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Clarke Henning LIP **Chartered Accountants**

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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS AND BOARD OF DIRECTORS OF EVA'S INITIATIVES FOR HOMELESS YOUTH

We have audited the accompanying financial statements of Eva's Initiatives for Homeless Youth, which comprise the statement of financial position as at September 30, 2016 and the statements of operations, changes in net assets and cash flows for the nine-month period then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for Qualified Opinion

In common with many similar organizations, Eva's Initiatives for Homeless Youth derives revenues from fund-raising events and donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Organization and we were not able to determine whether any adjustments might be necessary to revenues and excess (deficiency) of revenues over expenses for the nine-month period ended September 30, 2016 and assets and net assets as at September 30, 2016 and December 31, 2015.

Oualified Opinion

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, if any, these financial statements present fairly, in all material respects, the financial position of Eva's Initiatives for Homeless Youth as at September 30, 2016, and its financial performance and its cash flows for the nine-month period then ended in accordance with Canadian accounting standards for not-for-profit organizations.

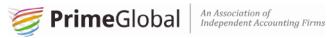
Report on Other Legal and Regulatory Requirements

In accordance with the Corporations Act (Ontario), we report that the Canadian accounting standards for not-for-profit organizations have been applied on a basis consistent with that of the preceding period.

Clarke Derming LLP

CHARTERED ACCOUNTANTS Licensed Public Accountants

Toronto, Ontario March 29, 2017



STATEMENT OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2016

	September 30, 2016	December 31, 2015
		(note 2)
ASSETS		
Current assets		
Cash (note 3)	\$ 1,944,040	\$ 3,041,920
Short term investments (note 5)	150,000	150,000
Accounts receivable	191,784	493,118
Prepaid expenses	85,990	80,651
	2,371,814	3,765,689
Property and equipment (note 6)	12,322,038	8,647,018
	14,693,852	12,412,707
Accounts payable and accrued liabilities Construction and holdback payable (note 13) Deferred grants (note 7) Loan payable (note 4(b))	384,712 1,992,511 346,365 1,500,000 4,223,588	330,590 1,770,810 417,228 2,518,628
Deferred conital contributions (acts 8)		
Deferred capital contributions (note 8)	<u>9,637,768</u> 13,861,356	9,155,425
JET ASSETS	13,001,330	11,674,053
Operating fund	107,242	(1,265)
Net assets invested in property and equipment	725,254	7 39 ,9 19
	832,496	738,654
	\$ 14,693,852	\$ 12,412,707

Approved on behalf of the Board:

AM President Treasurer

STATEMENT OF OPERATIONS

	P	Vine-Month eriod Ended September 30, 2016	Twelve-Month Period Ended December 31, 2015	
			(<i>note</i> 2)	
Revenues				
Donations, fundraising and grants (Schedule) (note 8)	\$	3,037,834	\$ 4,739,124	
Toronto Community Services per diem fees		2,100,349	2,496,570	
Eva's Print Shop sales		129,028	232,719	
Investment income		2,469	2,798	
Other		51,607	17,090	
		5,321,287	7,488,301	
Expenses				
Youth programs		1,674,637	3,084,563	
Shelter services		1,751,010	2,304,143	
Administration		607,838	881,824	
Building and property		454,628	544,368	
Fundraising and volunteer services		705,941	785,718	
		5,194,054	7,600,616	
Excess (deficiency) of revenues over expenses before depreciation		127,233	(112,315)	
Depreciation of property and equipment		33,391	40,873	
Excess (deficiency) of revenues over expenses for the period	\$	93,842	\$ (153,188)	

STATEMENT OF CHANGES IN NET ASSETS

					To	otal		
	(Operating Fund	P	Invested in roperty and Equipment	Р	Nine-Month eriod Ended September 30, 2016	Pe	velve-Month riod Ended December 31, 2015
Balance - at beginning of period	\$	(1,265)	\$	739,919	\$	738,654	\$	891,842
Excess (deficiency) of revenues over expenses for the period		93,842		-		93,842		(153,188)
Inter-fund transfers representing Purchase of property and equipment Depreciation		(18,726) 33,391		18,726 (33,391)		- -		-
Balance - at end of period	\$	107,242	\$	725,254	\$	832,496	\$	738,654

STATEMENT OF CASH FLOWS

	Nine-Month Period Ended September 30, 2016		Twelve-Mont Period Ender December 31, 2015	
			(1	note 2)
Cash flows from operating activities				
Excess (deficiency) of revenues over expenses for the period	\$	93,842	\$	(153,188)
Items not affecting cash				
Depreciation of property and equipment		33,391		40,873
		127,233		(112,315)
Change in non-cash working capital balances				,
Decrease in short-term investments		-	1	,407,612
Decrease in accounts receivable		301,334		115,702
(Increase) decrease in prepaid expenses		(5,339)		13,808
Increase (decrease) in accounts payable and accrued liabilities		54,122		(94,210)
Increase in construction and holdback payable		221,701		922,392
Decrease in deferred grants		(70,863)		(296,676)
		500,955	2	,068,628
Cash flows from investing and financing activities				
Capital contributions received net of amount spent		482,343	5	,204,606
Purchase of property and equipment	(3,708,411)	(5	,051,385)
Proceeds from loan payable		1,500,000		-
	(1,726,068)		153,221
Change in cash during the period	((1,097,880)	2	,109,534
Cash - at beginning of period		3,041,920		932,386
Cash - at end of period	\$	1,944,040	\$ 3	,041,920

NOTES TO THE FINANCIAL STATEMENTS

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2016

The mission of Eva's Initiatives for Homeless Youth (the "Organization") is to work collaboratively with homeless and at-risk youth to help them reach their potential to lead productive, self-sufficient and healthy lives by providing safe shelter, a range of programs and services to help them leave the streets permanently.

The Organization operates three shelters for homeless youth as well as a youth training and employment readiness centre and provides a range of youth related programming. The Organization develops and implements innovative programs and services aimed at long-term solutions to youth homelessness.

The Organization is a not-for-profit organization incorporated under the laws of the Province of Ontario on November 30, 1989 as a corporation without share capital. The Organization is generally exempt from income taxes as a registered charitable organization under the Income Tax Act (Canada).

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

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

Financial Assets and Liabilities

The Organization initially measures its financial assets and liabilities at fair value. The Organization subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets and liabilities measured at amortized cost include cash, short term investments, accounts receivable, accounts payable and accrued liabilities, construction and holdback payable and loan payable.

Designated Funds

Operating Fund

The operating fund is a board designated reserve to further operations.

Short Term Investments

Short term investments are comprised of guaranteed investment certificates and are recorded at amortized cost, which approximates fair value.

Property and Equipment

Property and equipment are recorded at cost. Depreciation is provided over their estimated useful lives. The annual depreciation rates and methods are as follow:

Building - Eva's Place	- 4% declining balance
Furniture and equipment	- 20% declining balance
Vehicle	- 30% declining balance
Leasehold improvements	- Over the term of the lease

The above rates are reviewed annually to ensure they are appropriate. Any changes are adjusted for on a prospective basis. If there is an indication that the assets may be impaired, an impairment test is performed that compares carrying amount to net recoverable amount.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Deferred Capital Contributions

Externally restricted contributions for the purchase of capital assets that will be amortized are deferred and amortized over the life of the related capital assets. Externally restricted contributions that have not been expended are recorded as part of deferral capital contributions on the statement of financial position.

Revenue Recognition

Contributions

The Organization follows the deferral method of accounting for contributions which include donations, government grants and other contributions. Externally restricted contributions are recognized as revenue in the period in which the related expenses are incurred. Grants approved, but not received, at the end of an accounting period are accrued. Where a portion of a grant relates to a future period, it is deferred and recognized in that subsequent period. 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.

Fund-Raising Revenues and Expenses

Revenues and expenses from fund-raising events are recorded in the period in which the event takes place.

Donated Goods and Services

Donated goods are not recorded in the accounts, except when they are used in the normal course of business and when a fair value for such goods can be readily determined.

Volunteers contribute significant amounts of time to assist the Organization in carrying out its service delivery activities. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

Toronto Community Services Per Diem Fees

Toronto Community Services per diem fees are recognized as revenue when the related shelter services are provided using the City of Toronto rates in effect at that time.

Eva's Print Shop Sales

Eva's Print Shop sales are recognized as revenue when the goods are shipped and the customer takes ownership and assumes risk of loss, collection of the relevant receivable is probable and sale price is fixed and determinable.

Investment and Other Income

Investment and other income are recorded in the accounts as earned.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Allocation of Expenses

The Organization serves homeless and at-risk youth and engages in providing youth programs, shelter services and fundraising and volunteer programs. The cost of programs includes direct salaries and benefits and other expenses that are directly related to providing the program services.

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, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period.

Key areas of estimation where management has made difficult, complex or subjective judgments, often as a result of matters that are uncertain, include, among others, provisions for doubtful accounts receivable, useful lives for depreciation of property and equipment and other assets and liabilities valuations. Actual results could differ from these and other estimates, the impact of which would be recorded in future periods.

2. CHANGE IN FISCAL YEAR-END AND COMPARATIVE FIGURES

During the year, the Board of Directors approved changing the Organization's fiscal year end from December 31 to September 30. The Organization received consent from Canada Revenue Agency on February 29, 2016.

As a result of this change, the comparative figures are for the twelve month period ended December 31, 2015.

3. RESTRICTED CASH

The cash balance consists of cash for operations and programs as well as restricted cash for the Eva's Phoenix - 60 Brant site construction (see *note 13*) of \$1,358,902 as at September 30, 2016 (\$2,570,781 as at December 31, 2015).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2016

4. CREDIT FACILITIES

The Organization has the following available credit facilities:

(a) An overdraft facility with Scotia Bank of Canada to a maximum of \$150,000 which bears interest at the bank's prime lending rate plus 1.50% per annum. A general security agreement covering all assets of the Organization, specifically short term investments, has been pledged as security.

There were no advances against the facility as at September 30, 2016 (\$NIL - as at December 31, 2015).

(b) Non-revolving term facilities by way of a fixed rate term loan in the amount of \$1,500,000 at an interest rate of bank prime lending rate plus 0.75% per annum with interest payable monthly. These advances are repayable from pledges as and when received.

The term facilities are secured by:

- i) General security agreement constituting a first priority security interest on all personal property of the Organization; and
- ii) Guarantee of claim in the amount of \$1,500,000 by Build Toronto Inc.

As at September 30, 2016, the Organization was advanced a total of \$1,500,000 for the purpose of facilitating the completion of the new Eva's Phoenix site. This amount was fully repaid in February 2017. Interest expenses incurred during the period were \$6,000.

5. SHORT TERM INVESTMENTS

The short term investments consist of guaranteed investment certificates that bear interest from 1.72% to 1.75% per annum as at September 30, 2016 (1.56% - as at December 31, 2015) and mature on April 25, 2017 (April 18, 2016 - as at December 31, 2015).

The short term investments are used as a pledge under the credit facility as disclosed in note 4(a).

6. PROPERTY AND EQUIPMENT

Details of property and equipment are as follows:

			_	Net Bool	k Val	lue
	Cost	 ccumulated epreciation		September 30, 2016	_	ecember 1, 2015
					(1	note 2)
Building - Eva's Place Furniture and equipment Vehicle	\$ 1,769,746 253,155 21,780	\$ 1,054,125 252,593 12,710	\$	715,621 562 9,070	\$	726,960 - 12,959
Leasehold improvements - Eva's Phoenix - 60 Brant	11,596,785	-		11,596,785		7,907,099
	\$ 13,641,466	\$ 1,319,428	\$	12,322,038	\$	8,647,018

6. PROPERTY AND EQUIPMENT (continued)

Fully depreciated assets are retained in asset and accumulated depreciation accounts until the assets are removed from service. Proceeds from disposals netted against the related assets and the accumulated depreciation are included in "Depreciation" in the Statement of Operations.

During the period, the Organization wrote off the leasehold improvements at Eva's administrative office and Phoenix at 11 Ordnance and Buzz Hargrove Youth Training Centre as a result of the relocation to Eva's Phoenix - 60 Brant. These leasehold improvements had been fully amortized.

No impairment losses have been incurred during the period.

7. DEFERRED GRANTS

Details of deferred grants are as follows:

	September 30, 2016	-	ecember 1, 2015
		(1	note 2)
National Initiative	\$-	\$	90,307
Family Reconnect	-		34,561
Harm Reduction	26,428		56,693
Independent Living Program	26,102		89,982
Education Program	36,323		15,851
City of Toronto Per Diem and other funding	18,702		71,459
SERVE	30,084		-
Youth Succeeding in Employment	161,927		-
Recreation	42,901		-
Other	3,898		58,375
	\$ 346,365	\$	417,228

8. DEFERRED CAPITAL CONTRIBUTIONS

Capital contributions represent contributions received for the renovation and relocation of Eva's Phoenix. The deferred capital contributions consist of contributions received that have not been expended and unamortized amount of contributions received for the renovation of the building. The changes in deferred capital contributions are as follows:

	September 30, 2016	December 31, 2015 (note 2)
Balance - at beginning of period	\$ 9,155,425	\$ 3,950,819
Capital contributions for the period	510,067	5,204,606
Amounts recognized in revenue for the period	(27,724)	-
Balance - at end of period	\$ 9,637,768	\$ 9,155,425

NOTES TO THE FINANCIAL STATEMENTS

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2016

9. LEASE COMMITMENTS

Land at the Eva's Place location is leased from the City of Toronto. The renewal option for 15 years ending November 25, 2031 at a rate of \$1 per year has been exercised. Lease payments to November 2031 have been prepaid in full.

Land and building at the Eva's Phoenix location at 60 Brant Street are leased from the City of Toronto under the initial term of 20 years ending August 29, 2036 at a rate of \$1 per year for the basic rent plus operating costs with 4 renewal options for additional 5 years each ending August 29, 2056. The basic rent payments to August 29, 2036 have been prepaid in full.

There is no monetary lease commitment for the Satellite location.

The Organization has entered into an agreement to lease administrative office space which expires December 31, 2017 and to lease equipment under operating leases which expire from May 2017 to September 2019. Minimum rental payments under the leases are as follows:

	Premises	E	quipment	Total
2017	\$ 112,993	\$	38,522	\$ 151,515
2018	28,248		34,679	62,927
2019	-		33,709	33,709
	\$ 141,241	\$	106,910	\$ 248,151

In addition, the Organization is committed to pay its proportionate share of taxes, utilities and operating costs of the premises which, in 2016, amounted to approximately \$45,839 (\$33,450 in 2015).

10. FINANCIAL INSTRUMENTS AND RISK EXPOSURE

The Organization is exposed to various risks through its financial instruments. The following analysis provides a measure of the Organization's risk exposure at the statement of financial position date.

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 Organization's main credit risks relate to accounts receivable. The Organization mitigates credit risk by performing credit checks and imposing credit limits. Management has included adequate provision for doubtful accounts receivable in these financial statements.

Liquidity Risk

Liquidity risk is the risk that an Organization will encounter difficulty in meeting obligations associated with financial liabilities. The Organization is exposed to this risk mainly in respect of its accounts payable and accrued liabilities, construction and holdback payable, loan payable, and commitments. The Organization expects to meet operating obligations as they come due by generating sufficient cash flow from operations. The Organization expects to meet capital commitments from funds raised, committed funding and through additional fundraising activities.

10. FINANCIAL INSTRUMENTS AND RISK EXPOSURE (continued)

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. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The Organization is not exposed to significant currency or price risk. The Organization is exposed to interest rate risk mainly in respect of its loan payable and short term investments. Details are disclosed in *notes 4 and 5* respectively.

11. GUARANTEES AND INDEMNITIES

The Organization has indemnified its past, present and future directors, officers and volunteers against expenses (including legal expenses), judgments and any amount actually or reasonably incurred by them in connection with any action, suit or proceeding, subject to certain restrictions, in which they are sued as a result of their involvement with the Organization, if they acted honestly and in good faith with the best interest of the Organization. The Organization has purchased directors' and officers' liability insurance to mitigate the cost of any potential future suits and actions, but there is no guarantee that the coverage will be sufficient should any action arise.

In the normal course of business, the Organization has entered into agreements that include indemnities in favour of third parties, either express or implied, such as in service contracts, lease agreements or sales and purchase contracts. In these agreements, the Organization agrees to indemnify the counterparties in certain circumstances against losses or liabilities arising from the acts or omissions of the organization. The terms of these indemnities are not explicitly defined and the maximum amount of any potential liability cannot be reasonably estimated.

12. ADMINISTRATION AND FUNDRAISING COSTS

The Organization's administration and fundraising costs as a percentage of total expenses are as follows:

	Nine-Month Period Ended September 30, 2016	Twelve-Month Period Ended December 31, 2015
		(note 2)
Administration and volunteer services	10.8 %	11.0 %
Fundraising	11.8 %	9.8 %

NOTES TO THE FINANCIAL STATEMENTS

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2016

13. EVA'S PHOENIX

The Organization operates Eva's Phoenix, a transitional housing and education and employment training facility that prepares at-risk youth for integration into the community. It is also home to Eva's Print Shop, Canada's only full-service commercial printer dedicated to employment training for homeless and at-risk youth. During the period, Eva's Phoenix moved from its previous location to a new city-owned heritage building at 60 Brant Street, Toronto, after a Toronto council decision to sell the former location to a developer.

The Organization launched a project to renovate the existing heritage building into a premise that fits the needs of the Organization. The Organization has an estimated cost of \$12.1 million for the project. Construction began in April 2014. As at September 30, 2016, the Organization has incurred \$11,600,000 (2015 - \$7,907,000) for the design and construction of the new Eva's Phoenix site.

At September 30, 2016, the total funds received towards the cost of relocation and construction are \$9,965,000 (2015 - \$9,425,000) with another \$199,500 (2015 - \$219,000) outstanding in committed funding, and \$120,000 confirmed towards a building reserve, with costs of \$300,000 (2015 - \$269,500) to raise this capital. The balance of the cost of the project will be funded through additional fundraising activities and/or one-time government grants.

14. SECTION 37 AND SECTION 45 FUNDS

Subsequent to the fiscal period end, the Organization received \$1,558,862.76 capital funding from the City of Toronto designated for the 60 Brant Street renovation. Funds were secured under Section 37 and Section 45 of the Planning Act and were allocated to capital expenditures of Eva's Phoenix at 60 Brant Street as follows:

Funding received	\$ 1,558,863
Funding applied to the following expenditures:	
- Construction costs - Professional fees	1,392,484 166,379
Total expenditures	\$ 1,558,863

A significant portion of these expenditures were financed through a bank loan as the (expenditures) payments came due prior to the Organization receiving the funding from the City of Toronto.

15. LITIGATION

The Organization is party to legal proceedings which arise from normal operating activities. Actual liabilities with respect to these actions and proceedings can not be determined, but management believes that any potential liability will not materially affect the Organization's financial position.

SCHEDULE OF DONATIONS, FUNDRAISING AND GRANT REVENUES

	Nine-Month Period Ended September 30, 2016	Twelve-Month Period Ended December 31, 2015	
		(<i>note</i> 2)	
Revenues			
Unrestricted donations	\$ 1,387,620	\$ 1,750,970	
National Initiative Program	-	651,761	
Harm Reduction Program	257,042	373,915	
Independent Living and Housing Help	324,548	354,582	
Family Reconnect Program	210,494	296,293	
Youth Succeeding in Employment Program	44,862	389,153	
Eva's Print Shop	149,713	224,77	
Construction and Property Maintenance Program	139,563	178,892	
AIDS Prevention and Drug Prevention	69,669	83,575	
Education Program	89,028	108,888	
Non-Bed Services - Satellite	41,780	55,707	
Community Outreach Program	39,311	53,629	
Investing in Neighbourhoods	17,404	44,244	
Recreation Program	72,474	13,37	
Sales Training Program	-	40,000	
Phoenix Art Program	35,000	-	
SERVE Program	18,916	-	
Crisis Bed - Satellite	17,700	26,58	
Other Restricted Grants	122,710	92,782	
	\$ 3,037,834	\$ 4,739,124	

SCHEDULE OF SHELTER OPERATIONS AND HOUSING HELP FUNDING

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2016

	Nine-Month Period Ended September 30, 2016							Twelve-Month Period Ended December 31, 2015	
	Phoenix		Place		Satellite		Total		Total
									(<i>note</i> 2)
penses									
Salaries and benefits	\$	730,424	\$	611,032	\$	495,564	\$	1,837,020	\$ 2,338,385
Shelter services		91,240		133,161		218,749		443,150	511,233
Building and property		123,479		118,542		118,110		360,131	407,714
Depreciation		3,889		29,503		-		33,392	40,872
Fundraising and administration		217,679		225,874		213,567		657,120	611,717
		1,166,711		1,118,112		1,045,990		3,330,813	3,909,921
evenues									
Per diems		772,740		543,237		784,372		2,100,349	2,496,570
Housing Help (City of Toronto) grant		79,060		79,060		9,301		167,421	287,452
Other government funding		-		-		41,780		41,780	106,760
		851,800		622,297		835,453		2,309,550	2,890,782
cess of expenses over revenues,									
supported by fund-raising and other	¢	31/ 011	¢	105 815	¢	210 527	¢	1 021 262	\$ 1,019,139
revenues	\$	314,911	\$	495,815	\$	210,537	\$	1,021,263	\$ 1,01

The City of Toronto provides financial support to the Organization on the basis of an approved operating budget for the year for shelter operations and housing help. The City of Toronto requires funded agencies to submit an annual statement of shelter operations, including funding and expenditures, as well as Housing Help funding provided by the City of Toronto, on a site by site basis.