

Financial Statements of

**ST. JOSEPH'S VILLA
FOUNDATION**

And Independent Auditor's Report thereon

Year ended March 31, 2025



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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of St. Joseph's Villa Foundation

Qualified Opinion

We have audited the financial statements of St. Joseph's Villa Foundation (the Entity), which comprise:

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

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

In our opinion, except for the possible effects of the matter described in the ***Basis of Qualified Opinion*** paragraph, the accompanying financial statements present fairly, in all material respects, the statement of financial position of the Entity as at March 31, 2025, and its results of operations, changes in fund balances 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 charitable organizations, St. Joseph's Villa Foundation derives revenue from donations, 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 St. Joseph's Villa Foundation.

Therefore, we were not able to determine whether, as at March 31, 2025, and for the year then ended, any adjustments might be necessary to donations and surplus (deficiency) for the year reported in the statement of operations and changes in fund balances, surplus for the year recorded in the statement of cash flows and current assets and fund balances reported in the statement of financial position.

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 qualified 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.



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- 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.
- 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

Hamilton, Canada

June 11, 2025

ST. JOSEPH'S VILLA FOUNDATION

Statement of Financial Position

March 31, 2025, with comparative information for 2024

	General Fund	Restricted Funds	Total 2025	Total 2024
Assets				
Current assets:				
Cash	\$ 572,315	\$ —	\$ 572,315	\$ 686,751
Accounts receivable	8,253	—	8,253	22,532
	580,568	—	580,568	709,283
Investments (note 2)	3,245,129	5,876,121	9,121,250	7,960,467
Capital assets (note 3)	12,232	22,985	35,217	31,987
Other assets (note 4)	385,025	—	385,025	385,025
	\$ 4,222,954	\$ 5,899,106	\$10,122,060	\$ 9,086,762

Liabilities and Fund Balances

Current liabilities:				
Accounts payable and accrued liabilities (note 6)	\$ 53,260	\$ —	\$ 53,260	\$ 64,421
Deferred revenue (note 5)	395,025	—	395,025	395,025
	448,285	—	448,285	459,446
Fund balances:				
Unrestricted	3,774,669	—	3,774,669	6,660,657
Restricted	—	5,899,106	5,899,106	1,966,659
	3,774,669	5,899,106	9,673,775	8,627,316

Commitment and contingencies (note 7)

	\$ 4,222,954	\$ 5,899,106	\$10,122,060	\$ 9,086,762
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See accompanying notes to financial statements.

On behalf of the Board:

Director

Director

ST. JOSEPH'S VILLA FOUNDATION

Statement of Operations and Changes in Fund Balances

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

	General Fund	Restricted Funds	Total 2025	Total 2024
Revenue:				
Fundraising revenue	\$ 844,427	\$ —	\$ 844,427	\$ 640,780
Donations	673,386	1,627,753	2,301,139	1,597,528
Investment income	623,343	—	623,343	648,908
	2,141,156	1,627,753	3,768,909	2,887,216
Expenses:				
Fundraising expenses	178,025	—	178,025	164,220
Salaries and benefits (note 8)	671,747	—	671,747	533,199
Promotion and donor development	42,162	—	42,162	55,438
Postage, stationery and office supplies	50,566	—	50,566	39,227
Accounting fees	11,103	—	11,103	23,927
Professional fees	18,889	—	18,889	11,338
Interest and bank charges	30,501	—	30,501	22,266
Amortization	544	—	544	—
Professional development	7,786	—	7,786	1,024
	1,011,323	—	1,011,323	850,639
Excess of revenue over expenses before the following:	1,129,833	1,627,753	2,757,586	2,036,577
Disbursements to St. Joseph's Villa	(15,821)	(1,695,306)	(1,711,127)	(1,075,601)
Surplus (deficiency) for the year	1,114,012	(67,553)	1,046,459	960,976
Fund balances, beginning of year	6,660,657	1,966,659	8,627,316	7,666,340
Fund transfers (note 10)	(4,000,000)	4,000,000	—	—
Fund balances, end of year	\$ 3,774,669	\$ 5,899,106	\$ 9,673,775	\$ 8,627,316

See accompanying notes to financial statements.

ST. JOSEPH'S VILLA FOUNDATION

Statements of Cash Flows

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

	2025	2024
Cash provided by (used in):		
Operations:		
Surplus for the year	\$ 1,046,459	\$ 960,976
Items not involving cash:		
Change in unrealized gain on investments	(52,304)	(342,496)
Amortization	544	—
Change in non-cash operating working capital:		
Accounts receivable	22,532	12,878
Prepaid expenses	(8,253)	—
Accounts payable and accrued liabilities	(11,161)	54,779
Deferred revenue	—	(10,000)
	997,817	676,137
Investing:		
Net investment contributions	800,000	(565,030)
Investment deposits	(1,908,480)	—
	(1,108,480)	(565,030)
Financing:		
Capital asset additions	(3,773)	—
Change in cash	(114,436)	111,107
Cash, beginning of year	686,751	575,644
Cash, end of year	\$ 572,315	\$ 686,751

See accompanying notes to financial statements.

ST. JOSEPH'S VILLA FOUNDATION

Notes to Financial Statements

Year ended March 31, 2025

The St. Joseph's Villa Foundation, Dundas, Ontario (the "Foundation") is a corporation without share capital incorporated under the laws of the Province of Ontario. Its principal activity is the raising of donation revenue to be used for the charitable purposes of St. Joseph's Villa Long-Term Care ("The Villa Campus") and Margaret's Place Hospice. Any earnings or other surpluses shall be used in promoting its objectives. As the Foundation is a registered charitable organization, it is exempt from the payment of income taxes under the Income Tax Act (Canada).

The Foundation, as a part of its activities, actively obtains pledges for donations through its planned giving program. These financial statements do not reflect the value of these pledges. Increased activity in this program area has resulted in future expectations with an approximate value of \$8,515,000.

Development activities and costs incurred in the year do not necessarily relate to the donations in any one year. The nature of the Foundation's work creates normal donation delays which may result in the costs preceding the receipt of the gifts by several years (for example, gifts in wills).

These financial statements present only the accounts of the Foundation as a separately controlled corporation and do not include the accounts of The Villa Campus.

1. Significant accounting policies:

The Foundation prepares its financial statements in accordance with not-for-profit organizations in Part III of the CPA Handbook.

(a) Funds:

The Foundation follows the restricted fund method of accounting for contributions.

The General Fund is managed at the discretion of the Board of Directors. It accounts for the Foundation's program delivery and administrative activities including the cost of the planned giving program.

Restricted Funds are designated by the donor for specific projects or capital needs within The Villa Campus.

(b) Revenue recognition:

Pledges and donations are recorded as revenue when cash is received or if the amount can be reasonably estimated and collection is reasonably assured.

Donated materials, including artwork, which would otherwise be paid for by the Foundation, are recorded at fair value when provided.

All investment income (loss) is recognized in the General Fund.

ST. JOSEPH'S VILLA FOUNDATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

1. Significant accounting policies (continued):

(c) Capital assets:

Purchased capital assets are recorded at cost. Repairs and maintenance costs are charged to expense. Betterments which extend the estimated life of an asset are capitalized. When a capital asset no longer contributes to the Foundation's ability to provide services, its carrying amount is written down to its residual value.

Capital assets are amortized on a straight-line basis using the following estimated useful lives:

Asset	Years
Computers	3 years
Equipment	5 years
Art paintings	Not depreciated

Paintings that have been received by the Foundation for display in The Villa Campus have been recorded at the fair market value determined at the time of receipt which totals \$31,987. These assets are not depreciated.

(d) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and 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. The Foundation has not elected to carry any such financial 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, which 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, the Foundation 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 the Foundation 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 carrying value.

ST. JOSEPH'S VILLA FOUNDATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

1. Significant accounting policies (continued):

(e) Use of estimates:

The preparation of the 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 financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates.

2. Investments:

Fair market values and cost values of investments are as follows:

	2025		2024	
	Cost	Fair value	Cost	Fair value
Cash and cash equivalents	\$ 1,136,136	\$ 1,139,172	\$ 363,477	\$ 363,477
Fixed income	2,159,601	2,245,297	2,687,655	2,662,528
Canadian equity	3,238,664	3,970,615	3,613,440	4,379,960
International equity	1,655,190	1,766,166	416,540	554,502
	\$ 8,189,591	\$ 9,121,250	\$ 7,081,112	\$ 7,960,467

3. Capital assets:

	2025		2024	
	Cost	Accumulated amortization	Net book value	Net book value
Computers	\$ 62,991	61,557	\$ 1,434	\$ —
Equipment	43,434	41,638	1,796	—
Art paintings	31,987	—	31,987	31,987
	\$ 138,412	\$ 103,195	\$ 35,217	\$ 31,987

4. Other assets:

In prior years, the Foundation received two separate donations of real property of \$66,525 and \$318,500. These donations were recorded at their receipted value and are presented as deferred revenue until the expiration of the life interests in the properties.

ST. JOSEPH'S VILLA FOUNDATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

5. Deferred revenue:

Deferred revenue related to expenses of future periods represent unspent externally restricted donations for specific programs and other assets (note 4):

	2025	2024
Balance, beginning of year	\$ 395,025	\$ 405,025
Less: amount recognized as revenue in the year	(10,000)	(20,000)
Add: amount received related to future periods	10,000	10,000
	\$ 395,025	\$ 395,025

6. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$1,107 (2024 - \$1,087), which includes payroll related taxes.

7. Commitment and contingencies:

In fiscal 2003, the Foundation entered into an agreement with a Lender that provided financing to The Villa Campus for The Villa Campus' building construction. The Foundation has agreed that they will pay the "required contribution amounts" owing to the Lender. The required contribution amounts are determined under the terms of the Credit Agreement between the Lender and The Villa Campus. The required contribution amounts are determined based on the debt service coverage ratio of The Villa Campus. As of March 31, 2025, the amount contributed by the Foundation by way of a letter of credit is \$450,000, which is secured by an escrow bank account.

Due to the Foundation's relationship with St. Joseph's Villa there may be litigation pending or in the prospect. No claims are outstanding at March 31, 2025. Therefore, no provision has been accrued in these financial statements.

ST. JOSEPH'S VILLA FOUNDATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

8. Related entities:

St. Joseph's Villa

The Foundation is a related party to the Villa Campus. Transactions with the Villa Campus during the year not separately disclosed in the financial statements include the following:

- (i) An amount of \$68,409 (2024 - \$Nil) is included in accounts payable and accrued liabilities.
- (ii) Salaries and benefits in the amount of \$671,747 (2024 - \$533,199) were paid by the Villa Campus.

St. Joseph's Healthcare Hamilton Foundation

The Foundation is a related party to St. Joseph's Healthcare Hamilton Foundation ("Healthcare Foundation). In a prior year the Healthcare Foundation received a commitment from one of their donors related to the Hospice project. The total commitment from the Healthcare Foundation's donor related to the project is up to \$1,500,000. As at March 31, 2025, an amount of \$500,000, representing the death benefit of the donor's life insurance policy, remains outstanding (2024 - \$800,000).

9. Financial risks:

The Foundation manages its investment portfolio to earn investment income and invests according to a Statement of Investment Policy approved by The Board. The Foundation is not involved in any hedging relationships through its operations and does not hold or use any derivative financial instruments for trading purposes.

The Foundation believes that it is not exposed to significant interest-rate, market, credit or cash flow risk arising from its financial instruments. There has been no change to the risk exposure from 2024.

Additionally, the Foundation believes it is not exposed to significant liquidity risk as all investments are held in instruments that are highly liquid and can be disposed of to settle commitments. There has been no change to the risk exposure from 2024.

Investments that trade in foreign markets are exposed to currency risk as the price in local terms on the foreign stock exchange is converted to Canadian dollars to determine fair value. The Foundation's overall currency positions are monitored by the portfolio manager. There has been no change to the risk exposure from 2024.

10. Fund transfers:

In November 2024, a new internal policy was approved that stipulates a minimum of \$4,000,000 of investments must be held as an asset base. The eventual goal is to support the Villa Campus with annual distributions from investment income.