



Financial Statements

West Neighbourhood House (formerly The St.
Christopher House)

March 31, 2026

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Independent Auditor's Report

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To the Directors of
West Neighbourhood House (formerly The St. Christopher House)

Opinion

We have audited the financial statements of West Neighbourhood House (formerly The St. Christopher House) (the "Organization"), which comprise the statement of financial position as at March 31, 2026, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at March 31, 2026, 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 ("ASNPO").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with ASNPO, 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.

Doane Grant Thornton LLP

Toronto, Canada
June 10, 2026

Chartered Professional Accountants
Licensed Public Accountants

**West Neighbourhood House
(formerly The St. Christopher House)
Statement of Financial Position**

As at March 31

2026

2025

Assets

Current

Cash	\$ 2,413,176	\$ 64,094
Short-term investments (Note 3)	29,990	453,850
Accounts receivable (Note 4)	<u>758,224</u>	<u>932,448</u>
	3,201,390	1,450,392

Due from St. Christopher House Community Endowment (Note 5)	617	757,830
Investments (Note 6)	3,006,885	3,693,524
Property and equipment (Note 7)	1,781,100	1,421,893
Intangible assets (Note 8)	<u>-</u>	<u>-</u>
	<u>\$ 7,989,992</u>	<u>\$ 7,323,639</u>

Liabilities

Current

Accounts payable and accrued liabilities (Note 4)	\$ 2,474,866	\$ 2,116,315
Deferred contributions (Note 9)	<u>410,820</u>	<u>546,576</u>
	2,885,686	2,662,891

Deferred capital contributions (Note 10)	<u>1,200,107</u>	<u>1,024,607</u>
	<u>4,085,793</u>	<u>3,687,498</u>

Net assets

General Fund	-	-
Internally Restricted Funds	<u>3,904,199</u>	<u>3,636,141</u>
	<u>3,904,199</u>	<u>3,636,141</u>
	<u>\$ 7,989,992</u>	<u>\$ 7,323,639</u>

Commitments (Note 11)

On behalf of the Board of Directors

Adrienne Lipsey Director

Waters Director

West Neighbourhood House (formerly The St. Christopher House) Statement of Operations

Year ended March 31	2026	2025
Revenue		
Federal government (Note 12)	\$ 1,187,580	\$ 1,087,517
Provincial government (Note 12)	10,173,840	9,583,478
City of Toronto (Note 12)	1,364,440	1,169,778
United Way	1,225,842	1,472,774
Foundations (Note 5)	432,804	563,835
Program fees	1,957,561	2,488,807
Fundraising and donations	365,191	226,815
Amortization of deferred capital contributions (Note 10)	87,227	67,607
Investment income (Note 6)	72,069	114,169
	<u>16,866,554</u>	<u>16,774,780</u>
Expenses		
Salaries, wages and employee benefits	12,672,383	12,410,700
Purchased services	1,265,083	1,457,539
Food services	675,474	660,891
Building occupancy	673,661	669,375
Program	642,464	684,821
Office	472,627	432,507
Fundraising	106,349	129,327
Staff travel	112,145	91,257
Amortization	103,449	77,575
Staff development	70,925	80,319
Transportation	69,459	49,466
Recruitment and education	29,408	27,224
Communication and printing	10,187	11,020
	<u>16,903,614</u>	<u>16,782,021</u>
Deficiency of revenue over expenses before other items	(37,060)	(7,241)
Other items		
Realized gains on investments	114,562	342,970
Unrealized gains (losses) on investments	190,556	(66,732)
	<u>305,118</u>	<u>276,238</u>
Excess of revenue over expenses	\$ <u>268,058</u>	\$ <u>268,997</u>

West Neighbourhood House
(formerly The St. Christopher House)
Statement of Changes in Net Assets

Year ended March 31, 2026

	General Fund	Internally Restricted Funds	2026 Total	2025 Total
Net assets, beginning of year	\$ -	\$ 3,636,141	\$ 3,636,141	\$ 3,367,144
Excess of revenue over expenses	268,058	-	268,058	268,997
Transfer to internally restricted fund	<u>(268,058)</u>	<u>268,058</u>	<u>-</u>	<u>-</u>
Net assets, end of year	<u>\$ -</u>	<u>\$ 3,904,199</u>	<u>\$ 3,904,199</u>	<u>\$ 3,636,141</u>

West Neighbourhood House (formerly The St. Christopher House) Statement of Cash Flows

Year ended March 31	2026	2025
Increase (decrease) in cash		
Operating		
Excess of revenue over expenses	\$ 268,058	\$ 268,997
Items not involving cash		
Amortization	103,449	77,575
Amortization of deferred capital contributions	(87,227)	(67,607)
Unrealized (gains) losses on investments	<u>(190,556)</u>	<u>66,732</u>
	93,724	345,697
Change in non-cash working capital items		
Accounts receivable	174,224	57,426
Due from St. Christopher House Community Endowment	757,213	(272,646)
Accounts payable and accrued liabilities	358,551	(402,240)
Deferred contributions	<u>(135,756)</u>	<u>(450,291)</u>
	<u>1,247,956</u>	<u>(722,054)</u>
Investing		
Realized gains on investments reinvested	(114,562)	(342,970)
Net change in investments	991,757	(141,514)
Net change in short-term investments	423,860	399,508
Purchase of property and equipment	(462,656)	(356,588)
Deferred capital contributions received or receivable	<u>262,727</u>	<u>167,081</u>
	<u>1,101,126</u>	<u>(274,483)</u>
Increase (decrease) in cash	2,349,082	(996,537)
Cash		
Beginning of year	<u>64,094</u>	<u>1,060,631</u>
End of year	<u>\$ 2,413,176</u>	<u>\$ 64,094</u>

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

1. Nature of organization

West Neighbourhood House (formerly The St. Christopher House) (the "Organization") is incorporated as a not-for-profit organization under the laws of Ontario under the Letters of Patent issued August 31, 1963. The Organization is a registered charity under the Income Tax Act (Canada) and accordingly is exempt from income taxes. The Organization provides programs and services to enable less advantaged individuals, families and groups in the community gain greater control over their lives and within their community.

On September 13, 2024, the Organization officially changed its name to West Neighbourhood House.

2. Summary of significant accounting policies

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") as issued by the Canadian Accounting Standards Board. The financial statements include the following significant accounting policies.

Fund accounting

The accounts are maintained in accordance with the principles of fund accounting, whereby net assets of the Organization are classified for accounting and reporting purposes into funds to be used as determined by the Organization.

General Fund

The General Fund reflects amounts available for immediate use for the general purpose of the Organization. According to the Organization's policy, any surplus for the year in the General Fund is transferred to the Internally Restricted Funds and any deficit for the year is covered by a transfer from one of the Internally Restricted Funds as determined by the Board of Directors. As a result, the balance for the General Fund is \$Nil as at each year-end date.

Internally Restricted Funds

The Internally Restricted Funds include the amounts that have been formally set aside by the Organization to be used for specific purposes as approved by the Board of Directors.

Revenue recognition

The Organization follows the deferral method of accounting for contributions and grants. Unrestricted contributions and grants are recognized as revenue when received if the amount can be reasonably estimated and collection is reasonably assured. Externally restricted contributions and grants are recorded as deferred contributions when received and recognized as revenue when the related expenses are incurred.

Externally restricted contributions restricted for the purchase of property and equipment or intangible assets are deferred and amortized into revenue over the same term and on the same basis as the related property and equipment or intangible assets is amortized.

Program fees and investment income are accrued as earned. Investment income includes dividend and interest income.

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

2. Summary of significant accounting policies (continued)

Donated services and materials

Volunteers make a substantial contribution of time each year to assist the Organization in carrying out its activities. Due to the difficulty in determining the fair value of such contributed services, they are not recognized in these financial statements. Donated materials received by way of gifts-in-kind are not recorded in the financial statements due to the difficulty in determining their fair value.

Property and equipment and intangible assets

Property and equipment and intangible assets purchased are recorded at cost. Amortization of property and equipment and intangible assets is calculated over their estimated useful lives on a straight-line basis at the following annual rates:

Buildings	5%
Furniture	25%
Automotive equipment	10% - 30%
Computer software	25%

Property and equipment and intangible assets are tested for impairment when events or changes in circumstances indicate that an asset might be impaired. The assets are tested for impairment by comparing the net carrying value to their fair value or replacement cost. If the asset's fair value or replacement cost is determined to be less than its net carrying value, the resulting impairment is reported in the statement of operations. Any impairment recognized is not reversed.

Financial instruments

The Organization considers any contract creating a financial asset, liability or equity instrument as a financial instrument. The Organization's financial instruments are comprised of cash, investments accounts receivable, due from St. Christopher House Community Endowment, and accounts payable.

The Organization initially measures its financial assets and liabilities obtained in arm's length transactions at fair value and subsequently at amortized cost, with the exception of investments, which are subsequently measured at fair value. Realized and unrealized gains and losses on investments are recognized in the statement of operations in the year earned. Financial assets and liabilities in related party transactions are initially and subsequently measured at cost.

For financial assets measured at cost or amortized cost, the Organization regularly assesses whether there are any indications of impairment. Any impairment loss is recognized in the statement of operations.

Use of estimates

Management reviews the carrying amounts of items in the financial statements at each statement of financial position date to assess the need for revision or any possibility of impairment. Certain items in the preparation of these financial statements require management's best estimate. Management determines these estimates based on assumptions that reflect the most probable set of economic conditions and planned courses of action.

These estimates are reviewed periodically and adjustments are made to excess (deficiency) of revenue over expenses as appropriate in the fiscal year they become known.

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

3. Short-term investments

Short-term investments consist of a cashable guaranteed investment certificate earning interest at an annual rate of 3.0% (2025 – 3.0%), maturing on May 12, 2027 (2025 – November 13, 2025).

4. Government remittances receivable and payable

Included in accounts receivable is \$228,232 (2025 - \$384,664) in government remittances receivable.

Included in accounts payable and accrued liabilities is \$Nil (2025 - \$81,407) in payroll benefit remittances payable.

5. Related party transactions

The Organization is related to St. Christopher House Community Endowment (the “Community Endowment”) through common management and purpose. The Community Endowment is an independent legal organization to the Organization with a separate Board of Directors.

The Organization receives annual donations from the Community Endowment, after approval by the Community Endowment’s Board of Directors. During the year, a donation of \$262,335 (2025 - \$250,490) was received (2025 – receivable) from the Community Endowment recorded in foundations revenue in the statement of operations. The donation has been made in line with the revised disbursement quota regulations by the Canada Revenue Agency.

The Organization also receives donations that actually belong to the Community Endowment. As a result, the due from St. Christopher House Community Endowment reflects the net receivable after accounting for the donations owed to the Community Endowment.

In fiscal 2026, the Organization has a receivable of \$617 (2025 - \$757,830) from the Community Endowment. The amounts are unsecured, due on demand and non-interest bearing.

6. Investments

Investments consist of pooled funds and cash and cash equivalents of the following:

	<u>2026</u>	<u>2025</u>
Global equities	\$ 1,180,135	\$ 1,450,023
Canadian equities	781,642	920,607
Fixed income	588,114	742,404
Alternative funds	454,319	427,734
Cash and cash equivalents	<u>2,675</u>	<u>152,756</u>
	<u>\$ 3,006,885</u>	<u>\$ 3,693,524</u>

Cash and cash equivalents consist of cash and bankers’ acceptances held in the Organization’s investment portfolio. As the intention is to hold these amounts for the long-term, they have been classified as such.

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

6. Investments (continued)

Investment income consists of the following:

	<u>2026</u>	<u>2025</u>
Dividend income	\$ 42,403	\$ 37,313
Interest income	<u>29,666</u>	<u>76,856</u>
	<u>\$ 72,069</u>	<u>\$ 114,169</u>

7. Property and equipment

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>2026 Net Book Value</u>	<u>2025 Net Book Value</u>
Land	\$ 197,200	\$ -	\$ 197,200	\$ 197,200
Buildings	3,841,724	2,273,644	1,568,080	1,224,693
Furniture and equipment	160,859	160,859	-	-
Automotive equipment	<u>187,922</u>	<u>172,102</u>	<u>15,820</u>	<u>-</u>
	<u>\$ 4,387,705</u>	<u>\$ 2,606,605</u>	<u>\$ 1,781,100</u>	<u>\$ 1,421,893</u>

Included in buildings is \$448,139 (2025 - \$217,074) of assets that are not yet in use. Amortization will commence on these assets once the asset is put into use.

8. Intangible assets

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>2026 Net Book Value</u>	<u>2025 Net Book Value</u>
Computer software	\$ 91,526	\$ 91,526	\$ -	\$ -

9. Deferred contributions

	<u>2026</u>	<u>2025</u>
Balance, beginning of year	\$ 546,576	\$ 996,867
Externally restricted contributions received	302,792	446,605
Deferred contributions recognized	<u>(438,548)</u>	<u>(896,896)</u>
Balance, end of year	<u>\$ 410,820</u>	<u>\$ 546,576</u>

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

10. Deferred capital contributions

	<u>2026</u>	<u>2025</u>
Balance, beginning of year	\$ 1,024,607	\$ 925,133
Funds received or receivable restricted for capital items	262,727	167,081
Amortization of deferred capital contributions	<u>(87,227)</u>	<u>(67,607)</u>
Balance, end of year	<u>\$ 1,200,107</u>	<u>\$ 1,024,607</u>

Included in deferred capital contributions is \$9,743 (2025 - \$33,816) of funds received restricted for capital items that have yet to be spent.

11. Commitments

The Organization has entered into various agreements to lease office equipment and vehicles until fiscal 2031. The Organization is committed to the following future minimum lease payments.

2027	\$ 26,914
2028	26,914
2029	23,821
2030	20,728
2031	13,819

12. Revenue from government sources

	<u>2026</u>	<u>2025</u>
Federal government		
Immigration, Refugees and Citizenship Canada	\$ 1,040,767	\$ 951,738
Employment and Social Development Canada	76,076	64,003
Public Health Agency of Canada	59,522	60,237
Canada Revenue Agency	<u>11,215</u>	<u>11,539</u>
	<u>\$ 1,187,580</u>	<u>\$ 1,087,517</u>
Provincial government		
Ministry of Health and Long-Term Care	\$ 9,104,960	\$ 8,215,089
Ministry of Labour, Immigration, Training and Skills Development	538,157	706,157
Ministry of Children, Community and Social Services	293,232	431,733
Ministry of Seniors and Accessibility	173,251	153,411
Ministry of Tourism, Culture and Sport	<u>64,240</u>	<u>77,088</u>
	<u>\$ 10,173,840</u>	<u>\$ 9,583,478</u>
City of Toronto		
Shelter, Support and Housing Administration	\$ 762,455	\$ 588,396
Social Development, Finance and Administration	381,125	368,236
Children's Services	220,860	200,662
Employment and Social Services	-	10,484
Miscellaneous	<u>-</u>	<u>2,000</u>
	<u>\$ 1,364,440</u>	<u>\$ 1,169,778</u>

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

13. Risks arising from financial instruments

Transactions in financial instruments may result in an entity assuming or transferring to another party one or more of the financial risks described below. The required disclosures provide information that assists users of the financial statements in assessing the extent of risk related to financial instruments. The main risks to which the Organization's financial instruments are exposed are interest rate risk, credit risk, market risk and liquidity risk.

Interest rate risk

Interest rate risk is the risk the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Organization is exposed to interest rate risk due to its investments. The interest rate risk is minimized as much as possible by external investment managers investing in a diversified portfolio.

Credit risk

Credit risk is the risk of financial loss occurring as a result of a counter party to a financial instrument failing to discharge an obligation or commitment that it has entered into with the Organization. The Organization's main credit risks relate to its accounts receivable and Due from St. Christopher House Community Endowment.

The Organization reduces its exposure to credit risk by ensuring it only provides credit to worthy parties and creating an allowance for doubtful accounts when appropriate. As at March 31, 2026, the allowance for doubtful accounts is \$Nil (2025 - \$Nil).

Market risk

Market risk is the risk the fair value of a financial instrument will fluctuate because of changes in market prices. The Organization's investments are subject to market risk, which includes price risk arising from market volatility and the risk of loss of capital associated with these investments.

The Organization mitigates this risk by holding a diversified portfolio including global and Canadian equities as well as pooled funds. There is no significant concentration risk included in the portfolio.

Liquidity risk

Liquidity risk is the risk the Organization will encounter difficulty in raising funds to meet commitments associated to its financial liabilities. The Organization is exposed to liquidity risk mainly in respect to its accounts payable. The Organization manages its liquidity risk through regular monitoring of forecast and actual cash flows to ensure it has sufficient funds available to meet current and foreseeable financial obligations.

Currency risk

Currency risk is the risk that the fair value of a financial instrument will fluctuate due to changes in the rate of exchange between Canadian and foreign currencies. The Organization is exposed to currency risk mainly through its investments in pooled funds with underlying investments in global fixed income investments and equities. To manage this risk, the Organization follows an investment policy which requires a diversified portfolio meeting specific requirements.

West Neighbourhood House (formerly The St. Christopher House) Notes to the Financial Statements

March 31, 2026

14. 248 Ossington redevelopment project

The Organization is in the pre-development phase of research and analysis to pursue the possible redevelopment of 248 Ossington. The goal of the redevelopment is to rebuild community services space for the Organization's programs and operations with as much affordable housing as possible, with the potentiation of some market rate rental housing.

To assist in managing the cash flows of the pre-development phase, the Organization has entered into a non-interest bearing loan agreement with the City of Toronto, co-signed by the Community Endowment, where \$981,000 will be loaned to the Organization, maturing the earlier of the date of the first construction financing draw and April 1, 2029. As co-signor of the loan agreement, the Community Endowment has agreed to guarantee the loan in the case of default.

15. Comparative figures

Certain comparative figures have been reclassified to conform with the presentation adopted in the current year.