

**McGill University Health Centre
Foundation**
Financial Statements
For the year ended March 31, 2021

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Contents

Independent Auditor's Report	2
Financial Statements	
Statement of Financial Position	5
Statement of Revenue and Expenditures	6
Statement of Changes in Fund Balances	7
Statement of Cash Flows	8
Notes to Financial Statements	9

Independent Auditor's Report

To the Board of Directors of
McGill University Health Centre Foundation

Qualified Opinion

We have audited the financial statements of McGill University Health Centre Foundation (the "Foundation"), which comprise the statement of financial position as at March 31, 2021, and the statements of revenue and expenditures, 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 effects of the matters described in the Basis for Qualified Opinion paragraph, the accompanying financial statements present fairly, in all material respects, the financial position of the Foundation as at March 31, 2021, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for non-for-profit organizations.

Basis for Qualified Opinion

As explained in Note 3, the Foundation had not taken amortization on the building in prior years. Following commencement of capital repayments on the debt associated with the acquisition of the building, the Foundation reduces the cost of the land and building by the amount of the capital repayments made in the year. The cost of the building was therefore reduced by an amount equal to the capital repayments on the associated debt, being \$1,303,045 (2020 - \$1,227,412), which has not been reflected in the statements of revenue and expenditures and changes in fund balances. These treatments are not in accordance with Canadian accounting standards for not-for-profit organizations. Had amortization been taken in accordance with Canadian accounting standards for not-for-profit organizations, the charge to the statement of revenue and expenditures would have been \$818,491 (2020 - \$818,491). The net cumulative effect of these two items would be a decrease in net assets of \$3,586,821 (2020 - \$4,071,377).

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 Foundation 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.

Independent Auditor's Report

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 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 Foundation'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 Foundation or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Independent Auditor's Report

- 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 Foundation'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 Foundation'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 Foundation 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 S.F.L./S.E.N.C.R.L./LLP¹

Montréal, Québec
June 23, 2021

¹ CPA auditor, CA, public accountancy permit No. A129869

McGill University Health Centre Foundation Statement of Financial Position

March 31

2021

2020

	General Fund	Trust, Special and Capital Campaign Funds	Endowment Fund	Total	Total
Assets					
Current					
Cash	\$ 223	\$ 4,783,421	\$ -	\$ 4,783,644	\$ 5,513,212
Other receivables	22,977	121,151	-	144,128	24,972
Due from other funds (Note 4)	-	9,903,911	-	9,903,911	7,562,225
Prepaid expenses and other assets	152,150	-	-	152,150	133,515
	175,350	14,808,483	-	14,983,833	13,233,924
Investments (Note 2)	398,689	20,894,167	114,396,452	135,689,308	110,564,526
Leasehold improvements , net of accumulated amortization of \$274,060 (2020 - \$239,798)	54,390	-	-	54,390	62,417
Land and building (Note 3)	-	32,718,706	-	32,718,706	34,021,751
	\$ 628,429	\$ 68,421,356	\$ 114,396,452	\$ 183,446,237	\$ 157,882,618
Liabilities and Capital					
Current					
Accounts payable and accrued liabilities	\$ 428,862	\$ 4,615,283	\$ 235,602	\$ 5,279,747	\$ 1,095,957
Funds payable to the Research Institute	-	-	-	-	-
Payable to the MUHC, non-interest bearing, due on demand	-	136,467	-	136,467	2,254,275
Due to other funds (Note 4)	1,175,401	-	8,728,510	9,903,911	7,562,225
	1,604,263	4,751,750	8,964,112	15,320,125	10,912,457
Mortgage on land and building (Note 3)	-	32,718,706	-	32,718,706	34,021,751
	1,604,263	37,470,456	8,964,112	48,038,831	44,934,208
Capital					
Fund balances					
Unrestricted	(975,834)	-	-	(975,834)	(124,524)
Restricted	-	30,950,900	96,950,619	127,901,519	106,179,815
Funds held by Trustees					
Lord Mount Stephen and Lord Strathcona Donations	-	-	7,460,482	7,460,482	5,984,968
Sir Herbert S. Holt Foundation	-	-	1,021,239	1,021,239	908,151
	(975,834)	30,950,900	105,432,340	135,407,406	112,948,410
	\$ 628,429	\$ 68,421,356	\$ 114,396,452	\$ 183,446,237	\$ 157,882,618

Uncertainty Related to COVID-19 (Note 10)

On behalf of the Board

_____ Director

_____ Director

The accompanying notes are an integral part of these financial statements.

McGill University Health Centre Foundation Statement of Revenue and Expenditures

For the year ended March 31

2021

2020

	General Fund	Trust, Special and Capital Campaign Funds	Endowment Fund	Total	Total
Revenue					
Donations and grants	\$ 1,454,823	\$ 20,885,970	\$ 664,989	\$ 23,005,782	\$ 22,968,037
Estates	339,595	545,820	-	885,415	1,215,452
Activities	-	402,758	-	402,758	2,025,622
	1,794,418	21,834,548	664,989	24,293,955	26,209,111
Expenditures					
Administrative costs	658,754	-	-	658,754	967,803
Compensation and benefits	3,008,194	-	-	3,008,194	3,122,090
Fundraising and campaign costs	799,161	(19,421)	-	779,740	733,222
	4,466,109	(19,421)	-	4,446,688	4,823,115
Other income (expenditures)					
Investment income (loss)					
Interest and dividends	456,229	29,215	2,339,720	2,825,164	3,378,641
Gain on sale of investments	643,039	13,515	2,462,303	3,118,857	3,045,477
Change in unrealized gain (loss) on investments	5,203	4,316,128	20,135,902	24,457,233	(12,833,835)
	1,104,471	4,358,858	24,937,925	30,401,254	(6,409,717)
Investment management fees	(130,242)	3,703	(569,729)	(696,268)	(763,317)
Other	171,615	5,303	-	176,918	241,350
	1,145,844	4,367,864	24,368,196	29,881,904	(6,931,684)
Excess (deficiency) of revenue over expenditures before the following	(1,525,847)	26,221,833	25,033,185	49,729,171	14,454,312
Distributions for the benefit of the MUHC	(4,160)	(27,266,015)	-	(27,270,175)	(27,868,296)
(Deficiency) excess of revenue over expenditures for the year	\$ (1,530,007)	\$ (1,044,182)	\$ 25,033,185	\$ 22,458,996	\$ (13,413,984)

The accompanying notes are an integral part of these financial statements.

McGill University Health Centre Foundation Statement of Changes in Fund Balances

For the year ended March 31				2021	2020
	General Fund	Trust, Special and Capital Campaign Funds	Endowment Fund	Total	Total
Fund balances , beginning of year	\$ (124,524)	\$ 31,261,583	\$ 81,811,351	\$ 112,948,410	\$ 126,362,394
(Deficiency) excess of revenue over expenditures for the year	(1,530,007)	(1,044,182)	25,033,185	22,458,996	(13,413,984)
Interfund transfers (Note 5)	678,697	733,499	(1,412,196)	-	-
Fund balances , end of year	\$ (975,834)	\$ 30,950,900	\$ 105,432,340	\$ 135,407,406	\$ 112,948,410

The accompanying notes are an integral part of these financial statements.

McGill University Health Centre Foundation Statement of Cash Flows

For the year ended March 31	2021	2020
Cash flows from operating activities		
Contributions received from individuals, corporations and events	\$ 24,404,636	\$ 27,479,196
Interest and investment income	2,856,953	3,379,034
	<u>27,261,589</u>	<u>30,858,230</u>
Office administration, investment management fees and fundraising expenses paid	(1,012,115)	(5,339,912)
Payments made in respect of the distributions for the benefit of the MUHC	(29,387,983)	(26,423,433)
	<u>(30,400,098)</u>	<u>(31,763,345)</u>
	<u>(3,138,509)</u>	<u>(905,115)</u>
Cash flows from investment activities*		
Purchase of investments	(3,620,627)	(8,164,441)
Proceeds on sale of investments	6,000,000	4,000,000
Proceeds/Disbursements for leasehold improvements	29,568	(14,578)
	<u>2,408,941</u>	<u>(4,179,019)</u>
(Decrease) increase in cash during the year	(729,568)	(5,084,134)
Cash, beginning of year	5,513,212	10,597,346
Cash, end of year	\$ 4,783,644	\$ 5,513,212

* Purchase of investments and the proceeds on sale of investments represent, in large part, the periodic rollover of funds in investments pending distribution to the MUHC.

McGill University Health Centre Foundation

Notes to Financial Statements

March 31, 2021

1. Significant Accounting Policies

Nature of Operations

The McGill University Health Centre Foundation's mission is to receive and invest funds and apply them to health care activities for the benefit of the McGill University Health Centre and related institutions. The Foundation is a not-for-profit organization incorporated under the laws of Québec and is a registered charity under the *Income Tax Act* (Canada).

Basis of Accounting

These financial statements have been prepared using Canadian accounting standards for not-for-profit organizations, except for the departure from ASNPO as described below in Land and Building.

Fund Accounting and Fund Balances

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

The General Fund includes all unrestricted resources. It includes operating expenditures, unrestricted investment income and unrestricted donations. The fund balance represents net assets that are not subject to internally or externally imposed restrictions.

The Trust, Special and Capital Campaign Funds include donations from individuals, grants from corporations and foundations and donations designated for the MUHC's Best Care for Life Campaign. Funds are spent primarily on research, teaching, patient care and the construction of the new hospital. These funds include externally restricted funds from donations that must be spent according to the donors' wishes and also include funds that are internally restricted by the Board. Income generated from investments held in this Fund is recognized as income of the General Fund, unless otherwise specified by the donor.

The Endowment Fund consists of donations, including legacies and bequests, received from donors requesting that their donations be retained permanently. The income generated from these donations is spent in accordance with the donor's specifications.

Revenue Recognition

Unrestricted and restricted donations and grants, endowments and estate contributions are recognized as revenue in the appropriate fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Donations in kind are recorded at fair value when such value can reasonably be determined. Revenue from activities are recognized as revenue when received. Income on invested funds and expenditures are recorded on an accrual basis. Other revenues are recognized as revenue when received.

Land and Building

Land and building are recorded at cost. Due to the special terms and conditions with the MUHC as per Note 3, the Foundation has elected not to provide for any amortization on the building. The cost of the building is reduced annually by an amount equivalent to the amount of capital repayments made by the Foundation on the associated mortgage.

McGill University Health Centre Foundation

Notes to Financial Statements

March 31, 2021

1. Significant Accounting Policies (Continued)

Pledges

Pledges are recorded as donations when the funds are received unless conditions for recognition are met, in which case they are accounted for as other receivables on the statement of financial position.

Contributed Services

Every year, volunteers contribute many hours to assist the McGill University Health Centre Foundation in carrying out its activities. Because of the difficulty of determining their fair value, contributed services are not recognized in these financial statements.

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 and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Significant items subject to estimates and assumptions include, but are not limited to, estimated useful life of assets and impairment of long-lived assets. Actual results could differ from management's best estimates as additional information becomes available in the future.

Foreign Currency Translation

Foreign currency accounts are translated into Canadian dollars as follows:

At the transaction date, each asset, liability, revenue and expenditures is translated into Canadian dollars by the use of the exchange rate in effect at that date. At the year-end date, monetary assets and liabilities are translated into Canadian dollars by using the exchange rate in effect at that date and the resulting foreign exchange gains and losses are included in income in the current period.

Financial Instruments

Measurement of Financial Instruments

The Foundation initially measures its financial assets and liabilities at fair value. The Foundation subsequently measures all its financial assets and liabilities at amortized cost with the exception of investments which are subsequently measured at fair value based on closing prices.

Financial assets measured at amortized cost include cash and other receivables.

Financial liabilities measured at amortized cost include accounts payable, payable to the MUHC and mortgage on land and building.

McGill University Health Centre Foundation Notes to Financial Statements

March 31, 2021

1. Significant Accounting Policies (Continued)

Impairment

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is not greater than the amount that would have been reported at the date of reversal had the impairment not been recognized previously. The amount of the reversal is recognized in the statement of revenue and expenditures.

Unrealized gain (loss) on investments, which are measured at fair value, are recognized in the statement of revenue and expenditures.

Transaction Costs

The Foundation recognizes its transaction costs for financial instruments at fair value in the statement of revenue and expenditures in the period incurred. Financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

2. Investments

	2021		2020	
	Fair Value	Cost	Fair Value	Cost
Pooled funds	\$ 135,689,308	\$ 126,075,176	\$ 110,564,526	\$ 125,407,625

McGill University Health Centre Foundation Notes to Financial Statements

March 31, 2021

3. Land and Building and Related Mortgage

On July 31, 2006, the Foundation purchased the building located at 5100 de Maisonneuve Boulevard West, Montréal, Québec for an amount of \$41,000,000. The Foundation has a mortgage in the same amount with Desjardins Financial Security Life Assurance Company ("Desjardins") which is secured by a \$49,200,000 debenture and by the land and building with a net book value of \$8,260,371 and \$24,458,335 respectively (2020 - \$8,260,371 and \$25,761,380 respectively).

The mortgage interest is based on the government of Canada bond yield plus 1.25%, resulting in a mortgage interest of 5.66% per annum. Monthly payments for the first seven years were \$191,142 and \$264,375 thereafter until August 5, 2036. Based on the terms of the mortgage, payments consisted entirely of interest until September 5, 2013.

The MUHC has leased the property from the Foundation for consideration equal to the amount required to repay the \$41,000,000 and has agreed to indemnify the Foundation for any losses, damages or any potential liabilities arising from the use of property.

The MUHC remits monthly payments directly to Desjardins representing interest and capital payments on the mortgage. This rental income and offsetting interest expense amounted to \$1,869,453 (2020 - \$1,945,086). Principal repayments for 2021 amounted to \$1,303,045 (2020 - \$1,227,412). These transactions are non-cash in nature for the purpose of the statement of cash flows.

The Foundation does not amortize the building. Starting September 2013, the Foundation began reducing the original cost of the land and building by an amount equivalent to the amount of capital repayments on the associated debt. For the year ended March 31, 2021, the cost of the land and building has therefore been reduced by \$1,303,045 (2020 - \$1,227,412). These amounts have not been reflected in the statements of revenue and expenditures and changes in fund balances. Had amortization been recorded as per Canadian accounting standards for not-for-profit organizations, the charge to the statement of revenue and expenditures and changes in fund balances would have been \$818,491 (2020 - \$818,491). The net cumulative effect of these two items would be a decrease in net assets of \$3,586,821 (2020 - \$4,071,377).

Capital repayments over the next five years and thereafter are as follows:

2022	\$ 1,376,804
2023	1,455,834
2024	1,539,400
2025	1,627,763
2026	1,721,198
Thereafter	<u>24,997,707</u>
	<u>\$ 32,718,706</u>

McGill University Health Centre Foundation Notes to Financial Statements

March 31, 2021

4. Due from/to Other Funds

Interfund balances are non-interest bearing, have no specific terms of repayment and are due on demand.

5. Interfund Transfers

	2021			2020	
	General Funds	Trust, Special and Capital Campaign Funds	General Endowment Funds	Total	Total
Transfer to (from) other funds	\$ (376,066)	\$ (975,420)	\$ 1,351,486	\$ -	\$ -
Allocation of investment income	1,054,763	1,708,919	(2,763,682)	-	-
	\$ 678,697	\$ 733,499	\$ (1,412,196)	\$ -	\$ -

6. Commitments

As of year-end, the Foundation has commitments of \$3,150,000 (2020 - \$3,100,000) related to various board-approved projects to benefit the MUHC.

7. Pension Plan

The Foundation sponsors a defined contribution plan, the McGill University Health Centre Foundation Group Savings Plan (the "Plan"), whereby it matches qualified employees' contributions into the Plan to a maximum of 5% of the employees' salary. The pension plan expense for the year ended March 31, 2021 is \$99,539 (2020 - \$94,900).

8. Subsequent Event

Effective April 1, 2021, the Foundation and the Montréal Chest Institut Foundation were amalgamated. The charity registration number of the McGill University Health Centre Foundation will be retained on amalgamation. Prior to the amalgamation, the foundations were related by virtue of common objectives.

McGill University Health Centre Foundation

Notes to Financial Statements

March 31, 2021

9. Financial Instruments

The Foundation is exposed to various risks by virtue of holding financial instruments. There have been no changes to the Foundation's exposure to those risks nor in how those risks are managed since the previous year, except as noted hereafter.

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 Foundation is exposed to credit risk in relation to cash, other receivable and fixed-term securities held through its investment in pooled funds. The Foundation mitigates the risk by dealing with creditworthy financial institutions and counterparties.

COVID-19, as described in Note 10, has had a significant effect on the financial markets and the global economy. Credit risk in respect of the fixed-income securities held within the investment pooled funds may be affected should creditors default on their obligations in respect of those positions.

Liquidity Risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. Liquidity risk includes the risk that, as a result of operational liquidity requirements, the Foundation 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. Liquidity arises from accounts payable, payable to the MUHC and mortgage on land and building.

Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Foundation's market risk is comprised of interest rate risk, other price risk and currency risk. Each of these risks is discussed hereafter.

Interest Rate Risk

Interest rate risk arises from changes in market interest rates. The Foundation invests in funds which hold interest-bearing instruments and is exposed to the risk that the fair value or future cash flows of such financial instruments will fluctuate due to changes in the prevailing levels of market interest rates.

Other Price Risk

This is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate 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 Foundation's exposure to price risk relates to changes in market prices in its investment portfolio. The Foundation moderates this risk through the selection and diversification of securities within its portfolio. The Foundation's investment guidelines allow for investments in certain "permitted investments". The target allocation is currently set at 35% fixed income, 55% equities and 10% alternative investments.

McGill University Health Centre Foundation Notes to Financial Statements

March 31, 2021

9. Financial Instruments (Continued)

Currency Risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The pooled funds owned by the Foundation hold positions denominated in various foreign currencies traded on foreign stock exchanges. The market value of securities in foreign currencies within the pooled funds at March 31, 2021 was \$1,474,058 (2020 - \$558,776).

10. Uncertainty Related to COVID-19

In March 2020, the World Health Organization classified COVID-19 outbreak as a pandemic based on the rapid increase in exposure globally. The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such it is uncertain as to the full magnitude that the pandemic will have on the Foundation's financial condition, liquidity and future results of operations.

Management is actively monitoring the situation and adjusting operations in consequence, however, given the ongoing evolution of the COVID-19 outbreak and its effects, the Foundation is not able to reliably estimate the effects of the COVID-19 outbreak on its results of operations, financial condition, or liquidity at this time.

11. Comparative Figures

Certain comparative figures presented in the financial statements have been reclassified to conform to the current year's presentation.
