \$	Program Expansion \$	Capital Reserve \$	2022 \$	2021 \$
Balance, beginning of year Excess (deficiency) of revenue over	5,448	604,718	97,106	69,858	1,710,330	2,487,460	2,217,928
expenditures for year Inter-fund transfers	149,310 ( 150,000) (	244,192) 17,839)			18,353 ( 167,839	76,529)	269,532
Balance, end of year (note 12)	4,758	342,687	97,106	69,858	1,896,522	2,410,931	2,487,460



# NON-CONSOLIDATED FINANCIAL POSITION MARCH 31, 2022

	0	perating		Capital		erating Reserve		ogram pansion		Capital Reserve		Total
	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$
ASSETS												
Cash Short-term investments (note 3) Accounts receivable (note 4) Prepaid expenses	2,777,716 707,096 83,812	2,377,351 548,955 69,932			97,106	97,106	69,858	69,858	1,886,522 10,000	1,700,330 10,000	4,831,202 10,000 707,096 83,812	4,244,645 10,000 548,955 69,932
Current assets	3,568,624	2,996,238			97,106	97,106	69,858	69,858	1,896,522	1,710,330	5,632,110	4,873,532
Due from Langs Community Development Corporation, non-interest bearing with no specific terms of repayment												
(note 5)			641,564	641,564							641,564	641,564
Property and equipment (note 7)			2,191,785	1,910,714							2,191,785	1,910,714
	3,568,624	2,996,238	2,833,349	2,552,278	97,106	97,106	69,858	69,858	1,896,522	1,710,330	8,465,459	7,425,810



# NON-CONSOLIDATED FINANCIAL POSITION MARCH 31, 2022

	0	perating		Capital	-	erating Leserve		rogram pansion		Capital Reserve		Total
	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$	2022 \$	2021 \$
LIABILITIES AND FUND BALANCES												
Accounts payable and accrued liabilities (notes 5 and 6) Due to MOHLTC (note 8) Due to MOHLTC, Ontario Midwifery Program Deferred revenue (note 9) Inter-fund balance (note 10) Current liabilities	2,334,903 540,642 813,810 1,511,026 ( 2,490,662) 2,709,719	2,084,149 492,111 806,612 1,108,075 (1,947,560) 2,543,387	2,490,662 2,490,662	1,947,560 1,947,560							2,334,903 540,642 813,810 1,511,026 5,200,381	2,084,149 492,111 806,612 1,108,075 4,490,947
Deferred contributions (note 9)	854,147	447,403		101550							854,147	447,403
F., 11 1	3,563,866	2,990,790	2,490,662	1,947,560							6,054,528	4,938,350
Fund balances Internally restricted Unrestricted	4,758	5,448	342,687	604,718	97,106	97,106	69,858	69,858	1,896,522	1,710,330	2,406,173 4,758	2,482,012 5,448
	4,758	5,448	342,687	604,718	97,106	97,106	69,858	69,858	1,896,522	1,710,330	2,410,931	2,487,460
	3,568,624	2,996,238	2,833,349	2,552,278	97,106	97,106	69,858	69,858	1,896,522	1,710,330	8,465,459	7,425,810

APPROVED BY THE BOARD:	
	Director
	_ Director



# NON-CONSOLIDATED STATEMENT OF CASH FLOWS YEAR ENDED MARCH 31, 2022

	2022 \$	2021 \$
Cash flows from operating activities:  Excess (deficiency) of revenue over expenditure for year  Item not involving cash:  Amortization	( 76,529) 361,900	269,532 278,631
Net change in non-cash working capital balances relating to operations:  Accounts receivable Prepaid expenses Accounts payable and accrued liabilities Due to MOHLTC Deferred revenue Deferred contributions	285,371 ( 158,141) ( 13,880) 250,754 55,729 402,951 406,744	548,163 ( 93,737) 15,270 ( 127,241) 554,650 362,525 96,676
Cash flows from investment activities:	1,229,528	1,356,306
Purchase of property and equipment - net  Net increase in cash	( 642,971) 586,557	1,063,383
Cash, beginning of year  Cash, end of year	4,244,645 4,831,202	3,181,262 4,244,645



### 1. Nature of Organization

The Organization is a registered charity incorporated without share capital under the laws of Ontario to provide community, health and social services to the neighbourhood.

As Langs Farm Village Association is a registered charity under the Income Tax Act, its income is not taxable and it is eligible to issue official income tax receipts for charitable donations.

### 2. Summary of Significant Accounting Policies

The non-consolidated financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

### (a) Amortization of property and equipment

Property and equipment include capital assets that are stated at cost. Amortization based on the estimated useful life of the asset is calculated as follows:

Computer hardware	33%	Straight-line
Computer software	50%	Straight-line
Leasehold improvements		Over term of lease
Equipment	20%	Declining-balance
Vehicles	10%	Straight-line
Buildings	3%	Straight-line

### (b) Fund accounting

To ensure observation of restrictions placed on the use of resources available to Langs Farm Village Association, the accounts are maintained in accordance with the principles of fund accounting. The resources are classified for accounting and reporting purposes into the following funds which have been established according to their nature and purpose:

The **Operating fund** accounts for the Organization's program delivery and administrative activities.

The **Capital fund** represents the assets, liabilities, revenue and expenditures related to the capital assets acquired by the Organization.

The **Operating reserve fund** represents funds that have been restricted by the Board of Directors to offset certain future costs such as pay equity or unexpected operating costs such as those resulting from a pandemic.

The **Program expansion reserve fund** represents funds that have been restricted by the Board of Directors to finance future program expansions.

The **Capital reserve fund** represents funds that have been restricted by the Board of Directors to finance future building and renovation costs.



### 2. Summary of Significant Accounting Policies (Continued)

### (c) Financial instruments

All financial assets and liabilities are recorded at amortized cost less any discovered impairment.

### (d) Revenue recognition

Langs Farm Village Association is a multi-funded Organization with the majority of funding coming from the Ministry of Health and Long-Term Care/Ontario Health. Annual reconciliation reports are submitted to the Ministry of Health and Long-Term Care/Ontario Health by the Organization for final approval. Assessments of prior funding may occur based on funder decisions. The effect of these adjustments, which cannot be quantified at the time of preparing the financial statements, will be recorded in the year of assessment.

Revenue related to delivery of specific programs is recognized as revenue in the Operating fund in the year in which the program occurs. The Organization follows the restricted fund method of accounting for contributions whereby externally restricted contributions are recognized in the fund corresponding to the purpose for which they were contributed. Where there is no appropriate restricted fund, restricted contributions are recognized under the deferral method in the Operating fund. Unrestricted contributions are recognized as revenues in the Operating fund.

Investment income is recognized as it is earned in the appropriate fund.

### (e) Contributed services and materials

Donations of materials and services are not reflected in these non-consolidated financial statements because of the impracticality of the record keeping and valuation of them.

### (f) Use of estimates

The preparation of these non-consolidated financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the non-consolidated financial statements and the reported amounts of revenues and expenses during the current period. These estimates are reviewed periodically and adjustments are made to income as appropriate in the year they become known.

	2022 \$	2021 \$
3. Short-Term Investments		
Held with Cambridge & North Dumfries Community Foundation	10,000	10,000



4. Accounts Receivable	2022 \$	2021 \$
Trade HST recoverable	522,749 184,347	428,130 120,825
	707,096	548,955

### 5. Due from Langs Community Development Corporation

Langs Farm Village Association (the "Organization") controls Langs Community Development Corporation ("LCDC"). LCDC is a registered charity established for the purposes of holding land and building for a multi-purpose facility that can be leased or sold. LCDC prepares its own financial reports that are consistent with the financial policies of the Organization (e.g. fiscal year, spending limitations, signing authorities). LCDC has not been consolidated in the Organization's financial statements. A financial summary of the unaudited and unconsolidated entity at March 31, 2022 and March 31, 2021 and the years then ended are as follows:

Financial Position Total assets	13,738,540	14,173,073
		- 1,-10,010
Total liabilities	4,421,755	4,805,326
Total net assets	9,316,785	9,367,747
	13,738,540	14,173,073
	13,730,340	14,173,073
Results of Operations		
Total revenue	467,898	419,874
Total expenditures	( 518,860)	( 561,776)
Deficiency of revenue over expenditures	(50,962)	( 141,902)

During the fiscal year the Organization was charged lease costs by Langs Community Development Corporation in the amount of \$267,754. The building lease expires March 31, 2028. In addition, the Board of Directors approved a donation to LCDC in the amount of \$200,000 (\$150,000 in 2021). These transactions were carried out in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties. At March 31, 2022, \$200,000 is payable to LCDC (\$239,300 in 2021) and is included in accounts payable and accrued liabilities.

### 6. Accounts Payable and Accrued Liabilities

There were no amounts payable with respect to government remittances as of the year end date.



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	2022 \$	2021 \$
Property and Equipment	•	4
Cost - Cambridge		
Computer hardware	1,075,358	1,012,157
Computer software	190,365	182,361
Leasehold improvements	1,877,668	1,356,002
Equipment	901,973	851,872
Vehicles	62,034	62,034
	4,107,398	3,464,426
		,
Accumulated amortization		
Computer hardware	926,928	761,726
Computer software	184,362	182,361
Leasehold improvements	1,095,290	991,753
Equipment	687,314	639,912
Vehicles	62,033	62,033
	2,955,927	2,637,785
Cost - North Dumfries		
Computer hardware	12,666	12,666
Equipment	85,285	85,285
Building	1,419,835	1,419,835
	1,517,786	1,517,786
A LAL CONTRACTOR		
Accumulated amortization - North Dumfries	12 666	12 666
Computer hardware Equipment	12,666 79,383	12,666 77,907
Equipment Building	79,383 385,423	343,140
	477,472	433,713
Net Book Value	2,191,785	1,910,714



2022	2021
<b>\$</b>	\$

# 8. Due to Ministry of Health and Long-Term Care (MOHLTC)

Approved Ontario Health funding Eligible expenses	10,311,361 10,262,830	10,433,670 10,212,476
Balance due for year Balance, beginning of year Recovered during year	48,531 492,111	221,194 359,569 ( 88,652)
Balance, end of year	540,642	492,111

### 9. Deferred Revenue and Contributions

Deferred revenue consists of unearned rental revenue and funding received from community sponsors which relates to the next fiscal year or funding for specific expenditures to be incurred in the next fiscal year.

Deferred contributions is comprised of funding for various capital projects and is being amortized into income at the same rate as the corresponding asset.

### 10. Inter-fund Balance

The inter-fund loan is interest free, unsecured and due on demand.

### 11. Operating Lease Commitments

The Organization has entered into leases for premises and various equipment expiring between 2023 and 2028.

The future minimum annual lease payments over the next five years are as follows:

2022	254 (52
2023	354,673
2024	345,650
2025	334,500
2026	333,924
2027	332,554
	1,701,301



2022	2021
\$	\$

### 12. Reserve Fund Balances

Included in the reserve fund balances, are sub-funds as shown below:

Operating Fund	4,758	5,448
Capital Fund	342,687	604,718
Operating Reserve	97,106	97,106
Program Expansion Reserve	69,858	69,858
Capital Reserve Land and building Cambridge facility North Dumfries facility Grow facility	1,216,580 449,284 80,658 150,000	1,180,388 424,284 55,658 50,000
	1,896,522	1,710,330

# 13. Registered Retirement Savings/Pension Plan

The Organization made contributions to a registered retirement savings plan match program during the year for designated employees. The amount contributed to the plan in fiscal 2022 was \$2,103 for current service (\$13,256 in 2021). These payments are included as an expenditure in the statement of operations under salaries and benefits.

In February 2010, the Board of Directors approved a change in the Organization's pension plan to HOOPP. All new employees are required to join HOOPP and existing members had the option of changing to HOOPP or continuing with the registered retirement savings plan match program. The amount contributed to HOOPP in fiscal 2022 was \$720,914 (\$702,541 in 2021) for current service. These payments are included as an expenditure in the statement of operations under salaries and benefits.

HOOPP is a multi-employer defined benefit pension plan. The member Organizations are unable to identify their share of the underlying assets and liabilities. As a result, the benefit plan has been accounted for following the recommendations for defined contribution plans.

# 14. Guarantee

The Organization has guaranteed the bank debt of Langs Community Development Corporation. At March 31, 2022 the outstanding debt was approximately \$3,774,520.

#### 15. Ontario Health Team

During 2021, Langs was appointed as the interim fund holder for the Cambridge and North Dumfries Ontario Health Team (OHT). Langs and the MOHLTC establish the budget, spending parameters and direction of the OHT.



### 16. Financial Instruments

The entity is exposed to various risks through its financial instruments. The following analysis provides a measure of the entity's risk exposure and concentrations at the year end date.

### Liquidity risk

Liquidity risk is the risk that the Organization will not be able to meet its financial obligations as they come due. The Organization has taken steps to ensure that it has sufficient working capital available to meet its obligations. This risk has not changed from the prior year.

### Credit risk

Financial instruments which are potentially exposed to credit risk include cash, accounts receivable and due from Langs Community Development Corporation. Management considers its exposure to credit risk attributable to cash to be trivial as the Organization holds cash deposits at a major Canadian chartered bank. Accounts receivable are not concentrated and therefore bear only low to moderate risk; the carrying amount of accounts receivable represents the maximum credit risk exposure.

#### Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The entity is mainly exposed to interest rate risk.

#### Interest rate risk

The Organization is exposed to interest rate risk arising from fluctuations in interest rates depending on prevailing rates at renewal of investments. To manage interest rate exposure, the Organization invests in various income vehicles backed by a chartered bank. This risk has not changed from the prior year.

### 17. Uncertainty Regarding COVID-19

As the COVID-19 pandemic continues to impact the economy, it could result in a significant negative impact on the Organization's operations. In 2022, the Organization recognized \$15,833 (\$237,053 in 2021) of funding revenue related to the COVID-19 pandemic. It is expected that these amounts will be one-time funding. In 2022 and 2021, the Organization also experienced a decline in facility rental revenue and program fees as a result of the pandemic.

As of the time of authorization of these financial statements, it is not possible to estimate the length and severity of the pandemic and its impact on the financial results and operations of the Organization.