

Non-Consolidated Financial Statements of

# **COMMUNITY LIVING TORONTO**

And Independent Auditor's Report thereon

Year ended March 31, 2025

**KPMG LLP**

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## INDEPENDENT AUDITOR'S REPORT

To the Members of Community Living Toronto

***Opinion***

We have audited the non-consolidated financial statements of Community Living Toronto (the Entity), which comprise:

- the non-consolidated statement of financial position as at March 31, 2025
- the non-consolidated statement of operations for the year then ended
- the non-consolidated statement of changes in net assets for the year then ended
- the non-consolidated statement of cash flows for the year then ended
- and notes to the non-consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the non-consolidated financial position of the Entity as at March 31, 2025, and its non-consolidated results of operations and its non-consolidated 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 ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

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

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

Those charged with governance are responsible for overseeing the Entity'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 the 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



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- 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 Entity'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 Entity 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.
- 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.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

June 24, 2025

# COMMUNITY LIVING TORONTO

Non-Consolidated Statement of Financial Position  
(Expressed in thousands of dollars)

March 31, 2025, with comparative information for 2024

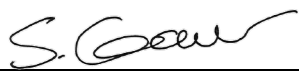
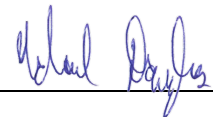
	2025	2024
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 2,681	\$ 94
Accounts receivable (note 2)	3,890	3,961
Capital funding receivable (note 3)	72	141
Prepaid expenses	2,440	1,683
Due from related parties (note 5(b))	126	84
Short-term investments (note 6)	10,899	13,127
	20,108	19,090
Capital funding receivable - long term (note 3)	160	232
Capital assets (note 7)	30,340	30,816
Due from related parties - long term (note 5(b))	2,390	2,306
	\$ 52,998	\$ 52,444

## Liabilities and Net Assets

Current liabilities:		
Bank indebtedness (note 8)	\$ –	\$ 4,190
Accounts payable and accrued liabilities (note 9)	18,849	14,452
Mortgages payable - current (note 11)	72	141
Deferred revenue	1,014	1,778
	19,935	20,561
Deficiency in subsidiary (note 4)	371	353
Mortgages payable - long term (note 11)	160	232
Long-term loan payable (note 12)	600	–
Deferred contributions - expenses of future periods (note 13(a))	7,828	7,462
Deferred contributions - capital assets (note 13(b))	1,943	2,083
	30,837	30,691
Net assets:		
Invested in capital assets (note 14)	28,397	28,733
Endowments (note 16)	85	84
Unrestricted	(6,321)	(7,064)
	22,161	21,753
Subsequent event (note 8)		
Commitments (note 17)		
	\$ 52,998	\$ 52,444

See accompanying notes to non-consolidated financial statements.

On behalf of the Board:

 Director  Director

# COMMUNITY LIVING TORONTO

Non-Consolidated Statement of Operations  
(Expressed in thousands of dollars)

Year ended March 31, 2025, with comparative information for 2024

	2025	2024
Revenue:		
Ministry of Children, Community and Social Services (note 10)	\$ 90,475	\$ 88,671
Other	8,252	9,326
User fees	5,682	5,116
City of Toronto	3,079	3,070
Ministry of Labour, Training and Skills Development	1,675	1,809
Amortization of deferred contributions (note 13(a))	1,237	1,545
Realized gain on short-term investments	383	988
United Way	901	890
Entrepreneurial ventures	534	601
Equity loss from investment in subsidiary (note 4)	(18)	(122)
Unrealized gain (loss) on short-term investments	389	(529)
Interest	215	—
	112,804	111,365
Expenses:		
Salaries and benefits (note 15)	72,023	69,800
Purchased services	20,735	24,036
Supplies	7,646	8,720
Occupancy costs	7,944	8,239
Other program costs	1,847	2,418
Travel and transportation	1,242	1,464
	111,437	114,677
Excess (deficiency) of revenue over expenses before the undernoted items	1,367	(3,312)
Amortization of deferred capital contributions (note 13(b))	140	94
Gain on sale of capital assets	7	2,538
Amortization of capital assets	(1,107)	(868)
	(960)	1,764
Excess (deficiency) of revenue over expenses	\$ 407	\$ (1,548)

See accompanying notes to non-consolidated financial statements.

# COMMUNITY LIVING TORONTO

Non-Consolidated Statement of Changes in Net Assets  
(Expressed in thousands of dollars)

Year ended March 31, 2025, with comparative information for 2024

				2025	2024
	Invested in capital assets	Endowments	Unrestricted	Total	Total
Net assets, beginning of year	\$ 28,733	\$ 84	\$ (7,064)	\$ 21,753	\$ 23,301
Excess (deficiency) of revenue over expenses (note 14)	(960)	–	1,367	407	(1,548)
Net change in invested in capital assets (note 14)	624	–	(624)	–	–
Net change in endowments (note 16)	–	1	–	1	–
Net assets, end of year	\$ 28,397	\$ 85	\$ (6,321)	\$ 22,161	\$ 21,753

See accompanying notes to non-consolidated financial statements.

# COMMUNITY LIVING TORONTO

Non-Consolidated Statement of Cash Flows  
(Expressed in thousands of dollars)

Year ended March 31, 2025, with comparative information for 2024

	2025	2024
Cash flows from operating activities:		
Excess (deficiency) of revenue over expenses	\$ 407	\$ (1,548)
Adjusted for the following non-cash items:		
Unrealized loss (gain) on short-term investments	(389)	529
Amortization of deferred contributions - expense of future periods (note 13(a))	(1,237)	(1,545)
Amortization of deferred capital contributions (note 13(b))	(140)	(94)
Amortization of capital assets	1,107	868
Gain on sale of capital assets	(7)	(2,538)
Change in non-cash operating working capital (note 18)	2,948	434
Deferred contributions received related to future periods (note 13(a))	1,603	1,007
Equity loss from investment in subsidiary (note 4)	18	122
Cash flows from (used in) operating activities	4,310	(2,765)
Cash flows from financing activities:		
Increase in long-term loan	600	—
Capital funding receivable	141	(301)
(Decrease) increase in bank indebtedness	(4,190)	2,275
(Decrease) increase of mortgages payable	(141)	301
Deferred capital contributions	—	526
Cash flows from (used in) financing activities	(3,590)	2,801
Cash flows from investing activities:		
Due from related parties (note 5)	(126)	(2,081)
Purchase of capital assets	(644)	(1,745)
Proceeds on sale of capital assets	20	2,538
Redemption of short-term investment	2,617	1,202
Cash flows from (used in) investing activities	1,867	(86)
Increase (decrease) in cash and cash equivalents	2,587	(50)
Cash and cash equivalents, beginning of year	94	144
Cash and cash equivalents, end of year	\$ 2,681	\$ 94

See accompanying notes to non-consolidated financial statements.



# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements  
(Expressed in thousands of dollars)

Year ended March 31, 2025

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Community Living Toronto ("CLTO") is a not-for-profit organization, incorporated without share capital under the Ontario Not-For-Profit Corporations Act. CLTO is principally involved in serving people with developmental disabilities. CLTO is a registered charity under the Income Tax Act (Canada) and, accordingly, is exempt from income taxes, provided certain requirements of the Income Tax Act (Canada) are met.

## 1. Significant accounting policies:

These non-consolidated financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations in Part III of the Chartered Professional Accountants of Canada Handbook.

### (a) Revenue recognition:

CLTO follows the deferral method of accounting for contributions.

- (i) Restricted contributions are recognized as revenue in the year in which the related expenses are recognized. Contributions restricted for the purchase of capital assets are deferred and amortized into revenue on a straight-line basis, at a rate corresponding with the amortization rate for the related capital assets. Purchases of land from restricted contributions are accounted for as direct increases to net assets.
- (ii) Endowment contributions are recognized as direct increases in endowment net assets. Restricted income from endowments is shown as deferred contributions and recognized as revenue in the year in which related expenses are incurred. Unrestricted income from endowments is recognized as revenue in the year earned.
- (iii) Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.
- (iv) Other revenue consists primarily of residential user fees, user fee per diems and miscellaneous services provided to customers through agencies. Revenue related to these services are recognized when received or receivable if the amount to be received can be reasonably estimated, collection is reasonably assured, and amounts have been earned.

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

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## 1. Significant accounting policies (continued):

### (b) Cash and cash equivalents:

Cash and cash equivalents include operating accounts and guaranteed investment certificates which are highly liquid with original maturities of less than three months.

### (c) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs. These costs are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, CLTO determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount CLTO expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial impairment charge.

### (d) Contributed materials and services:

During the year, CLTO received contributions of materials and services. Because of the difficulty in determining their fair value, contributed materials and services are not recognized in the non-consolidated financial statements.

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

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## 1. Significant accounting policies (continued):

### (e) Capital assets:

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair value at the date of contribution. Repairs and maintenance costs are charged to expenses. Betterments which extend the estimated life of an asset are capitalized. When a capital asset no longer contributes to CLTO's ability to provide services, its carrying amount is written down to its residual value. Capital assets are amortized on a straight-line basis based on the following useful life:

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Buildings	15 - 25 years
Equipment, computer hardware and software	5 - 10 years

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### (f) Pension:

CLTO remit all required employer contributions to the College of Applied Arts and Technology Pension Plan ("CAAT Plan") in accordance with the terms of the plan. CLTO expenses its cash contributions to the CAAT Plan under the accounting requirements for a multi-employer plan.

### (g) Use of estimates:

The preparation of the non-consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the non-consolidated financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amount of capital assets and employee related obligations. Actual results could differ from those estimates.

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 1. Significant accounting policies (continued):

### (h) Controlled profit-oriented enterprise:

These non-consolidated financial statements include CLTO's interest in a wholly owned profit-oriented enterprise using the equity method.

### (i) Controlled not-for-profit organizations:

CLTO does not consolidate investments in controlled not-for-profit organizations. CLTO reports controlled not-for-profit organizations by disclosing summarized financial information.

## 2. Accounts receivable:

	2025	2024
Accounts receivable	\$ 3,974	\$ 4,032
Less allowance for doubtful accounts	84	71
	<u>\$ 3,890</u>	<u>\$ 3,961</u>

## 3. Capital funding receivable:

This balance represents amounts due from the Ministry of Children, Community and Social Services ("MCCSS") to fund the purchases of various buildings and houses. These amounts are received annually when related mortgage payments are made.

## 4. Deficiency in subsidiary:

GroundWorks Solutions Toronto Inc. ("GWS"), a wholly owned, profit-oriented subsidiary, was incorporated on May 25, 2020 for the purpose of generating profit through various initiatives.

On July 15, 2020, GWS and a third party created a partnership called StockABLE as a social purpose enterprise project to meet personal protective equipment and infection prevention and control needs, and to direct proceeds towards supporting people with an intellectual or developmental disability. During the current fiscal year, no transactions were incurred under this partnership and the partnership was dissolved as of December 4, 2024.

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 4. Deficiency in subsidiary (continued):

On January 19, 2023, GWS formed a general partnership with 2424369 Ontario Limited, named Elles Partnership. The business of the Elles Partnership is the development, marketing, construction and sale of a four-phase residential condominium development located at Ellesmere Road and Grangeway Ave., where the Lawson location is currently. As at December 31, 2024, all phases are being held for future development and will be marketed over time as determined by purchaser demand.

On April 17, 2023, GWS and Corbrook created a partnership called 14944569 CANADA INC. as a social purpose enterprise and developed two initiatives, Social Brew and Athari Global Workforce Solutions.

Social Brew is a coffee importer with distribution channels online and through the establishment of cafes or kiosks to employ people with an intellectual or developmental disability. Athari Global Workforce Solutions is a workforce solutions program developed with local partners in Kenya that will recruit, provide training, and sponsor Kenyan nationals to provide services to the disability sector in Ontario.

GWS has been recognized in CLTO's non-consolidated financial statements using the equity method. A summary of the financial information for GWS as at and for the year ended March 31, is as follows:

	2025	2024
Statement of financial position:		
Total assets	\$ 16	\$ 71
Total liabilities	433	469
	<u>\$ (417)</u>	<u>\$ (398)</u>
Statement of operations:		
Total revenue	\$ 50	\$ –
Total expenses	68	122
	<u>\$ (18)</u>	<u>\$ (122)</u>
Statement of cash flows:		
Cash flows used in operating activities	\$ (89)	\$ (96)
Cash flows from (used in) investing activities	84	(155)

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 4. Deficiency in subsidiary (continued):

Deficiency in subsidiary as at March 31 is as follows:

	2025	2024
Balance, beginning of year	\$ 353	\$ 231
Deficit during the year	18	122
Balance, end of year	\$ 371	\$ 353

## 5. Related party balances and transactions:

(a) GroundUp Toronto ("GUT"):

During fiscal 2020, GUT was incorporated for the purpose of providing and operating supportive, inclusive and accessible housing with or without any public space, recreational facilities, and commercial space or buildings appropriate thereto, primarily for persons with disabilities. GUT is incorporated under the Canada Not-for-Profit Corporations Act. CLTO has the ability to control GUT by virtue of CLTO's right to appoint the majority of GUT's Board of Directors.

GUT has not been consolidated in CLTO's non-consolidated financial statements. A summary of the financial information for GUT as at and for the year ended March 31, is as follows:

	2025	2024
Statement of financial position:		
Total assets	\$ 4,668	\$ 4,682
Total liabilities	4,902	4,926
	\$ (234)	\$ (244)
Statement of operations:		
Total revenue	\$ 324	\$ 324
Total expenses	314	472
	\$ 10	\$ (148)

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 5. Related party balances and transactions (continued):

	2025	2024
Statement of cash flows:		
Cash flows from (used in) operating activities	\$ 121	\$ (39)
Cash flows from (used in) financing activities	(18)	61

### (b) Related party balances and transactions:

Due from related parties includes the following balances as at March 31:

	2025	2024
Due from GUT (i)	\$ 2,316	\$ 2,274
Due from GWS (ii)	200	116
	2,516	2,390
Less current portion	126	84
	\$ 2,390	\$ 2,306

(i) The balance relates to the payment of various invoices by CLTO on behalf of GUT. The balance is non-interest bearing with no fixed terms of repayment.

(ii) The balance relates to the payment of various invoices by CLTO on behalf of GWS. The balance is non-interest bearing with no fixed terms of repayment.

## 6. Short-term investments:

	2025		2024	
	Cost	Fair value	Cost	Fair value
Cash and cash equivalents	\$ 2,806	\$ 2,828	\$ 4,217	\$ 4,217
Equities	2,676	2,946	3,674	3,715
Fixed income	5,000	5,125	5,208	5,195
Other funds	468	—	468	—
	\$ 10,950	\$ 10,899	\$ 13,567	\$ 13,127

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 7. Capital assets:

			2025	2024
	Cost	Accumulated amortization	Net book value	Net book value
Land	\$ 17,067	\$ –	\$ 17,067	\$ 17,067
Buildings	28,245	15,734	12,511	12,926
Equipment, computer hardware and software	6,745	5,983	762	823
	\$ 52,057	\$ 21,717	\$ 30,340	\$ 30,816

## 8. Credit facilities:

On August 23, 2019, CLTO entered into an agreement with TD Canada Trust ("TD") for credit facilities. On March 24, 2020, CLTO obtained a restated credit agreement with TD to include GUT as a borrower under the agreement. The credit agreement was subsequently amended at various times.

The credit facilities were amended during the year to include a \$6,000 operating loan for CLTO and GUT at bank prime rate plus 0.5%. As at March 31, 2025, CLTO had drawn nil (2024 - \$4,190) and GUT has borrowed nil (2024 - nil) under this facility.

As part of the facility, GUT also has access to a committed reducing term facility up to a maximum of \$6,000 (2024 - \$4,200) and a reduced term period to July 12, 2026 (2024 - July 10, 2027). As at March 31, 2025, GUT has \$2,565 (2024 - \$2,637) outstanding under this facility.

The amended credit facilities are secured by the following:

- Continuing collateral mortgage representing a first charge on certain real property beneficially owned by and registered in the name of CLTO and GUT in the principal amount of \$11,200.
- General security agreement.
- Assignment of fire insurance, rents and leases on certain property.
- Unlimited guarantee of advances executed by CLTO in support of GUT or by GUT in support of CLTO.



# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 8. Credit facilities (continued):

- General hypothecation of stocks and bonds with a Securities Control Agreement and power of attorney on marketable securities held at TD Waterhouse.

Under the terms of the credit facilities agreement, CLTO and GUT are required to comply with certain financial and non-financial covenants. Subsequent to 2025 year end, an amended agreement dated May 9, 2025 was signed with the bank to update the Debt Service Coverage Ratio requirement to be retrospectively applicable to the 2025 fiscal year. As at March 31, 2025, CLTO was in compliance with the covenants.

## 9. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable as follows:

	2025	2024
Payroll remittances	\$ 2,179	\$ 1,319
Workplace Safety and Insurance Board	–	61
	<u>\$ 2,179</u>	<u>\$ 1,380</u>

## 10. Ministry of Children, Community and Social Services:

CLTO's final amount to be received from or repayable to the MCCSS for the year ended March 31, 2025 will not be determined until MCCSS has reviewed CLTO's financial and statistical returns for that period. The management of CLTO considers the amounts receivable from or repayable to MCCSS to include all proper adjustments for non-allowable costs.

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 11. Mortgages payable:

Mortgages payable consists of 4 (2024 - 11) mortgages, which bear interest at varying rates from 4.094% to 8.00% (2024 - 0.68% to 8.00%). These mortgages mature at various dates from January 1, 2025 to July 1, 2028 (2024 - April 1, 2024 to July 1, 2028). Total interest expense on mortgages payable is \$11 (2024 - \$18).

Future principal payments required on mortgages for the next four years are as follows:

2026	\$ 72
2027	74
2028	59
2029	27
	<u>\$ 232</u>

Property	Particulars		Monthly payment inclusive of interest (Actual amount)	Principal balance, March 31, 2025 (000)	Principal balance, March 31, 2024 (000)
	Interest rate	Renewal date			
Annette	4.44%	July 1, 2028	\$ 1,834	\$ 68	\$ 87
Mavety	2.70%	April 1, 2024	1,958	—	2
Exford	2.31%	November 1, 2024	2,485	—	29
Aspenwood	6.47%	December 1, 2028	2,226	89	111
Fairview	0.68%	April 1, 2024	1,868	—	2
Royal York	2.97%	April 1, 2024	1,640	—	2
Folcroft	4.72%	July 1, 2024	2,108	—	8
Roundwood	4.09%	August 1, 2027	2,651	73	101
Willard	5.12%	December 1, 2024	2,222	—	17
Hobden Place	5.76%	May 1, 2024	2,248	—	4
Margaret	8.00%	June 1, 2025	698	2	10
Total			<u>\$ 21,938</u>	232	373
Less current portion				72	141
Total long-term portion				<u>\$ 160</u>	<u>\$ 232</u>

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

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## 11. Mortgages payable (continued):

During fiscal year 2025, the mortgages relating to Royal York, Folcroft, Willard, Exford, Fairview, Hobden Place and Mavety were discharged as the accounts were paid in full. CLTO also renewed a mortgage relating to Aspenwood, which was due January 1, 2025 for a further period of 48 months. The interest rate has been changed to 6.47%.

## 12. Long-term loan payable:

During the year, a long term loan was provided by Community Forward Fund to Community Living Toronto amounting to \$600 to finance pre-development activities in relation to the Lawson Redevelopment Site (the "Project"). The outstanding principal and all accrued but unpaid interest accrued thereon shall be due and payable on the date that is the earlier of 36 months after the date of the Advance and the date on which the Borrower draws down on a construction loan facility in respect of the Project. Interest is payable on the outstanding loan at the rate equal to 6.5% per annum calculated monthly. Prepayment of loan is allowed based on conditions stipulated in the agreement. Under the terms of the loan agreement, CLTO is required to comply with certain financial and non-financial covenants. As at March 31, 2025, CLTO was in compliance with the covenants.

## 13. Deferred contributions:

### (a) Expenses of future periods:

Deferred contributions related to expenses of future periods represent unspent externally restricted grants and donations.

	2025	2024
Balance, beginning of year	\$ 7,462	\$ 8,000
Amount received related to future period	1,603	1,007
Amount recognized as revenue	(1,237)	(1,545)
Balance, end of year	\$ 7,828	\$ 7,462

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 13. Deferred contributions (continued):

### (b) Capital assets:

Deferred contributions related to capital assets represent the unamortized amount received for the purchase of capital assets. The amortization of capital contributions is recorded as revenue in the non-consolidated statement of operations.

	2025	2024
Balance, beginning of year	\$ 2,083	\$ 1,651
Additions	—	526
Less amounts amortized to revenue	(140)	(94)
Balance, end of year	\$ 1,943	\$ 2,083

## 14. Invested in capital assets:

Invested in capital assets is calculated as follows:

	2025	2024
Capital assets	\$ 30,340	\$ 30,816
Amounts financed by:		
Deferred contributions	(1,943)	(2,083)
Mortgages payable	(232)	(373)
Capital funding receivable	232	373
	\$ 28,397	\$ 28,733

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 14. Invested in capital assets (continued):

Change in net assets invested in capital assets is calculated as follows:

	2025	2024
Excess (deficiency) of revenue over expenses:		
Amortization of deferred capital contributions	\$ 140	\$ 94
Amortization of capital assets	(1,107)	(868)
Gain on sale of capital assets	7	2,538
	<u>\$ (960)</u>	<u>\$ 1,764</u>
Net change in invested in capital assets:		
Purchase of capital assets	\$ 644	\$ 1,745
Deferred capital contributions	—	(526)
Proceeds on sale of capital assets	(20)	(2,538)
Repayment of mortgage	(141)	(301)
Capital funding received	141	301
	<u>\$ 624</u>	<u>\$ (1,319)</u>

## 15. Pension plan:

On June 14, 2019, CLTO entered into a Memorandum of Agreement to become a participating employer in the CAAT Plan. As a result, CLTO's defined benefit pension plans ("Employee and Executive Pension Plans") have been amended to cease member contributions and freeze credited service, effective September 30, 2019. Effective October 1, 2019, CLTO remits all required employer contributions to the CAAT Plan in accordance with the term of the plan. As the CAAT Plan is a multi-employer defined benefit pension plan, any pension plan surpluses or deficits are joint responsibility of all eligible organizations and their employees. As a result, CLTO does not recognize any share of the CAAT Plan surplus or deficit, as CLTO's portion of the amount is not determinable.

The most recent actuarial valuation filed with pension regulators as at January 1, 2025 indicated an actuarial surplus on a going concern basis of \$6.1 billion. CLTO made contributions to the CAAT Plan of \$3,876 (2024 - \$3,663) which has been included as an expense in the non-consolidated statement of operations.

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

## 16. Endowments:

Endowments consist of the following:

	2025	2024
Endowments, the income from which is externally restricted	\$ 56	\$ 56
Endowments, the income from which is unrestricted	29	28
	<u>\$ 85</u>	<u>\$ 84</u>

## 17. Commitments:

The following is a schedule of future annual minimum lease payments required under operating leases for premises used as day programs and residences that have initial lease terms in excess of one year, as at March 31, 2025:

2026	\$ 768
2027	787
2028	793
2029	810
2030	811
Thereafter	1,046
	<u>\$ 5,015</u>

## 18. Non-consolidated statement of cash flows:

Change in non-cash operating working capital comprise the following items:

	2025	2024
Accounts receivable	\$ 71	\$ 66
Prepaid expenses	(757)	418
Accounts payable and accrued liabilities	4,398	(138)
Deferred revenue	(764)	88
	<u>\$ 2,948</u>	<u>\$ 434</u>

# COMMUNITY LIVING TORONTO

Notes to Non-Consolidated Financial Statements (continued)  
(Expressed in thousands of dollars)

Year ended March 31, 2025

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## 19. Financial risks:

### (a) Interest rate risk:

CLTO's credit facilities have a variable interest based on the bank's prime lending rate (note 8). As a result, CLTO is exposed to interest rate risk due to fluctuations in this rate. There has been no significant change to the risk exposure from 2024.

### (b) Liquidity risk:

Liquidity risk is the risk that CLTO will encounter difficulty in meeting obligations associated with financial liabilities. CLTO manages its liquidity risk by monitoring its operating requirements. CLTO prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no significant change to the risk exposure from 2024.

## 20. Economic dependence:

The future viability of CLTO is dependent upon continued support from the MCCSS.

CLTO receives a substantial amount of funding from the MCCSS, pursuant to a Service Contract entered into by both parties. For the year ended March 31, 2025, 80% (2024 - 80%) of revenues came from MCCSS. The funding agreement for 2026 with the MCCSS has not yet been finalized.