Durham Community Health Centre

Financial Statements
For the year ended March 31, 2025

	Contents
Independent Auditor's Report	2 - 3
independent Additor's neport	2-3
Financial Statements	
Statement of Financial Position	4
Statement of Operations	5
Statement of Changes in Fund Balances	6
Statement of Cash Flows	7
Notes to Financial Statements	8 - 16
Schedule - Expenses	17



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Independent Auditor's Report

To the Members of Durham Community Health Centre

Qualified Opinion

We have audited the financial statements of Durham Community Health Centre (the "Organization"), which comprise the statement of financial position as at March 31, 2025, and the statements of operations, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of Durham Community Health Centre as at March 31, 2025, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many not-for-profit organizations, the Organization derives revenue from donations and fundraising activities the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to donations and fundraising revenue, excess (deficiency) of revenue over expenses, and cash flows from operations for the year ended March 31, 2025 and 2024, current assets as at March 31, 2025 and 2024, and fund balances as at April 1 and March 31 for both the 2025 and 2024 years. Our audit opinion on the financial statements for the year ended March 31, 2024 was modified accordingly because of the possible effects of this limitation in scope.

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

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

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



Independent Auditor's Report (Continued)

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.

BDO Canada LLP

Chartered Professional Accountants, Licensed Public Accountants

Markham, Ontario June 20, 2025

Durham Community Health Centre Statement of Financial Position

March 31			2025	2024
	General Fund	Capital Project Fund	Total	Total
Assets				
Current				
Cash	\$ 5,406,177	\$ -	\$ 5,406,177	\$ 4,278,384
Accounts receivable	1,329,280	-	1,329,280	840,202
Prepaid expenses	240,842	-	240,842	111,470
Investments (Note 2)	1,109,335	-	1,109,335	824,078
Inventory	130,939	-	130,939	-
Due from (to) other funds	276,554	(276,554)	-	
	8,493,127	(276,554)	8,216,573	6,054,134
Capital assets (Note 3, 4)	929,226	4,839,750	5,768,976	6, 136, 954
	\$ 9,422,353	\$ 4,563,196	\$13,985,549	\$ 12,191,088
Liabilities and Net Assets				
Current				
Accounts payable and accrued liabilities	\$ 2,647,116	\$ -	\$ 2,647,116	\$ 2,209,725
Due to government ministries (Note 6, 9)	729,941	· •	729,941	652,032
Deferred revenue (Note 7)	2,408,730	-	2,408,730	1,644,759
Current portion of deferred contributions related to				
capital assets (Note 8)	160,361	-	160,361	202,707
	5,946,148	-	5,946,148	4,709,223
Deferred contributions related to capital assets (Note 8)	614,373	-	614,373	774,734
	6,560,521	_	6,560,521	5,483,957
Fund Balances	2,861,832	4,563,196	7,425,028	6,707,131
	\$ 9,422,353	\$ 4,563,196	\$13,985,549	\$ 12,191,088

On behalf of the Board:

—signed by:

Marwin Yorkt ______ Director



Director

Durham Community Health Centre Statement of Operations

For the year ended March 31			2025	2024
	General Fund		Total	Total
	Fulla	Project Fulla	TOTAL	TOLAI
Revenue				
Ontario Health East (Note 12)	\$ 16,656,131	\$ -	\$ 16,656,131	\$ 14,192,537
Ministry of Health	506,653	-	506,653	454,635
Ministry of Children, Community and Social Services	347,336	-	347,336	296,832
Government grant and other	55,936	-	55,936	82,288
Other project grants	1,984,776	-	1,984,776	888, 196
Program service fees	399,007	-	399,007	198,353
Donations	91,340	-	91,340	65,599
Fundraising	63,483	-	63,483	134,076
Investment income	240,866	-	240,866	225,206
Amortization of deferred capital contributions				
related to capital assets (Note 8)	202,707	-	202,707	112,078
	20,548,235	-	20,548,235	16,649,800
Expenses (Schedule)	19,416,515	413,823	19,830,338	16,857,960
Excess (deficiency) of revenue over expenses	\$ 1,131,720	\$ (413,823)	\$ 717,897	\$ (208, 160)

Durham Community Health Centre Statement of Changes in Fund Balances

For the year ended March 31			2025	2024
	General Fund	Capital Project Fund	Total	Total
Fund balances, beginning of year Excess (deficiency) of revenue over expenses	\$ 1,730,112 1,131,720	\$ 4,977,019 (413,823)	\$ 6,707,131 \$ 717,897	6,915,291 (208,160)
Fund balances, end of year	\$ 2,861,832	\$ 4,563,196	\$ 7,425,028 \$	6,707,131

Durham Community Health Centre Statement of Cash Flows

For the year ended March 31		2025	2024
Cash provided by (used in)			
Operating activities			
Excess (deficiency) of revenue over expenses	\$	717,897	\$ (208, 160)
Adjustments to reconcile deficiency of revenue over expenses to net cash provided by (used in)			
operating activities			
Amortization		584,349	595,065
Amortization of deferred capital contributions		(000 707)	(440.070)
related to capital assets Unrealized gain on investments		(202,707) (84,982)	(112,078) (74,822)
Loss on disposal of capital assets		(04,902)	70,104
Changes in non-cash working capital balances			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Accounts receivable		(489,078)	12,564
Prepaid expenses		(129,372)	100,777
Inventory Accounts payable and accrued liabilities		(130,939) 437,391	- 802,847
Deferred revenue		763,971	1,073,719
Due to government ministries	_	77,909	(126,394)
	_	1,544,439	2,133,622
Investing activities			
Purchase of capital assets		(216,371)	(586,088)
Sale (purchase) of investments, net	_	(200,275)	1,879
	_	(416,646)	(584,209)
Financing activities			
Cash contributions received for capital assets	_	-	592,589
Net change in cash		1,127,793	2,142,002
Cash, beginning of year	_	4,278,384	2,136,382
Cash, end of year	\$	5,406,177	\$ 4,278,384

March 31, 2025

1. Summary of Significant Accounting Policies

a. Purpose of Organization

Durham Community Health Centre (the "Organization") provides integrated, accessible, and equitable community-based primary care, wellness services, and health education to Durham community members who face multiple barriers to their health and well-being.

The Organization is a registered charity under the Income Tax Act and accordingly is exempt from income taxes providing certain requirements of the Income Tax Act are met.

b. Basis of Accounting

The Organization has prepared its financial statements in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO").

c. Fund Accounting

The financial statements are presented on a fund basis and a description of the funds are as follows:

General Fund

To pay benefits and expenses for the day-to-day activities of the Organization other than those prescribed for the Capital Project Fund noted below.

Capital Project Fund

The Capital Project Fund reports restricted resources to pay for the building and maintaining facilities for specific projects.

d. Revenue Recognition

The Organization follows the restricted fund method of accounting for contributions. Externally restricted contributions related to capital projects are recognized as revenue of the capital project fund in the year in which they are received. Contributions restricted for the purchase of capital assets of the General Fund are deferred and amortized into revenue at a rate corresponding with the amortization rate for related assets. All other restricted contributions are recognized as revenue of the General Fund using the deferral method whereby revenue is recognized as qualifying expenses are incurred because there is not an appropriate restricted fund.

Unrestricted contributions are recognized as revenue of the General Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

March 31, 2025

1. Summary of Significant Accounting Policies (continued)

revenue

(continued)

d. Revenue Recognition

in the General Fund when earned.

Government funding is recognized in accordance with the terms of the contract.

Unrestricted investment income is recognized as

Pledges are recognized as revenue when the amount to be received can be reasonably estimated and ultimate collection is reasonably assured.

e. Contributed materials

Contributions of materials and services are recognized both as contributions and expenses in the statement of operations and Fund Balances when a fair value can be reasonably estimated and when the materials and services are used in the normal course of the Organization's operations and would otherwise have been purchased. The Organization would not be able to carry out its activities without the services of the many volunteers who donate a considerable number of hours. Due to the difficulty in determining their fair value, these contributed services are not recognized in the financial statements.

f. Capital assets

Capital assets are stated at cost less accumulated amortization. Amortization is provided based on the estimated useful life of the assets on a declining basis at the following rates. Construction in progress is not amortized until the tangible capital asset is substantially complete and ready for use:

Building renovations - 5% to 20% Vehicle - 25% Computer equipment - 30% Equipment - 20% Furniture and fixtures - 20% Leasehold improvements - 20%

g. Impairment of Long-Lived Assets

The Organization monitors its use of capital assets and when the capital asset no longer contributes to the organization's ability to provide goods and services, or that the value of future economic benefits or service potential associated with the capital asset is less than its carrying amount, an impairment is recognized as an expense in the statement of operations.

March 31, 2025

1. Summary of Significant Accounting Policies (continued)

h. Investments

Investments consist of holdings in units of exchange traded and mutual funds. Investments are carried at fair market value. Changes in fair value are recorded immediately in the excess (deficiency) of revenue over expenses. Fair values are quoted based on the estimated values of the underlying securities.

i. Financial Instruments

Arm's length financial instruments are recorded at fair value at initial recognition.

Related party financial instruments quoted in an active market or those with observable inputs significant to the determination of fair value are recorded at fair value at initial recognition. All other related party financial instruments are recorded at cost at initial recognition.

In subsequent periods, equities traded in an active market are reported at fair value, with any change in fair value reported in excess (deficiency) of revenue over expenses. All other financial instruments are reported at cost or amortized cost less impairment. Transaction costs on the acquisition, sale or issue of financial instruments are expensed for those items measured at fair value and charged to the financial instrument for those measured at amortized cost.

Financial assets are tested for impairment when indicators of impairment exist. When a significant change in the expected timing or amount of the future cash flows of the financial asset is identified, the carrying amount of the financial asset is reduced and the amount of the write-down is recognized in excess (deficiency) of revenue over expenses. A previously recognized impairment loss may be reversed to the extent of the improvement, provided it is not greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously, and the amount of the reversal is recognized in the statement of operations.

j. Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future.

March 31, 2025

2. Investments

The fair value of investments are comprised as follows:

	_	2025	2024
Common shares Mutual funds	\$	515,093 594,242	\$ 448,998 375,080
	\$	1,109,335	\$ 824,078
The cost of investments are comprised as follows:			
Common shares Mutual funds	\$ 	472,535 581,132	\$ 433,514 369,122
	\$	1,053,667	\$ 802,636

3. Capital Assets - General Fund

	_			2025			2024
	_	Cost	_	Accumulated Amortization	Cost	-	Accumulated Amortization
Building renovations Vehicle Computer equipment Equipment Furniture and fixtures Leasehold improvements Construction in progress	\$	605,043 524,505 302,027 314,312 28,555 - 208,264	\$	184,427 307,161 289,298 251,006 21,588	\$ 508, 457 524, 505 302, 027 314, 312 28, 554 95, 209 96, 586	\$	109,373 234,711 283,845 235,180 19,845 8,744
	\$	1,982,706	\$	1,053,480	\$ 1,869,650	\$	891,698
Net book value			\$	929,226		\$	977,952

In the prior year, the Organization began construction of a Multi-Sport community playground and Children's play area, with incurred costs of \$96,586 at year end. This amount has been included in building renovations in the current year.

During the current year, the Organization began construction of an outdoor recreation hub. The cost to date of \$208,264 is included in capital assets above but no amortization has been recorded since the construction was not completed at year end. The Organization also reclassified leasehold improvements of \$95,209 to the Capital Project Fund, refer to Note 4.

March 31, 2025

4. Capital Assets - Capital Project Fund

	2025		2024
Cost	Accumulated Amortization	Cost	Accumulated Amortization
\$ 9,430,153 78,219 223,022 2,978,343	\$ 5,398,877 78,008 191,058 2,202,044	\$ 9,430,153 78,219 223,022 2,875,028	\$ 5,186,704 77,917 183,067 1,999,732
\$12,709,737	\$ 7,869,987	\$ 12,606,422	\$ 7,447,420
	\$ 4,839,750		\$ 5,159,002
	78,219 223,022 2,978,343	Accumulated Amortization \$ 9,430,153	Accumulated Cost Accumulated Amortization Cost \$ 9,430,153 \$ 5,398,877 \$ 9,430,153 78,219 78,008 78,219 223,022 191,058 223,022 2,978,343 2,202,044 2,875,028 \$12,709,737 \$ 7,869,987 \$ 12,606,422

5. Line of credit

The organization maintains a line of credit facility with its bank to a maximum of \$1,000,000 and bears interest at the bank's prime rate. The credit facility is secured by a first ranking security agreement covering all property of the Organization. As at March 31, 2025, \$Nil (2024 - \$Nil) has been drawn down on the facility.

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6.	Due to government ministries	2025	2024
	Ontario Health East		
	Under the terms of the funding agreement for the Health Centre, the Organization is required to repay to Ontario Health East (OHE) any excess of revenue over expenses.		
	Total OHE funding for operations Deduct: Expenses eligible for OHE funding	2,471,885 2,471,885)	11,937,825 (11,937,825)
		\$ -	\$ -
	Ministry of Health		
	Under the terms of the funding agreement for the Hepatitis C funding, the Organization is required to repay to Ministry of Health (MOH) any excess of revenue over expenses.		
	Total MOH funding for operations Deduct: Expenses eligible for MOH funding	\$ 584,562 (506,653)	\$ 461,462 (461,462)
		\$ 77,909	\$ -
	Ministry of Children, Community and Social Services		
	Under the terms of the funding agreement with the Ministry of Children, Community and Social Services (MCCSS), the Organization is required to repay to MCCSS any excess of revenue over expenses.		
	Total MCCSS funding for operations Deduct: Expenses eligible for MCCSS funding	\$ 347,336 (347,336)	\$ 293,890 (293,890)
		\$ -	\$ -
	Current year total repayable to all government ministries Current year total repayable to all government ministries Balance not yet recovered from prior years at year end	\$ 77,909 652,032	\$ - 652,032
	Balance owing to all government ministries at year end	\$ 729,941	\$ 652,032

March 31, 2025

7. Deferred revenue

Deferred revenue includes government grants and other amounts received in advance of services rendered. Deferred revenue is comprised of \$2,396,480 (2024 - \$1,644,759) from grants for activities to be conducted subsequent to March 31, 2025.

8. Deferred contributions related to capital assets

Deferred contributions related to capital assets consist of the unamortized amount of contributions received for the purchase of capital assets. Recognition of these amounts as revenue is deferred to periods when the related capital assets are amortized. Changes in deferred contributions related to capital assets are as follows:

	2025	2024
Balance, beginning of year	\$ 977,441 \$	496,930
Amount received during the year	-	592,589
Less: amounts recognized as revenue during the year	(202,707)	(112,078)
Balance, end of year	\$ 774,734 \$	977,441
Less: current portion	(160,361)	(202,707)
Long-term portion of deferred contributions related to capital assets	\$ 614,373 \$	774,734

9. Contingencies

Upon completion of annual reviews and reconciliations of funding provided, Ontario Health East, Ministry of Health (MOH) and Ministry of Children, Community and Social Services (MCCSS), may retroactively adjust funding provided in a prior year. Annual reviews for the fiscal year ended March 31, 2025 have not been completed by Ontario Health East, MOH and MCCSS, and as a result, future adjustments may be required as a result of this review. Management has estimated the amounts payable related to current and prior years of \$729,941 (2024 - \$652,032) and has accrued this amount as payable at year end.

March 31, 2025

10. Commitments

The Organization has entered into various lease agreements for additional premises which expire on March 31, 2026 and July 20, 2036. The following payments are required over the next 5 years and thereafter:

<u>Year</u>	_	Amount
2026	\$	181,062
2027		155,999
2028		161,580
2029		161,580
2030		161,580
Thereafter, to June 2036		1,023,340
	\$	1,845,141

On July 19, 2007, the Organization entered into an agreement for 60 years with the City of Oshawa to lease the land for its current Oshawa site location for a nominal fee.

11. Employee future benefits

Substantially all of the employees of the Organization are members of Healthcare of Ontario Pension Plan ("HOOPP") which is a multi-employer, defined benefit, final average earnings, contributory pension plan. There is insufficient information to apply defined benefit plan accounting because the actuary does not attribute portions of the surplus or deficit to individual employers. Accordingly, the Organization is not able to identify its share of the plan assets and liabilities and, therefore, HOOPP is accounted for as a defined contribution plan. The Organization's contributions to HOOPP during the current year were \$959,661 (2024 - \$809,616). These amounts are included in salaries and benefits in the statement of operations in the general fund. The most recent valuation for financial reporting purposes completed by HOOPP was as of December 31, 2023.

12. Economic dependence

In common with other publicly funded agencies, the Organization derives the majority of its revenue from the Province of Ontario, through Ontario Health East which represents 81%(2024 - 85%) of total revenues.

March 31, 2025

13. Financial Instruments Risks

The Organization is subject to the following risks on its financial instruments which have not changed from the prior year:

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Organization's financial instruments that are exposed to concentrations of credit risk relate primarily to cash, investments and receivables. The Organization manages its exposure to this risk by maintaining its cash and investment balances with a major bank. Accounting monitoring procedures are utilized to minimize risk of loss.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or foreign currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. The Organization's investments in publicly-traded securities and mutual funds exposes the Organization to price risk as these investments are subject to price changes in an open market due to a variety of reasons including changes in market rates of interest, general economic indicators and restrictions on credit markets.

Interest rate risk

Interest rate risk arises because of the fluctuation in interest rates. The Organization is subject to interest rate risk through its investments. The Organization has formal policies and procedures that establish target asset mix. The Organization is also subject to interest rate risk through its revolving line of credit. The Organization monitors interest rate to ensure that their interest rates do not vary much from the market rate.

Liquidity risk

Liquidity risk is the risk that the Organization will encounter difficulty in meeting its obligations associated with financial liabilities. Liquidity risk includes the risk that, as a result of operational liquidity requirements, the Organization will not have sufficient funds to settle a transaction on the due date; will be forced to sell financial assets at a value, which is less than what they are worth; or may be unable to settle or recover a financial asset. The Organization is exposed to this risk mainly in respect of its accounts payable and accrued liabilities, due to government ministries, and commitments. The Organization's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient cash flows to fund its operations and to meet its liabilities when due. The Organization maintains a portion of its invested assets in liquid securities, and also maintains a credit facility which can be drawn upon as needed.

14. Comparative Figures

Certain comparative figures have been reclassified to conform with the method of presentation adopted for the current year.

Durham Community Health Centre Schedule - Expenses

For the year ended March 31			2025	2024
	General Fund	Capital Project Fund	Total	Total
Salaries and benefits (Note 11)	\$14,581,875	\$ -	\$14,581,875	\$ 12,092,125
Program materials	1,365,069	· -	1,365,069	449,021
Occupancy	881,651	_	881,651	955,980
Amortization	170,526	413,823	584,349	595,065
Professional fees	226,862	-	226,862	512,546
Office and general	411,733	_	411,733	216,090
Computer supplies and maintenance	326,785	_	326,785	558, 186
Purchased services	603,860	_	603,860	855,679
Fees and memberships	241,333	-	241,333	125,753
Medical supplies	204,660	-	204,660	45,463
Insurance	74,978	-	74,978	62,791
Advertising	63,710	-	63,710	90,660
Recruitment	61,006	-	61,006	35,997
Travel and transportation	55,580	_	55,580	9,767
Fundraising	54,843	-	54,843	75,515
Telephone	49,635	-	49,635	72,423
Loss on disposal of capital assets (Note 3)	-	-	-	70,104
Bank charges and interest	42,409	-	42,409	34,795
	\$19,416,515	\$ 413,823	\$19,830,338	\$ 16,857,960