

Financial Statements of
TABOR HOME INC.
March 31, 2021

Independent Auditor's Report

To the Board of Directors of Tabor Home Inc.

Opinion

We have audited the financial statements of Tabor Home Inc. (the "Organization"), which comprise the statement of financial position as at March 31, 2021, 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 (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Tabor Home Inc. as at March 31, 2021, 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 ("Canadian GAAS"). 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 audit opinion.

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

Management is responsible for the preparation and fair presentation of the 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 GAAS 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 GAAS, 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.

Deloitte LLP

Chartered Professional Accountants

May 19, 2021
Winnipeg, Manitoba

TABLE OF CONTENTS

	<u>Page</u>
Statement of Financial Position	1
Statement of Operations	2
Statement of Changes in Net Assets	3
Statement of Cash Flows	4
Notes to the Financial Statements	5 – 12
Schedule 1 – Statement of Expenses – Personal Care Home	13

TABOR HOME INC.
Statement of Financial Position
March 31, 2021

	<u>2021</u>	<u>2020</u>
ASSETS		
CURRENT		
Cash and short term investments	\$ 1,668,567	\$ 1,878,164
Accounts receivable	130,990	47,263
Prepaid expenses	13,260	10,558
Vacation entitlement receivable (Note 4)	190,579	190,579
	2,003,396	2,126,564
PRE-RETIREMENT ENTITLEMENT (Note 4)	358,004	372,279
CAPITAL ASSETS (Note 5)	1,057,603	1,016,434
	\$ 3,419,003	\$ 3,515,277
LIABILITIES		
CURRENT		
Accounts payable and accrued liabilities	\$ 466,042	\$ 462,204
Accrued vacation entitlement (Note 4)	373,620	371,462
Due to Southern Health-Santé Sud (Note 3)	56,514	295,918
Residents' trust fund	32,247	31,151
	928,423	1,160,735
PRE-RETIREMENT ENTITLEMENT (Note 4)	358,004	372,279
DEFERRED CONTRIBUTIONS		
EXPENSES OF FUTURE PERIODS (Note 6)	227,157	237,721
DEFERRED CONTRIBUTIONS		
RELATED TO CAPITAL ASSETS (Note 6)	969,979	929,361
	2,483,563	2,700,096
NET ASSETS		
Invested in capital assets (Note 7)	87,624	87,073
Unrestricted	847,816	728,108
	935,440	815,181
	\$ 3,419,003	\$ 3,515,277

APPROVED BY THE BOARD

Original Document Signed Director

Original Document Signed Director

TABOR HOME INC.
Statement of Operations
Year ended March 31, 2021

	<u>2021</u>	<u>2020</u>
REVENUE		
Southern Health-Santé Sud (Note 8)	\$ 5,759,241	\$ 5,705,403
Non-insured	1,907,324	1,888,070
Southern Health-Santé Sud - COVID-19 funding	244,326	-
Miscellaneous income	155,383	152,085
Amortization of deferred contributions - expenses of future periods	36,742	26,130
Amortization of deferred contributions - capital assets	41,527	29,895
	8,144,543	7,801,583
EXPENSES		
Long term care - institutional based (Schedule 1)	7,877,133	7,602,539
Amortization	41,527	29,895
Pre-retirement benefit	47,184	44,633
Pharmacy capitation	58,440	58,440
	8,024,284	7,735,507
EXCESS OF REVENUE OVER EXPENSES BEFORE THE UNDERNOTED	120,259	66,076
GAIN ON DISPOSAL OF FIXED ASSETS	-	5,475
EXCESS OF REVENUE OVER EXPENSES	\$ 120,259	\$ 71,551

TABOR HOME INC.
Statement of Changes in Net Assets
Year ended March 31, 2021

	2021		
	Invested in Capital Assets	Unrestricted	Total
Balance, beginning of year	\$ 87,073	\$ 728,108	\$ 815,181
Excess of revenue over expenses	-	120,259	120,259
Interfund transfer	551	(551)	-
Balance, end of year	\$ 87,624	\$ 847,816	\$ 935,440

	2020		
	Invested in Capital Assets	Unrestricted	Total
Balance, beginning of year	\$ 82,058	\$ 661,572	\$ 743,630
Excess of revenue over expenses	-	71,551	71,551
Interfund transfer	5,015	(5,015)	-
Balance, end of year	\$ 87,073	\$ 728,108	\$ 815,181

TABOR HOME INC.
Statement of Cash Flows
Year ended March 31, 2021

	<u>2021</u>	<u>2020</u>
OPERATING ACTIVITIES		
Excess of revenue over expenses	\$ 120,259	\$ 71,551
Items not affecting cash:		
Gain on sale of fixed assets	-	(5,475)
Amortization	41,527	29,895
Amortization of deferred contributions - expenses of future periods	(36,742)	(26,130)
Amortization of deferred contributions - capital assets	(41,527)	(29,895)
	<u>83,517</u>	<u>39,946</u>
Changes in non-cash working capital accounts:		
Accounts receivable	(83,727)	(31,532)
Prepaid expenses	(2,702)	(841)
Accounts payable and accrued liabilities	3,838	(108,178)
Accrued vacation entitlement	2,158	(15,710)
Residents' trust fund	1,096	15,638
Due from/to Southern Health-Santé Sud	(239,404)	264,157
	<u>(235,224)</u>	<u>163,480</u>
FINANCING ACTIVITY		
Deferred contributions received - expenses of future periods	<u>108,323</u>	<u>83,707</u>
INVESTING ACTIVITY		
Purchase of capital assets	<u>(82,696)</u>	<u>(496,125)</u>
DECREASE IN CASH AND SHORT TERM INVESTMENTS		
	(209,597)	(248,938)
CASH AND SHORT TERM INVESTMENTS, BEGINNING OF YEAR		
	1,878,164	2,127,102
CASH AND SHORT TERM INVESTMENTS, END OF YEAR		
	\$ 1,668,567	\$ 1,878,164

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

1. NATURE OF BUSINESS

Tabor Home Inc. (the “Facility”) was incorporated under the Manitoba Corporations Act in 1952. The Facility is principally involved in providing long-term care and related services to residents of Morden and the surrounding area. As allowed under Bill 49 (Regional Health Authorities Act), the Board of Directors of the Facility has elected to continue to provide the services to Southern Health–Santé Sud (“SHSS”) under a service purchase contract. The Facility is a registered charity under the Income Tax Act and accordingly is exempt from income tax.

2. SIGNIFICANT ACCOUNTING POLICIES

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

a) Revenue recognition

The Facility follows the deferral method of accounting for contributions which include donations and government grants. The Facility is funded primarily by the Province of Manitoba, through SHSS. Funding is in accordance with budget arrangements established by Manitoba Health, with regional adjustments made by SHSS. Operating grants are recorded as revenue in the period to which they relate. Grants approved but not yet received at the end of the fiscal year are accrued. Where a portion of a grant relates to a future period, it is deferred and recognized in that subsequent period. These financial statements reflect agreed arrangements approved by Manitoba Health with respect to the year ended March 31, 2021.

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.

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

a) Revenue recognition (continued)

Externally restricted contributions, other than endowment contributions, are recognized as revenue in the year in which the related expenses are incurred. 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.

Endowment contributions are recognized as direct increases in externally restricted net assets.

Restricted investment income is recognized as revenue in the year in which the related expenses are recognized. Unrestricted investment income is recognized as revenue when earned.

b) SHSS Funding

Funding is provided by SHSS on an expense recovery basis for out of globe expenditures including employee pre-retirement benefits and other approved expenses.

Funding provided by SHSS for all other eligible operations is provided in accordance with the approved in-globe budget. The Facility is responsible for any in-globe deficits but may retain in-globe surpluses to a maximum of 2% of current year baseline operating funds. Additional funding may be provided by SHSS for in-globe expenses not initially included in the budget. During the course of an operating period, the Facility may be requested to undertake additional programs or provide additional services. Funding for such undertakings is recorded by the Facility as revenue in the period in which the amount of funding has been confirmed.

c) Contributed services

A number of volunteers contribute a significant amount of their time each year. Because of the difficulty of determining the fair value, contributed services are not recognized in the financial statements.

d) Capital assets

Purchased capital assets are recorded at cost. Contributed capital assets are recorded at fair market 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 the Facility's ability to provide services, its carrying amount is written down to its residual value.

Capital assets are amortized on a straight-line basis following the year of acquisition using the following annual rates:

Building	Straight-line over 40 years
Equipment	10%

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

e) Pre-retirement entitlement obligation

The Facility has a contractual commitment to pay out to employees four days salary per year of service upon retirement if they have ten years service and have reached the age of 55 or qualify for the “eighty” rule which is calculated by adding the number of years service to the age of the employee.

The Facility has recorded an accrual based on an actuarial valuation that includes employees who qualify as at the statement of financial position date and an estimate for the remainder of employees who have not yet met the criteria noted above. Funding for the pre-retirement entitlement is recoverable from SHSS on an out-of-globe basis in the year of payment.

f) Impairment of long-lived assets

Long-lived assets are tested for recoverability whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. An impairment loss is recognized when their carrying value exceeds the total undiscounted cash flows expected from their use and eventual disposition. The amount of the impairment loss is determined as the excess of the carrying value of the asset over its fair value.

g) Financial instruments

Financial assets and financial liabilities are initially recognized at fair value. The Facility subsequently measures all its financial assets and financial liabilities at amortized cost.

h) Use of estimates

The preparation of financial statements in conformity 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 and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Areas requiring the use of significant estimates relate to the useful life of capital assets and pre-retirement entitlement. These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in the statement of operations in the year in which they become known.

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

3. DUE TO SOUTHERN HEALTH–SANTÉ SUD

	<u>2021</u>	<u>2020</u>
Balance beginning of year	\$ (295,918)	\$ (31,761)
Payments	295,918	-
RHA budget adjustment	5	(15)
Out of Globe adjustment	(120,988)	(264,142)
COVID-19 funding receivable	112,044	-
Surplus repayable	(47,575)	-
	<u>\$ (56,514)</u>	<u>\$ (295,918)</u>

4. VACATION AND PRE-RETIREMENT ENTITLEMENT RECEIVABLES

	<u>2021</u>	<u>2020</u>
Vacation entitlement receivable	\$ 190,579	\$ 190,579
Pre-retirement entitlement receivable	358,004	372,279

Funding for the vacation entitlement obligation earned by employees of the Facility as at March 31, 2004 in the amount of \$190,579 has been set up as a current receivable due from SHSS, with an equal and off-setting liability included in accrued vacation entitlement. Accrued vacation entitlement also includes obligations relating to accrued vacation entitlements that have arisen since March 31, 2004.

Funding for the pre-retirement obligation at March 31, 2021 in the amount of \$358,004 has been set up as a non-current receivable from SHSS. The amount recorded as a receivable for pre-retirement costs was initially determined based on the value of the corresponding actuarial liability for pre-retirement costs as at March 31, 2004. Subsequent to March 31, 2004, SHSS has included in its ongoing annual funding to the Facility, an amount equivalent to the change in the pre-retirement liability, which includes annual interest accretion related to the receivable. The receivable will be paid by SHSS when the Facility requires the funding to discharge the related pre-retirement liabilities. The significant actuarial assumptions adopted in measuring the Facility's accrued retirement entitlements include mortality and withdrawal rates, a discount rate of 2.60% (3.1% in 2020) and a rate of salary increase of 3.5% (3.5% in 2020) plus age related merit / promotion scale with actuarial derived provisions for disability.

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

5. CAPITAL ASSETS

	2021			2020
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Equipment	\$ 252,446	\$ 107,199	\$ 145,247	\$ 169,878
Building	860,008	30,810	829,198	312,548
Construction in progress	83,158	-	83,158	534,008
	\$ 1,195,612	\$ 138,009	\$ 1,057,603	\$ 1,016,434

6. DEFERRED CONTRIBUTIONS

Deferred contributions related to expenses of future periods represent the unspent amount of donations and grants received for expenditures other than the purchase of capital assets. Amortization is recorded as revenue in the statement of operations, matched with expenditures incurred with these funds.

	2021	2020
Expenses of future periods		
Balance, beginning of year	\$ 237,721	\$ 676,729
Add: additional contributions received	108,323	83,707
Less: transfer to		
deferred contributions - capital assets	(82,145)	(496,585)
Less: amounts brought into revenue	(36,742)	(26,130)
	\$ 227,157	\$ 237,721
Related to capital assets		
Balance, beginning of year	\$ 929,361	\$ 462,671
Add: transfer from deferred		
contributions - expense of future periods	82,145	496,585
Less: amounts brought into revenue	(41,527)	(29,895)
	\$ 969,979	\$ 929,361

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

7. NET ASSETS – INVESTED IN CAPITAL ASSETS

a) *Invested in capital assets is calculated as follows:*

	<u>2021</u>	<u>2020</u>
Capital assets	\$ 1,057,603	\$ 1,016,434
Amounts financed by deferred contributions	(969,979)	(929,361)
	<u>\$ 87,624</u>	<u>\$ 87,073</u>

b) *Changes in net assets invested in capital assets is calculated as follows:*

	<u>2021</u>	<u>2020</u>
Amortization of deferred contributions related to capital assets	\$ 41,527	\$ 29,895
Amortization of capital assets	(41,527)	(29,895)
Sale of assets, net of deferred contributions - expenses	-	5,475
Transfer from deferred contributions - expenses of future periods	(82,145)	(496,585)
Capital asset purchases	82,696	496,125
	<u>\$ 551</u>	<u>\$ 5,015</u>

8. SOUTHERN HEALTH–SANTÉ SUD REVENUE

Southern Health–Santé Sud revenue includes the following:

	<u>2021</u>	<u>2020</u>
Revenue per final budget	\$ 5,949,029	\$ 5,971,257
Current year's estimated out of globe amounts	(146,983)	(259,313)
Retroactive salary approvals	4,770	(6,541)
Surplus repayable	(47,575)	
	<u>\$ 5,759,241</u>	<u>\$ 5,705,403</u>

Amounts recoverable or payable are based on SHSS funding policies on out of globe budget items for the fiscal year. Other adjustments will be recognized as increases or decreases to revenue in the period in which they are received or deemed to be receivable.

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

9. PENSION PLAN

Substantially all employees of the Facility are members of the Health Employees' Pension Plan (the "Plan") which is a multi-employer defined benefit pension plan available to all eligible employees. Plan members will receive benefits based on the length of service and on the average of annualized earnings calculated on the best five of the eleven consecutive years prior to retirement, termination or death, that provide the highest earnings. The costs of the benefit plan are not allocated to the individual entities within the related group. As a result, individual entities with the related group are not able to identify their share of the underlying assets and liabilities. Therefore, the plan is accounted for a defined contribution plan in accordance with the requirement of the Canadian Institute of Chartered Accountants' Handbook section 3462.

Pension assets consist of investment grade securities. Market and credit risk on these securities are managed by the Plan by placing assets in trust and through the Plan's investment policy. Pension expense is based on best estimates, in consultation with its actuaries, of the amount, together with the 7.9% of basic annual earnings up to the Canada Pension Plan ceiling and 9.5% of earnings in excess of the ceiling, contributed by employees, required to provide a high level of assurance that benefits will be fully represented by fund assets at retirement, as provided by the Plan. The funding objective is for the employer contributions to the Plan to remain a constant percentage of employee contributions.

Variances between actuarial funding estimates and actual experience may be material and any differences are generally to be funded by the participating members. The most recent actuarial valuation of the plan as at December 31, 2019, disclosed the total actuarial value of assets to be \$8,279,598,000 and the total actuarial value of liabilities to be \$7,575,601,000 resulting in a surplus of \$703,997,000. Actual contributions to the plan made during the year by the Facility on behalf of its employees amounted to \$414,547 (2020 - \$412,167) and are included in the statement of operations.

10. ECONOMIC DEPENDENCE

The Facility receives approximately 71% (2020 – 73%) of its total revenue from SHSS and is economically dependent on SHSS for its continued operations.

11. CAPITAL MANAGEMENT

The Facility defines its capital as the amounts included in the Net Asset balances.

The Facility's objective when managing capital is to safeguard its ability to continue as a going concern so that it can continue to provide the appropriate level of care and service to its residents.

The Facility sets the amount of capital in proportion to risk and manages the capital structure and makes adjustments to it in light of changes to economic conditions and the risk characteristics of the underlying assets.

TABOR HOME INC.
Notes to the Financial Statements
March 31, 2021

12. FACILITY USE ARRANGEMENT

In a prior year, Tabor Home Inc. entered into an arrangement with SHSS whereby a new facility constructed by SHSS was made available for use by Tabor Home Inc., replacing Tabor Home Inc.'s legacy facility. Under the arrangement, SHSS retains ownership of the land and building and has provided Tabor Home Inc. the right to use the facility to operate a personal care home free of charge. The fair market value of the benefit received through this free rent arrangement has been netted against occupancy costs that would otherwise be incurred by the Tabor Home Inc.

13. COVID-19

In March 2021, the World Health Organization declared coronavirus COVID-19 a global pandemic. This contagious disease outbreak, and any related adverse public health developments, have adversely affected workforces, economies, and financial markets globally. It has also disrupted the normal operations of many businesses, including that of Tabor Home Inc. At this time it is not possible for the Facility to predict the duration or magnitude of the adverse results of the outbreak and its effects on the Facility's operations.

14. COMPARTIVE FIGURES

Certain comparative figures have been reclassified to conform with current year presentation standards.

TABOR HOME INC.
Statement of Expenses - Personal Care Home
Year ended March 31, 2021

	<u>2021</u>	<u>2020</u>
Departmental expenses		
Activities program	\$ 177,678	\$ 188,309
Administration	547,361	529,160
Building maintenance	325,008	316,922
Building operation	213,731	171,908
Chaplain	44,842	41,723
COVID-19	251,276	20,571
Dietary	909,741	913,132
Housekeeping	437,675	410,244
In-service education	113,215	111,607
Laundry and linen	161,879	166,283
Amortization of deferred contributions		
- expenses of future periods	36,742	26,130
New facility expenditures	-	111
Nursing services	4,577,362	4,610,761
Social work	78,541	88,920
Volunteer services	2,082	6,758
	\$ 7,877,133	\$ 7,602,539