

Financial Statements of

THE ELLIOTT

Year ended December 31, 2022

THE ELLIOTT

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees of The Elliott

Opinion

We have audited the financial statements of The Elliott (the Entity), which comprise:

- the statement of financial position as at December 31, 2022
- the statement of operations and changes in deficit for the year then ended
- the statement of remeasurement gains and losses 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, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2022 and its results of operations, its remeasurement gains and losses and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

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 public sector accounting standards, 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.
- 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.



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- 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.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

Kitchener, Canada

May 4, 2023

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Statement of Financial Position

December 31, 2022, with comparative information for 2021

	2022	2021
Assets		
Current assets:		
Cash	\$ 3,206,337	\$ 1,444,531
Accounts receivable (note 2)	328,778	325,510
Prepaid expenses	141,486	100,303
Trust funds held for residents	2,431	3,002
	<u>3,679,032</u>	<u>1,873,346</u>
Capital assets (note 3)	14,107,419	13,804,023
Fair value of interest rate swap contract (note 5)	17,199	-
	<u>\$ 17,803,650</u>	<u>\$ 15,677,369</u>
Liabilities and Deficit		
Current liabilities:		
Accounts payable and accrued liabilities (note 4)	\$ 2,177,458	\$ 1,255,068
Deferred revenue	746,980	282,777
Trust funds held for residents	2,431	3,002
Current portion of long-term debt (note 5)	954,676	929,174
Current portion of obligations under capital leases (note 6)	179,751	172,854
	<u>4,061,296</u>	<u>2,642,875</u>
Long-term liabilities:		
Long-term debt (note 5)	12,150,878	13,102,073
Obligations under capital leases (note 6)	1,415,989	1,595,740
Fair value of interest rate swap contract (note 5)	-	7,644
Employee future benefits obligation (note 8)	590,911	549,626
Deferred capital contributions (note 7)	1,867,808	1,272,900
	<u>16,025,586</u>	<u>16,527,983</u>
	20,086,882	19,170,858
Deficit:		
Accumulated remeasurement gains (losses)	17,199	(7,644)
Deficit (note 13)	(2,300,431)	(3,485,845)
	<u>(2,283,232)</u>	<u>(3,493,489)</u>
	<u>\$ 17,803,650</u>	<u>\$ 15,677,369</u>

See accompanying notes to financial statements.

On behalf of the Board:

Director

Director

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Statement of Operations and Changes in Deficit

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Revenue:		
Long-Term Care - Basic	\$ 1,617,011	\$ 1,762,092
Long-Term Care - Preferred	407,045	439,146
COVID-19 one-time funding	748,794	919,062
COVID-19 wages, salaries and employee benefit funding	294,173	268,814
Retirement Suites	6,323,371	6,113,984
Life Lease Suites	672,256	645,941
Provincial Subsidy	5,542,487	4,720,707
City of Guelph - Long-Term Care Funding	1,939,138	1,871,255
Suite re-leasing (note 9)	294,700	206,400
Fees and recoveries	723,153	554,279
Amortization of deferred capital contributions	285,537	209,419
Community Centre	118,351	102,108
Other revenue	860,537	287,077
	19,826,553	18,100,284
Expenses:		
Wages and salaries	10,358,292	9,310,051
Employee benefits	2,226,310	2,202,400
COVID-19 wages and salaries	585,110	660,731
COVID-19 employee benefits	31,240	49,620
COVID-19 supplies and services	478,235	514,414
Supplies	1,474,443	1,249,825
Facility costs	1,251,150	1,148,183
Minor equipment, repairs and maintenance	588,008	434,395
Amortization of capital assets	929,084	887,164
Interest and financing fees	586,010	604,228
Purchased services	448,700	281,437
Administrative and other	207,834	151,995
Accretion of deferred financing costs	3,481	3,481
	19,167,897	17,497,924
Excess of revenue over expenses before other revenue and expenses	658,656	602,360
Other revenue and expenses:		
Fundraising revenue	563,747	113,906
Enhanced living fundraising expenses	(36,989)	(64,498)
	526,758	49,408
Annual surplus	1,185,414	651,768
Deficit, beginning of year	(3,485,845)	(4,137,613)
Deficit, end of year	\$ (2,300,431)	\$ (3,485,845)

See accompanying notes to financial statements.

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Statement of Remeasurement Gains and Losses

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Accumulated remeasurement losses, beginning of year	\$ (7,644)	\$ (33,405)
Remeasurement gain attributable to interest rate swap agreement	24,843	25,761
Accumulated remeasurement gains (losses), end of year	\$ 17,199	\$ (7,644)

See accompanying notes to financial statements.

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Statement of Cash Flows

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Cash provided by (used in):		
Operation activities:		
Annual surplus	\$ 1,185,414	\$ 651,768
Items not involving cash:		
Amortization of capital assets	929,084	887,164
Amortization of deferred capital contributions	(285,537)	(209,419)
Accretion of deferred financing costs	3,481	3,481
Employee future benefits obligation	41,285	35,716
	1,873,727	1,368,710
Changes in non-cash operating working capital:		
Accounts receivable	(3,268)	(191,221)
Prepaid expenses	(41,183)	(68,093)
Accounts payable and accrued liabilities	922,390	(384,528)
Deferred revenue	450,017	(78,909)
	3,201,683	645,959
Financing activities:		
Repayment of long-term debt	(929,174)	(901,363)
Principal repayments on capital leases	(172,854)	(203,444)
	(1,102,028)	(1,104,807)
Capital activities:		
Purchase of capital assets	(1,277,452)	(347,748)
Capital contributions received	902,931	365,178
Proceeds from disposal of fully funded capital asset	36,672	-
	(337,849)	17,430
Increase (decrease) in cash	1,761,806	(441,418)
Cash, beginning of year	1,444,531	1,885,949
Cash, end of year	\$ 3,206,337	\$ 1,444,531
Non-cash transactions:		
Deferred revenue related to gain of disposal of fully funded capital assets	\$ (14,186)	\$ -

See accompanying notes to financial statements.

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Notes to Financial Statements

Year ended December 31, 2022

The Elliott is incorporated under the laws of the Province of Ontario and its principal business activity is the provision of sheltered care and services for seniors.

On January 31, 2015, The Elliott surrendered its long-term care license to the Ministry of Health and Long-Term Care (now the Ministry of Long-Term Care). Subsequently the Corporation of the City of Guelph ("City of Guelph") was approved to operate the same long-term care beds. As part of this transfer, The Elliott was designated as the City of Guelph's long-term care home.

1. Significant accounting policies:

The financial statements have been prepared by management in accordance with the Chartered Professional Accountants of Canada Handbook - Canadian Public Sector Accounting Standards including the 4200 standards for government not-for-profit organizations.

(a) Basis of presentation:

These financial statements include the operations of:

- Long-term care residence - reflects the activities associated with the provision of care in the full nursing arrangements of the long-term care facility.
- Life lease suites - reflects the activities associated with the operation of the life lease suites.
- Retirement suites - reflects the activities associated with the operation of the retirement facility.

(b) Revenue recognition:

The Elliott follows the deferral method of accounting for contributions which include donations and government grants.

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.

Externally restricted contributions are recognized as revenue in the year in which the related expenses are recognized. Contributions restricted for the purchase of buildings and equipment are deferred and amortized into revenue on a straight-line basis, at a rate corresponding with the amortization rate of the related buildings and equipment.

Revenue from suite re-leasing, preferred accommodation, interest, as well as income from parking and other ancillary operations, is recognized when the goods are sold or the service is provided.

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Notes to Financial Statements (continued)

Year ended December 31, 2022

1. Significant accounting policies (continued):

(c) Cash and cash equivalents:

Cash and cash equivalents consist of cash, bank overdrafts and investments in money market or other short-term instruments or investments with a maturity of less than 90 days.

(d) Inventory:

Inventory is valued at the lower of cost on a first-in, first-out basis, and replacement cost.

(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 expense. Betterments which extend the estimated life of an asset are capitalized. Capital assets are recorded at cost and amortized as follows:

Asset	Method	Rate
Buildings	Straight-line	40 years
Building improvements	Straight-line	5-20 years
Machinery and equipment	Straight-line	5-15 years
Vehicles	Straight-line	10 years
Fixtures and building improvements under capital leases	Straight-line	over lease term or 25 years

The estimated useful lives of capital assets are reviewed by management and adjusted if necessary.

Capital assets under construction are not amortized until the project is complete and the capital asset is available for use.

(f) Employee future benefits:

The Elliott provides sick leave benefits for substantially all employees.

The Elliott accrues its obligations under the defined benefit plan as the employees render the services necessary to earn the compensated absences. The most recent actuarial valuation of the benefit plan was performed as of December 31, 2022.

Actuarial gains (losses) on the accrued benefit obligation arise from differences between actual and expected experience and from changes in the actuarial assumptions used to determine the accrued benefit obligation. The net accumulated actuarial gains (losses) are amortized over the average remaining service period of active employees which is 15.7 (2021 - 15.8) years. Past service costs arising from plan amendments are recognized immediately in the period the plan amendments occur.

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Notes to Financial Statements (continued)

Year ended December 31, 2022

1. Significant accounting policies (continued):

(g) Contributed services:

A substantial 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.

(h) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are reported 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. Management has elected to record all investments at fair value as they are managed and evaluated on a fair value basis. Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations.

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 effective interest rate method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations and any unrealized gain is adjusted through the statement of remeasurement gains and losses.

When the asset is sold, the unrealized gains and losses previously recognized in the statement of remeasurement gains and losses are reversed and recognized in the statement of operations.

Long-term debt is recorded at cost. The related interest rate swaps are recorded at fair value.

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Notes to Financial Statements (continued)

Year ended December 31, 2022

1. Significant accounting policies (continued):

(h) Financial instruments (continued):

Canadian Public Sector Accounting Standards require an organization to classify fair value measurements using a fair value hierarchy, which includes three levels of information that may be used to measure fair value:

- Level 1 - Unadjusted quoted market prices in active markets for identical assets or liabilities;
- Level 2 - Observable or corroborated inputs; other than level 1, such as quoted prices for similar assets or liabilities in inactive markets or market data for substantially the full term of the assets or liabilities; and
- Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities.

(i) Multi-employer pension plan:

The costs of multi-employer defined contribution pension plan benefits, such as the Ontario Municipal Employees Retirement System ("OMERS") pensions, are the employer's contributions due to the plan in the period.

(j) 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 revenue and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amount of capital assets, and obligations related to employee future benefits. Actual results could differ from those estimates.

2. Accounts receivable:

	2022	2021
Ontario Ministry of Long-Term Care	\$ 8,282	\$ 107,870
Guelph General Hospital - Transition beds	88,500	83,000
HST receivable	90,338	62,591
Residents	54,448	53,650
Other	87,210	18,399
Less allowance for doubtful accounts	-	-
	<u>\$ 328,778</u>	<u>\$ 325,510</u>

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Notes to Financial Statements (continued)

Year ended December 31, 2022

3. Capital assets:

	Cost	Accumulated amortization	2022 Net book value	2021 Net book value
Buildings	\$ 35,200,827	\$ 25,071,973	\$ 10,128,854	\$ 10,236,606
Building improvements	1,628,188	409,289	1,218,899	797,184
Machinery and equipment	4,365,148	3,535,176	829,972	705,671
Vehicles	77,847	72,008	5,839	13,624
Construction in progress	24,931	-	24,931	68,544
	41,296,941	29,088,446	12,208,495	11,821,629
Fixtures and building improvements under capital lease	3,150,864	1,251,940	1,898,924	1,982,394
	\$ 44,447,805	\$ 30,340,386	\$ 14,107,419	\$ 13,804,023

The terms and conditions of suite-leasing transfer the responsibility and stewardship of the individual suites to the residents occupying the suites.

4. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities is a balance payable to the City of Guelph of \$168,502 (2021 - \$Nil).

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Notes to Financial Statements (continued)

Year ended December 31, 2022

5. Long-term debt:

	2022	2021
Mortgage held by the City of Guelph bearing interest at 3.119%, payable in monthly installments of \$93,000 for principal and interest, maturing December 25, 2036	\$ 12,592,287	\$ 13,303,461
Banker's acceptance, with interest of 2.07% per annum fixed through a swap transaction, plus a stamping fee of 0.8% for a total of 2.87%, payable in varying installments of principal and interest, maturing June 25, 2025	562,000	780,000
	13,154,287	14,083,461
Less current portion of long-term debt	954,676	929,174
	12,199,611	13,154,287
Less transaction costs	48,733	52,214
	\$ 12,150,878	\$ 13,102,073

The repayment terms of the mortgage held with the City of Guelph have payments due 30 days from the invoice date, being the payment due date under the mortgage agreement. The mortgage is secured by a general security agreement over assets and property of The Elliott.

The Elliott is a party to an interest rate swap agreement to manage the volatility of interest rates. The maturity date of the interest rate swap is the same as the maturity date of the banker's acceptance, being June 25, 2025.

The fair value of the interest rate swap at December 31, 2022 is in a net favourable position of \$17,199 (2021 - \$7,644 net unfavourable) which is recorded on the statement of financial position. The current year impact of the change in fair value of the interest rate swap is a gain of \$24,843 (2021 - \$25,761 gain).

The fair value of the interest rate swap has been determined using Level 3 of the fair value hierarchy. The fair value of interest rate swaps is based on broker quotes. Those quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

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Notes to Financial Statements (continued)

Year ended December 31, 2022

5. Long-term debt (continued):

Principal repayments on the long-term debt are due as follows:

2023	\$	954,676
2024		982,889
2025		895,837
2026		805,542
2027		831,030
Thereafter		8,684,313
	\$	13,154,287

Interest expense on long-term debt for the year is \$424,251 (2021 - \$452,272).

6. Obligations under capital leases:

The Elliott has financed various building improvements, fixtures and equipment purchases by entering into capital lease arrangements. Capital lease repayments are due as follows:

	2022	2021
2022	\$ -	\$ 239,087
2023	239,087	239,087
2024	239,087	239,087
2025	239,087	239,087
2026	239,087	239,087
2027	239,087	239,087
Thereafter	657,493	657,493
Total minimum lease payments	1,852,928	2,092,015
Less amount representing interest at 3.92%	257,188	323,421
Present value of net minimum capital lease payments	1,595,740	1,768,594
Current portion of obligations under capital leases	179,751	172,854
Long-term portion of obligations under capital leases	\$ 1,415,989	\$ 1,595,740

Interest expense on capital lease obligations for the year is \$66,234 (2021 - \$73,061).

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Notes to Financial Statements (continued)

Year ended December 31, 2022

7. Deferred capital contributions:

Deferred capital contributions represent the unamortized amounts of donations and grants received for the purchase of capital assets. The amortization of contributions is recorded as revenue in the statement of operations:

	2022	2021
Balance, beginning of year	\$ 1,272,900	\$ 1,117,141
Add City of Guelph - Long-Term Care funding - Capital	788,006	212,000
Add other capital contributions received during the year	114,925	153,178
Less amounts transferred to deferred revenue	(22,486)	-
Less amounts amortized to revenue during the year	(285,537)	(209,419)
Balance, end of year	\$ 1,867,808	\$ 1,272,900

Deferred capital contributions include unspent restricted capital contributions from the City of Guelph of \$385,075 (2021 - \$75,427).

8. Employee future benefits obligation:

Full time employees are provided with sick leave of 7.5 hours per month which, if unused, can accumulate to a maximum of 450 hours for use in future periods. Continuous part-time employees receive 3.75 hours per month and can accumulate at most 225 hours. Part-time employees receive 1.88 hours per month and can accumulate at most 225 hours. Flexible part-time employees do not receive sick leave.

Hourly paid employees are compensated at 75% for the first two days of illness and 100% for subsequent days. Salaried employees receive 100% reimbursement.

Accumulated credits may be used in future years if the employee's illness or injury exceeds the annual allocation of credits.

The main actuarial assumptions employed for the valuations are as follows:

	2022	2021
Discount rate	5.00%	3.00%
Rate of compensation increase	2.00%	2.00%

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Notes to Financial Statements (continued)

Year ended December 31, 2022

8. Employee future benefits obligation (continued):

Information about The Elliott's sick leave benefit plan is as follows:

	2022	2021
Balance, beginning of year	\$ 557,706	\$ 522,537
Current benefit cost	82,960	80,544
Interest	17,086	15,964
Benefits paid	(59,273)	(61,339)
Actuarial gain	(12,456)	-
Balance, end of year	586,023	557,706
Unamortized actuarial gain (loss)	4,888	(8,080)
Accrued benefit obligation related to accumulated sick leave benefits	\$ 590,911	\$ 549,626

9. Suite re-leasing fees:

The Elliott provides a service coordinating the re-leasing of the life lease suites.

	2022	2021
Suite re-leasing revenue	\$ 3,451,000	\$ 2,946,000
Suite re-leasing costs	(3,156,300)	(2,739,600)
	\$ 294,700	\$ 206,400

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Notes to Financial Statements (continued)

Year ended December 31, 2022

10. Multi-employer defined benefit pension plan:

The Elliott makes contributions to the Ontario Municipal Employees Retirement System pension plan ("OMERS"), which is a multi-employer plan, on behalf of full-time members of staff and eligible part-time staff. The plan is a defined benefit pension plan, which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay.

The amount contributed to OMERS for 2022 was \$743,727 (2021 - \$667,493) for current service.

The latest available report for the OMERS plan was as at December 31, 2022. The plan reported a \$6.7 billion actuarial deficit, based on actuarial liabilities of \$128.8 billion and actuarial net assets of \$122.1 billion. Ongoing adequacy of the current contribution rates will need to be monitored and may lead to increased future funding requirements.

11. The Elliott Endowment Fund:

The Elliott has a permanent endowment fund established under an agreement with the Guelph Community Foundation. Under the terms of this agreement, the invested capital cannot be withdrawn and only the related income can be paid to The Elliott.

The estimated market value of The Elliott Endowment Fund and the income earned during the year from the endowment fund are as follows:

		2022		2021
Market value	\$	12,384	\$	13,730
Income		307		1,718

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Notes to Financial Statements (continued)

Year ended December 31, 2022

12. Financial risks:

(a) Interest rate risk:

Interest rate risk is the risk that the fair value of future cash flows or a financial instrument will fluctuate because of changes in the market interest rates.

Financial assets and financial liabilities with variable interest rates expose The Elliott to cash flow interest rate risk. The Elliott is exposed to this risk through its interest bearing long-term debt, which is mitigated through its interest rate swap and its revolving lease line of credit.

(b) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Elliott is exposed to credit risk with respect to the accounts receivable and cash.

The Elliott assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts. The maximum exposure to credit risk of The Elliott at December 31, 2022 is the carrying value of these assets. The amount of any related impairment loss is recognized in the income statement. Subsequent recoveries of impairment losses related to accounts receivable are credited to the statement of operations.

(c) Liquidity risk:

Liquidity risk is the risk that The Elliott will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Elliott manages its liquidity risk by monitoring its operating requirements. The Elliott prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

Accounts payable and accrued liabilities are generally due within 30 days of receipt of an invoice.

The contractual maturities of long-term debt, capital leases and interest rate swaps are disclosed in notes 5 and 6.

There were no changes in risk from 2021.

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Notes to Financial Statements (continued)

Year ended December 31, 2022

13. Deficit:

Beginning January 2022, a capital reserve contribution of \$45 per month was billed to each resident in the Life Lease building in order to fund future capital expenditures required for the safe and effective operation of the building located at 172 Metcalfe Street. The capital reserve revenue is recorded on the statement of operations in other revenue.

No capital expenditures were funded by these assessments during the year.

	2022	2021
Operating deficit	\$ (2,342,425)	\$ (3,485,845)
Life Lease Building capital reserve	41,994	-
Deficit	\$ (2,300,431)	\$ (3,485,845)

14. COVID-19:

On March 11, 2020, the World Health Organization declared the Coronavirus ("COVID-19") outbreak a pandemic. The pandemic has resulted in significant financial, market and societal impacts in Canada and around the world.

During the year, The Elliott has experienced the following in relation to the pandemic:

- Closure of facilities to the public began on March 14, 2020 and continues in strict accordance with the Ontario Ministry of Long-Term Care and or public health requirements;
- Fundraising event The Great Escape returned to an in person event rather than a virtual event; and
- Pandemic Pay of \$3 per hour for Personal Support Workers totaling \$294,173 (2021 - \$241,871), which was funded by the Provincial Government.

As of April 1, 2023, the Provincial Government has ceased funding for certain COVID-19 expenditures. Operating expenses may contain ongoing efforts to prevent the contraction and spread of COVID-19.

15. Comparative information:

Certain comparative information has been reclassified from those previously presented to conform to the presentation of the December 31, 2022 financial statements.