

HELLENIC COMMUNITY OF GREATER MONTREAL

ACTIVITYREPORT

July 2017 - June 2018



CONTENTS

- 01 HCGM MISSION AND MANDATE
- 02 MESSAGE FROM THE PRESIDENT
- 03 HCGM AT A GLANCE
- 04 FINANCIAL HIGHLIGHTS
- 05 MAJOR PROJECTS
- 06 RECOGNITIONS
- 07 MAJOR DONORS
- 08 HCGM ADMINISTRATION
- 09 HCGM MANAGEMENT
- 10 ADDENDUM
- 11 FINANCIAL STATEMENTS
- 12 KEEP IN TOUCH

HCGM MISSION & MANDATE

MESSAGE FROM THE PRESIDENT

WHO WE ARE

The Hellenic Community of Greater Montreal is a charitable organization which has been serving the Greek population of the Greater Montreal area (Montreal, Laval and South Shore regions) since 1906. For 112 years, the HCGM has been representing Montrealers of Hellenic Origin who settled and live in the Greater Montreal area.

OUR MISSION

Our mission is to preserve and promote the culture of the population of Greek origin in the Metropolitan area of Montreal, and particularly:

- to preserve and promote the Greek language
- to set up charitable, welfare, and educational organizations for the benefit of the population of Greek origin
- to preserve and perpetuate the Greek Orthodox faith and tradition under the authority of the Ecumenical Patriarchate of Constantinople



I would like to take advantage of this first HCGM Activity Report to bring to your attention the critical importance and incredible contribution of this organization to the 67,000 Hellenes in Greater Montreal. We have 23,000 members, spread over a huge region with a population of 4.2 million people, covering 4,250 square kilometres, an area and a Greek population not that different from Laconia, Greece.

As you may have heard me say, this is the most organized and member focused community among the Greek Diaspora in the world, providing the widest range of services to members and non-members everywhere.

École Socrates-Démosthène encompasses six trilingual day schools serving 1,300 students from Pre-K to Elementary Schools and a High School, providing what is recognized as excellent education outcomes, with our graduates having the choice of the best schools to attend upon graduation. In addition, our seven Saturday Supplementary Education programs serve 633 students from grade 1 through 12 which are credited by the Quebec Ministry of Education.

Our six beautiful churches satisfy the spiritual needs of tens of thousands of our population and typically perform about 700 major sacraments each year (baptisms, weddings and funerals). This does not include the many memorials, several liturgies and services attended weekly by thousands of parishioners.

Our Social Services with four offices provide services to thousands who need it the most and which is a growing segment of our population. I am talking about the elderly, those who cannot take care of themselves or those who take care of others, plus recent immigrants from Greece, through direct interventions, referrals, weekly food baskets, information sessions and activities.

Our three Sports Centers provide gymnasium facilities for our École Socrates-Démosthène students, plus for about 20 groups per week who pay to use our facilities each year, including summer day camps for 100 children.

We also offer Greek Studies for adults, both Greek and non-Greek, Cultural activities such as dance and theatre, Banquet facilities for National celebrations and other activities, which are also rented out for weddings and events.

We also have a close relationship with six independent Daycares and the Foyer Hellenique pour personnes âgées, including sharing space.

I am particularly proud of the major projects we accomplished including the complete rebuilding of Koimoisis Church after the tragic fire, the first phase of restoration of St George Cathedral, and the unveiling of the statue commemorating the Greek Immigrant.

I am extremely proud to state, that as you can see for yourself, we absolutely fulfilled our mission and mandate, and will continue to do so for many years to come.

We do all this with minimum of financial resources and personnel. Close to 95% of the HCGM's 309 employees are teachers, priests, church staff, social services employees, all of whom provide front line service to our community.

All this is only possible due to the dedication, loyalty and hard work of our employees, and the countless volunteers and their incalculable and unpaid contribution. This includes the Board of Directors, the various other boards and committees and individual volunteers serving all the HCGM's many branches who are too numerous to mention.

I am also deeply appreciative for all our sponsors, financial supporters and to everyone who participates in what is beyond doubt the focal point of Hellenism in Greater Montreal.

From the bottom of my heart, I thank you all on my behalf and that of the Board of Directors.

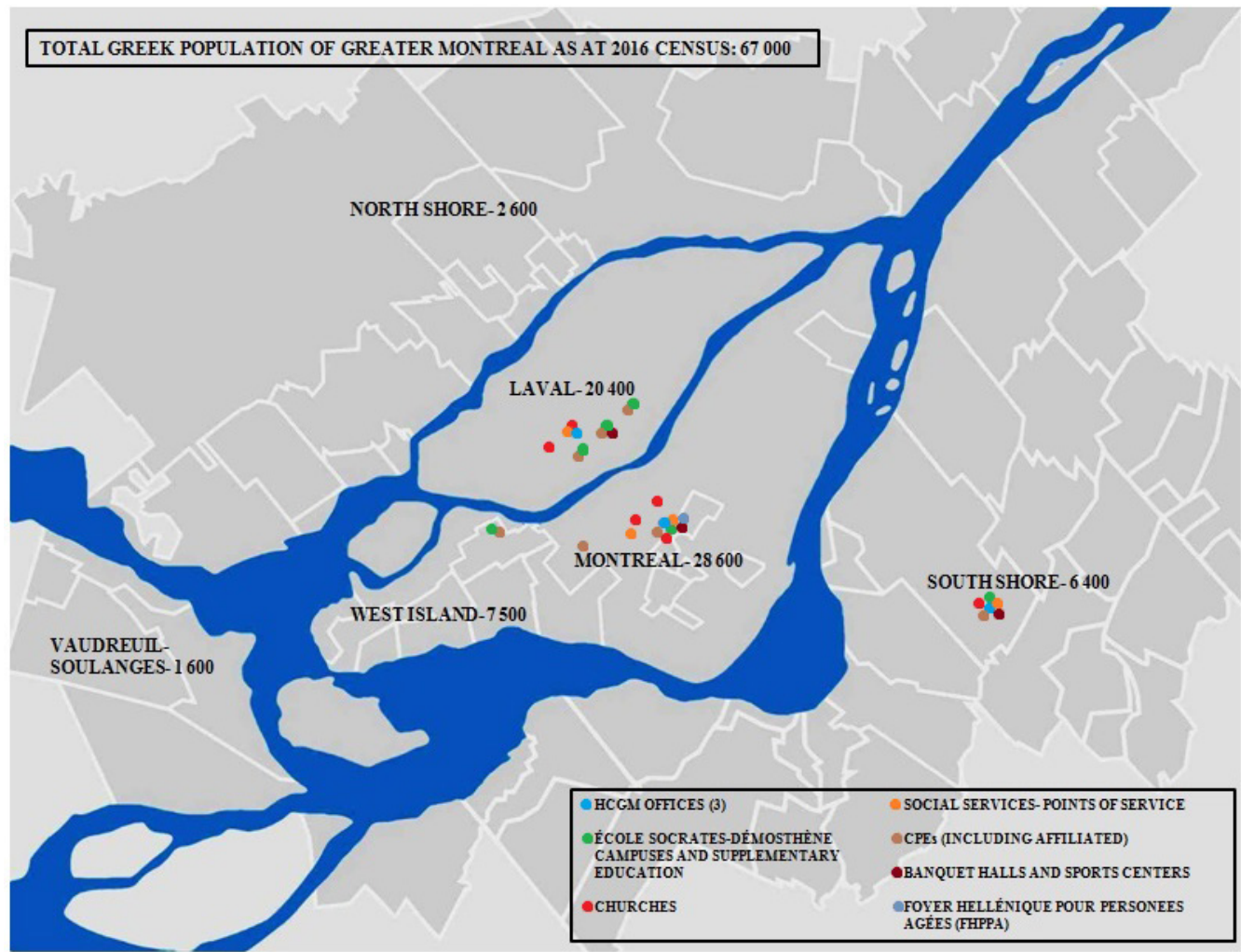
Nicholas T. Pagonis
President

HCGM AT A GLANCE

WHERE WE ARE

GREEK POPULATION & HCGM SERVICES

Montreal Metropolitan Region (Greater Montreal) Map including Greek population by location.



GREEK POPULATION BY LOCATION	Population by Location
Montreal Core (East, Centre, & Western Inner Suburbs, e.g. TMR, Lachine)	28 600
West Island (Western Suburbs, e.g. Dorval, DDO, Pierrefonds, etc.)	7 500
Laval	20 400
North Shore (St. Eustache, Terrebonne, etc.)	2 600
South Shore	6 400
Vaudreuil-Soulanges	1 600
Total	67 000

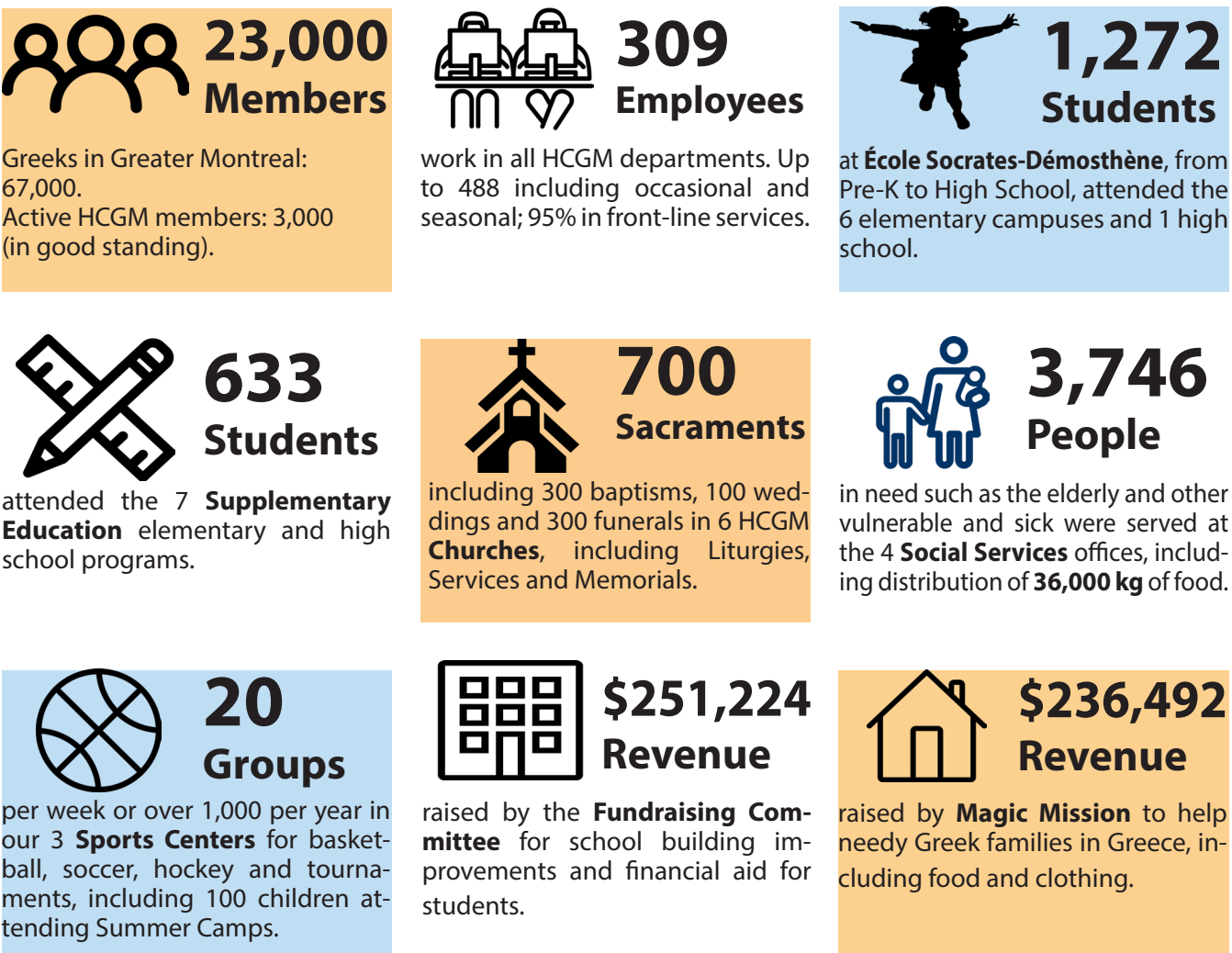
Source: 2016 Census, Statistics Canada

HCGM AT A GLANCE

WHAT WE DO

GREEK POPULATION & HCGM SERVICES

The HCGM provides the population of Greek origin with a variety of services:



OTHER SERVICES

BANQUET HALLS	MONTREAL CENTRE FOR GREEK STUDIES	GREEK LANGUAGE CERTIFICATION
HCGM national celebrations, receptions and outside rentals.	Greek language for adults, both Greeks and non-Greeks.	Certificate of Attainment in the Greek language.
CULTURAL INSTITUTE	LIBRARY AND ARCHIVES	CPEs & FOYER
High quality Dances & Theatre performances.	More than 15,000 books, magazines and documents covering the history of Greeks of Montreal.	Affiliated organizations: 6 Daycares and 1 Seniors Residence.

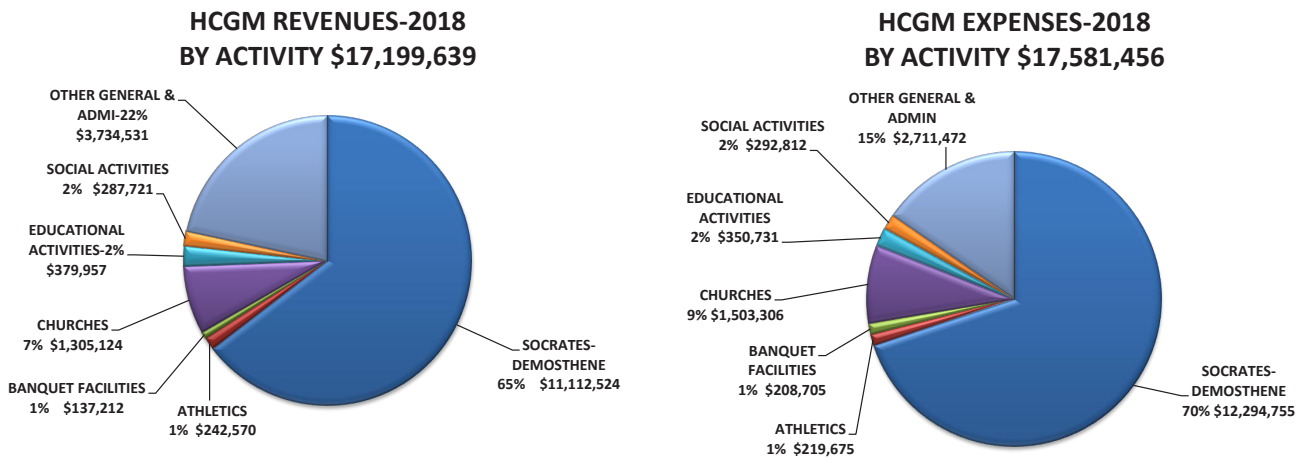
FINANCIAL HIGHLIGHTS

IN MILLION OF DOLLARS

	2017-18	2016-17	2015-16	2014-15	2013-14
REVENUES*	15.82	15.99	15.67	16.04	16.10
OPERATING EXPENSES	16.20	16.13	15.43	16.84	16.10
OPERATING GAIN / (LOSS)*	(0.38)	(0.14)	0.24	(0.80)	0.00
KOIMISIS TIS THEOTOKOU CHURCH FIRE INSURANCE PROCEEDS	0.00	0.97	1.50	0.75	0.00
AMORTIZATION / DEPRECIATION EXPENSES (INCLUDED ABOVE)	0.84	0.71	0.69	0.67	0.64
CAPITAL EXPEDITURES / INVESTMENTS	2.48	3.24	0.67	0.84	0.28
SHORT & LONG TERM LOANS / CREDIT	1.13	1.17	(1.55)	0.63	(0.25)
NET CASH INCREASE / (DECREASE)	(0.09)	(0.04)	0.15	0.09	(0.02)

*EXCLUDES PROCEEDS FROM KOIMISIS TIS THEOTOKOU CHURCH FIRE INSURANCE

NOTE: SEE FINANCIAL STATEMENTS FOR DETAILS



FINANCIAL COMMENTARY

The HCGM continues to provide excellent services to the 67,000 Greeks in Greater Montreal despite very tight financial constraints. The \$2 million reduction of Quebec Government grants to our schools in the past few years and the fire and rebuilding of the Koimisis tis Theotokou church put excessive pressure on the HCGM's finances. Members contributions and memberships have failed to close the gap.

We are therefore in a very tight cash situation requiring the full credit available to us from Bank of Montreal, with no ability to borrow more. Our annual debt costs are \$759,000 per year (interest and debt repayment).

At the same time, the HCGM is real estate rich but cash poor, requiring us to use our precious resources to maintain assets instead of benefitting from them. These assets have essentially become liabilities and must be reviewed and rationalized with a view to returning the HCGM to a stable footing.

2017-2018 MAJOR PROJECTS



**REBUILDING
OF KOIMISIS TIS THEOTOKOU
CHURCH**

**RESTORATION PROJECT
OF SAINT GEORGE
CATHEDRAL
(Phase I)**



**THE GREEK IMMIGRANT STATUE
IN COOPERATION WITH
LYCEUM OF GREEK WOMEN OF MONTREAL
HELLENIC CONGRESS OF QUEBEC**

RECOGNITIONS

**IN MEMORY OF
ELENI TSINALIS
DEDICATED VOLUNTEER
WHO SPENT A LIFE
SERVING OUR COMMUNITY**



**MAY DAY
WITH THE AMBASSADOR OF GREECE
H.E. DIMITRIOS AZEMOPOULOS**

**HELLENE OF THE YEAR
JUSTINE FRANGOULI-ARGYRIS
Journalist and Author**



**PHILHELLENE OF THE YEAR
TONY LOFFREDA
Vice Chairman
RBC Wealth Management**

MAJOR DONORS

Afroditi Bakery
Alexander The Great Association
Amirali Lila Evangelia
Andreou Nicolas & Zoy
Angelina & Antonio Loffreda Foundation
Association Georgitsienne Mtl
Buffet Des Continents
Canaropa
Centre Ville Volkswagen
Christopoulos S. & Nicolis A.
Drimaropoulos Mina
Economides George
Economides Sophia
G & N School Bus Services Inc
G & P Construction Cleaners
Grivakis Ernest & Belle
Hadjinicolaou John
Hatzepetros Steven
Kamateros Paul
Kondonis Spiros
La Financiere EMD Inc
Lagopoulos Stavros
Lanvac
Loupessis Gerasimos
Makris-Kounadis Mary
Manikis John
Organisation Philanthropique St Eftychios
Paleokosta Anastasie
Papacostas Tassos
Papapanos Nick
Papathanakou Catherine Rena
Petrooulos Bomis & Assoc. Inc
Poulis Harris
Priftakis L. Nicholas
Roditis Sotirios
Rossy Brian
Sayig Eleni
Spiliadis Dina
Starlight Furs
Tsatas Nick
Tselios Peter
Tsitouras George
V And X Creations Ltd
Valerianos Jim D.
Vasilios Tsiolis Foundation
Xenos Dimitrios
Xistris George D.
Zoe Xenos-Kanatselis & Peter Xenos
Zouboulakis Ioannis & Ioanna

HCGM ADMINISTRATION

BOARD OF DIRECTORS

EXECUTIVE OFFICERS

Nicholas Pagonis, President
Andreas Crilis, Executive Vice President
Zoi Batsis, Vice President, Secretary of Education
Aliki Georgiadou-Daher, Vice President, Secretary of Supplementary Education
Afroditi Mourelatos, Vice President Special Projects, Deputy Secretary of Public Relations
Haralambos Babaroutsis, General Secretary
Alexandros Vasilogiannis, Vice President, Chairman Montreal Regional Council, Secretary of Religious Affairs
Dennis Marinos, Vice President, Chairman of Laval Regional Council, Secretary of Athletics Affairs
Aphrodite Stathopoulos, Vice President, Chairman of South Shore Regional Council
Nicolaos Flouris, Executive Treasurer
Nikos Mitsopoulos, Chairman Board of Directors, Secretary of Personnel

SECRETARIES

Alexandre Paradissis, Vice-Chairman of the Board of Directors
Spyros Montzenigos, Secretary of Cultural Affairs, Deputy Secretary of Athletics Affairs
Eleni Tsinalis, Secretary of Social Services
Achilles Nikopoulos, Secretary of Real Estate and Procurement
Nick Papapanos, Secretary of Public Relations
Constantina Karvelas, Secretary of Marketing
Konstantinos Karzis, Secretary of Interrelations & Youth
George Labetis, Deputy Secretary of Education & Supplementary Education
Christos Petsinis, Deputy Secretary of Real Estate & Procurement
Apollo Retsinas, Deputy Secretary of Marketing

MEMBERS

Nick Arvanitis, Member
Konstantinos Douligeris, Member
Elie Makris, Member
Evangelos Toutoudakis, Member
Peter Tsokanos, Member

HCGM REGIONAL BOARDS

Regional Council of Montreal

Alexandros Vasilogiannis, Regional Chairman
Anastasios Tsolakos, Regional Vice-Chairman
Giannis John Tsinas, Regional Secretary
Pantelis Palioudakis, Regional Treasurer
Costantinos Papaflis, Member
John Hatzepetros, Member
Konstantinos Christodoulakis, Member

Regional Council of Laval

Dennis Marinos, Regional Chairman
Panagiotis Rizis, Regional Vice-Chairman
Christos Mavrogiannis, Regional Secretary
Demetre Costopoulos, Regional Treasurer
Irene Mavromatis, Member
Constantin Kourembanas, Member
Catherine Margonis, Member
Georgia Konstantopoulos, Member
Tsamalidis Ioannis, Member

Regional Council of South Shore

Afrodite Stathopoulos, Regional Chairman
Anna Dimitrokalis, Regional Vice-Chairman
Margarita Sotiropoulos, Regional Secretary
Antonis Neocleous, Regional Treasurer
Irene Vasalos, Member
Anna Koliakos, Member
Demetrios Koliakos, Member
Dimitrios Xenos, Member

HCGM ADVISORY BOARD

Gerry Kolaitis, Chairman
Voula Neofotistos, Secretary
Dr. Lila Amirali
Gerry Analytis
Basile Angelopoulos
Dimitrios Filippou
Dimitra Kostarides
Bill Balabanos, ex officio

HELLENIC SOCIAL SERVICES OF QUEBEC

Eleni Tsinalis, President
Maria Stamatelos, Vice President
Harry Babaroutsis, Treasurer
Apostolia Petropoulos, Secretary
Anna Dimitrokalis, 2nd Vice-President
Chrysanthi Diavatopoulos
Dr. Christos Karatzios
Angeliki Kritikos
Lidia Scalcos
Tania Togias
Denise Vourtzoumis

FUNDRAISING COMMITTEE

Stavros Tsinalis, President
George Koufalis, Vice President
Voula Ambelakiotis, Secretary
Tassos Papacostas, Treasurer

MAGIC MISSION

Vrissiis Mavrou-Paidoussis, President
Eva Mourelatou, Vice President
Katerina Spyropoulou, Secretary
Dimitra Gotsina, Executive Secretary
John Manikis, Treasurer

HCGM MANAGEMENT

SENIOR MANAGEMENT

Chris Adamopoulos, General Director
École Socrates-Démosthène
Gerry Kolaitis, Chairman, Advisory Board

MANAGEMENT

Andre Abella, Financial Controller
Harry Bistolas, Director Sports Center
Eleni Fakotakis, Director Social Services
Steve Frangoulis, Director Sports Center
Demetre Georgantas, Director Membership
John Hadjinicolaou, Director Montreal Center for Greek Studies
Kaiti Kiryakidis, General Director Supplementary Education
Fotis Komborozos, Director Greek Library of Montreal
Pantelis Papamichalopoulos, Director Banquet Facilities
Paris Petrou, Director Public Relations & Marketing
Eleni Sarridis, Director Real Estate and Procurement
Lemonia Strapatsas, Supervisor of Administrative services

ÉCOLE SOCRATES - DÉMOSTHÈNE PRINCIPALS

Georgia Tsakalis, Campus II - Primaire et Secondaire (Montreal)
Chris Filandrianos, III (Roxboro)
Diane Trudel, IV (South Shore)
Ghislaine Langlois, V and Annex (Laval)
Chris Katiforis, Démosthène (Laval)

PRIESTS

V. R. Father Dimitrios Antonopoulos, St George Cathedral
V. R. Father Nektarios Monstratos, Holy Cross
R. Father George Nikiforakis, St- Jean Baptiste
R. Father Zisis Nterekas, St. Nicholas
R. Father Nicolaos Papageorgiou, Koimisis tis Theotokou
R. Father Charalampos Tzintis, Evangelismos tis Theotokou

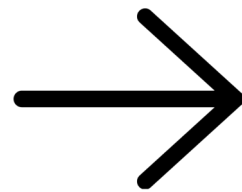


ADDENDUM

Hellenic Community of Greater Montreal

Financial statements
June 30, 2018

Please note that the following HCGM 2017-2018 Financial Statements are also available on our website: hcgm.org. They have been audited by EY, a member of Ernst & Young Global Limited, one of the top accounting audit firms in the world.



Independent auditors' report

- 2 -

To the Members of
Hellenic Community of Greater Montreal

We have audited the accompanying financial statements of **Hellenic Community of Greater Montreal** [the "Organization"], which comprise the statement of financial position as at June 30, 2018 and the statement of operations, changes in fund balances (deficit) and cash flows for the year 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.

Auditors' 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 auditors' 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 auditors consider 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 some charitable organizations, the Organization derives revenues from donations, membership fees and fund raising campaigns, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our audit 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, the excess (deficiency) of revenues over operating expenses, and net cash generated from operations for the years ended June 30, 2018 and 2017, assets as at June 30, 2018 and 2017, and fund balances (deficit) as at July 1 and June 30 for both the 2018 and 2017 years.

Qualified opinion

In our opinion, except for the possible effects of the matter described in the Basis for qualified opinion paragraph, the financial statements present fairly, in all material respects, the financial position of the Organization as at June 30, 2018 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.

Emphasis of matter

Without qualifying our opinion, other than for our basis for qualifying our opinion as noted above, we draw attention to note 1 in the financial statements which indicates that the Organization has a deficiency of revenues over expenses, negative fund balances (deficit), and negative working capital as at June 30, 2018. These conditions, along with other matters as set forth in note 1, indicate the existence of a material uncertainty that may cast significant doubt on the Organization's ability to continue as a going concern.

Ernst & Young LLP¹

Montréal, Canada
October 24, 2018

¹ CPA auditor, CA, public accountancy permit no. A121006



A member firm of Ernst & Young Global Limited



A member firm of Ernst & Young Global Limited

As at June 30, 2018

Statement of financial position

[Going concern uncertainty – note 1]

	2018				2017			
	General fund	Socrates		Elimination	General fund	Socrates		Elimination
	\$		Démosthène fund	\$	\$		Démosthène fund	\$
Assets [notes 7 and 9]								
Current								
Cash	5,566	149,071	—	—	139,610	102,686	—	242,296
Accounts receivable [notes 5 and 12]	177,930	210,967	—	—	365,722	371,992	—	737,714
Accounts receivable – Socrates Démosthène fund	4,020,694	—	(4,020,694)	—	3,534,031	—	(3,534,031)	—
Supplies	41,220	—	—	—	43,335	—	—	43,335
Prepaid expenses	135,796	585	—	—	106,242	48,563	—	154,805
	4,381,206	360,623	(4,020,694)	721,135	4,188,940	523,241	(3,534,031)	1,178,150
Cash – restricted [note 4]	340,106	—	—	340,106	589,568	—	—	589,568
Property and equipment [note 6]	13,755,263	946,813	—	14,702,076	12,224,267	958,721	—	13,182,988
Accounts receivable - Foyer Hélienique pour personnes âgées [1]	270,000	—	—	270,000	—	—	—	—
Deposits	69,556	—	—	69,556	62,840	25,747	—	88,587
	18,816,131	1,307,436	(4,020,694)	16,102,873	17,065,615	1,507,709	(3,534,031)	15,039,293
Liabilities								
Current								
Short term debt under credit facilities [note 7]	3,821,537	—	—	3,821,537	2,402,400	—	—	2,402,400
Accounts payable and accrued liabilities [note 11]	1,436,152	945,483	—	2,381,635	1,284,273	659,315	—	1,923,588
Government remittances payable	27,990	342,031	—	370,021	65,835	370,160	—	435,995
Accounts payable – General Fund	—	4,020,694	(4,020,694)	—	—	3,534,031	(3,534,031)	—
Deferred revenues	67,029	348,599	—	415,628	12,015	355,400	—	367,415
Current portion of long-term debt [note 9]	293,333	—	—	293,333	293,340	—	—	293,340
Due to the Greek State [note 8]	7,053,897	—	—	7,053,897	7,053,897	—	—	7,053,897
	12,699,938	5,656,807	(4,020,694)	14,336,051	11,091,760	4,918,906	(3,534,031)	12,476,635
Deferred revenues – emphyteutic lease	1,117,413	—	—	1,117,413	1,149,091	—	—	1,149,091
Deferred capital contributions	831,745	—	—	831,745	931,314	—	—	931,314
Long-term debt [note 9]	3,064,733	—	—	3,064,733	3,347,505	—	—	3,347,505
	5,013,891	—	—	5,013,891	5,427,910	—	—	5,427,910
	17,713,829	5,656,807	(4,020,694)	19,349,942	16,519,670	4,918,906	(3,534,031)	17,904,545
Fund balances (deficit)								
Unrestricted	1,102,302	(4,349,371)	—	(3,247,069)	545,945	(3,411,197)	—	(2,865,252)
	1,102,302	(4,349,371)	—	(3,247,069)	545,945	(3,411,197)	—	(2,865,252)
	18,816,131	1,307,436	(4,020,694)	16,102,873	17,065,615	1,507,709	(3,534,031)	15,039,293

Commitments and guarantees, contingencies [notes 13 and 14]

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

On behalf of the Board,

President

Treasurer

Hellenic Community of Greater Montreal

Changes in fund balances (deficit)

[Going concern uncertainty – note 1]

Year ended June 30, 2018

	General fund	Socrates	
	\$	Démosthène fund	Total
	\$	\$	\$
Fund deficit, June 30, 2016	(663,908)	(3,027,200)	(3,691,108)
Excess of revenues over operating expenses	346,316	479,540	825,856
Interfund transfer for rent [a]	1,107,268	(1,107,268)	—
Interfund transfer – other	(243,731)	243,731	—
Fund balances (deficit), June 30, 2017	545,945	(3,411,197)	(2,865,252)
Deficiency of revenues over operating expenses	(306,833)	(74,984)	(381,817)
Interfund transfer for rent [a]	1,107,268	(1,107,268)	—
Interfund transfer – other	(244,078)	244,078	—
Fund balances (deficit), June 30, 2018	1,102,302	(4,349,371)	(3,247,069)

[a] These transfers are approved by the Board of Directors on the basis of \$6.35 per square foot

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

Statement of operations

[Going concern uncertainty – note 1]

Year ended June 30, 2018

	2018		2017	
	General	Socrates	Total	Total
	fund	Démosthène		
	\$	\$	\$	\$
Revenues				
Advertising and calendar	31,200	—	31,200	43,094
Churches	1,566,211	—	1,566,211	1,581,254
Dances and activities	230,690	195,925	426,615	223,825
Donations	395,842	19,736	415,578	239,926
Festival	57,786	—	57,786	135,200
Fund raising campaigns	251,224	51,546	302,770	391,923
Membership fees	106,920	—	106,920	119,010
Rental [a]	729,257	—	729,257	681,316
School fees	431,615	5,335,325	5,766,940	5,813,255
Athletics department	153,560	—	153,560	142,073
Banquet facilities	137,212	—	137,212	174,804
Grants [note 3]	227,094	5,111,678	5,338,772	5,474,863
Other	255,518	398,264	653,782	835,691
Amortization of deferred capital contributions	99,569	—	99,569	99,569
Amortization of emphyteutic lease	31,678	—	31,678	31,678
Gain on proceeds from insurance – Church fire [note 6]	—	—	—	971,574
	4,705,376	11,112,474	15,817,850	16,959,055
Operating expenses				
Advertising, general supplies and texts	24,519	34,322	58,841	49,905
Churches	1,543,103	—	1,543,103	1,408,237
Bussing	—	1,154,731	1,154,731	1,124,701
Computer software and maintenance	1,169	9,816	10,985	83,585
Dances and activities	319,676	85,986	405,662	484,717
Donations	10,933	209,915	220,848	68,584
Athletics department	217,443	—	217,443	210,145
Banquet facilities	205,781	—	205,781	241,404
Electricity, water and gas	138,231	251,462	389,693	377,310
Festival	67,408	—	67,408	83,566
Fundraising campaign fees	136,538	—	136,538	139,465
General and administrative	47,593	401,906	449,499	430,336
Insurance	63,129	70,290	133,419	111,398
Interest and bank charges	122,735	19,737	142,472	122,003
Interest on long-term debt [note 10]	283,394	—	283,394	198,048
Janitorial and cleaning	21,813	348,549	370,362	368,139
Maintenance and repairs	86,749	80,078	166,827	266,642
Office supplies and postage	60,178	—	60,178	60,247
Pedagogical materials and texts	4,506	100,836	105,342	109,041
Professional and consulting fees	83,048	93,380	176,428	215,637
Rent	68,508	—	68,508	65,876
Salaries and benefits	1,028,375	8,017,887	9,046,262	8,948,611
Taxes – municipal and school	24,520	—	24,520	57,250
Telephone	13,631	18,599	32,230	33,241
Gain on reversal of bad debt	(270,000)	—	(270,000)	—
Travel and transportation	39,659	1,194	40,853	43,272
Amortization of property and equipment	669,570	288,770	958,340	831,839
	5,012,209	11,187,458	16,199,667	16,133,199
Excess (deficiency) of revenues over operating expenses	(306,833)	(74,984)	(381,817)	825,856

[a] These amounts exclude the interfund transfers for rent from the Socrates Démosthène fund to the General fund in the amount of \$1,107,268 [2017 – \$1,107,268].

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

Hellenic Community of Greater Montreal

Statement of cash flows

[Going concern uncertainty – note 1]

Year ended June 30, 2018

	2018		2017	
	General	Socrates	Total	Total
	fund	Démosthène		
	\$	fund	\$	\$
Operating activities				
(Deficiency) excess of revenues over operating expenses	(306,833)	(74,984)	(381,817)	825,856
Non-cash items				
Amortization of property and equipment	669,570	288,770	958,340	831,839
Amortization of deferred capital contributions	(99,569)	—	(99,569)	(99,569)
Amortization of emphyteutic lease	(31,678)	—	(31,678)	(31,678)
Amortization of financing fees and transaction costs	10,554	—	10,554	10,554
Gain on reversal of bad debt	(270,000)	—	(270,000)	—
Changes in non-cash working capital items	(144,325)	972,998	828,673	504,279
Net cash generated from operating activities	(172,281)	1,186,784	1,014,503	2,041,281
Financing activities				
Increase in short term debt - credit facilities	1,419,137	—	1,419,137	1,438,595
Repayment of long-term debt	(293,333)	—	(293,333)	(268,890)
Interfund transfers	863,537	(863,537)	—	—
Net cash generated from financing activities	1,989,341	(863,537)	1,125,804	1,169,705
Investing activities				
Decrease (increase) in cash – restricted	249,462	—	249,462	(9,318)
Acquisition of property and equipment	(2,200,566)	(276,862)	(2,477,428)	(3,243,524)
Net cash used for investing activities	(1,951,104)	(276,862)	(2,227,966)	(3,252,842)
Net increase (decrease) in cash	(134,044)	46,385	(87,659)	(41,856)
Cash, beginning of year	139,610	102,686	242,296	284,152
Cash, end of year	5,566	149,071	154,637	242,296

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

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

1. Governing statutes and purpose of the organization and going concern uncertainty

The Hellenic Community of Greater Montreal [the “Organization”] is a registered charity organization under the *Income Tax Act*.

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations [“GAAP”] on a going concern basis, which presumes the Organization will continue its operation for the foreseeable future and will be able to realize its assets and discharge its liabilities and commitments in the ordinary course of operations for the foreseeable future. The use of these principles may not be appropriate because as at June 30, 2018, there was significant doubt as to the Organization's ability to continue as a going concern without having access to additional financial resources.

The Organization has suffered a deficiency of revenues over expenses for the year ended June 30, 2018, has negative Fund balances and negative working capital at the end of the year. The Organization's ability to continue as a going concern is dependent upon its ability to generate cash flow to meet required debt payments and commitments, and is also dependent on the continued support by the Ministère de l'Éducation, et de l'Enseignement supérieur [“MEES”] in order to fund its programs [the Organization's revenues include significant grants from MEES]. It is also dependent on the Greek State not requesting payment of amounts owed to it by the Organization [note 8].

Use of accounting principles based on the going concern assumption is appropriate only if the Organization is able to continue as a going concern. The carrying amounts of assets, liabilities, revenues and expenses presented in the financial statements have not been adjusted as would be required if the going concern assumption were not appropriate. Such adjustments could be material.

2. Significant accounting policies

These financial statements were prepared in accordance with Part III of the CPA Canada Handbook – Accounting Standards for Not-for-Profit Organizations which sets out generally accepted accounting principles for not-for-profit organizations in Canada and includes significant accounting policies described below.

Fund accounting

Assets, liabilities, revenues and expenses relating to administration, community centers, churches, educational activities and social activities are reported in the General fund.

Assets, liabilities, revenues and expenses relating to the Socrates and Démosthène school activities are reported in the Socrates Démosthène fund.

Financial instruments

The Organization initially records a financial instrument at its fair value except for a related party transaction which is recorded at the carrying or exchange amount depending on the circumstances.

The Organization recognizes its transaction costs in income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transactions costs that are directly attributable to their origination, issuance or assumption.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

Subsequently, the Organization measures financial instruments as follows:

- all financial assets at amortized cost; and
- all financial liabilities at amortized cost.

Financial assets include cash, cash restricted and accounts receivable. Financial liabilities include the credit facility, accounts payable and accrued liabilities, due to the Greek State and long-term debt.

Property and equipment

Property and equipment are recorded at cost. When the Organization receives property and equipment contributions, their cost is equal to their fair value at the contribution date or to a nominal value of \$1 if the fair value cannot be reasonably determined.

Property and equipment are recorded at cost and amortized on a straight-line basis over their estimated useful lives according to the following periods:

	Periods
Buildings and churches	40 years
Leasehold improvements	10 years
Furniture and equipment	5 years
Equipment	5 years
Artworks, comprised of religious icons, are not amortized.	

Impairment

Property and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. Impairment is assessed by comparing the carrying amount of an asset to be held and used with the total of the undiscounted cash flows expected from its use and disposition. If the asset is impaired, the impairment loss to be recognized is measured by the amount by which the carrying amount of the asset exceeds its fair value, generally determined on a discounted cash flow basis. Any impairment results in a write-down of the assets and a charge to income during the year. An impairment loss is not reversed if the fair value of the related long-lived asset subsequently increases.

Deferred capital contributions

Deferred capital contributions represent restricted contributions used to acquire property. These contributions are amortized and taken into income on the same basis as the related property is being amortized. The annual expense is comprised of the contributions made during the year.

Defined contribution pension plan

The Organization also participates in a multi-employer defined contribution benefit plan on behalf of certain members of its clergy.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

Long-term debt

Long-term debt is initially measured at fair value, net of transaction costs and financing fees. It is subsequently measured at amortized cost. Transaction costs and financing fees are amortized on a straight-line basis. Financing fees related to the origination of the long-term debt are deferred and amortized over the term of the long-term debt.

Revenue recognition

The Organization follows the deferral method of accounting for contributions. Under this method, contributions, including government grants, restricted for future period expenses are deferred and are recognized as revenue of the appropriate fund in the year in which the related expenses are incurred. Unrestricted contributions, including government grants, are recognized as revenue of the appropriate fund when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

On October 2, 2002, the Organization entered into an emphyteutic lease, in which the Organization offered a piece of land it owns, to a construction promoter, against future rental payments and the transfer of ownership of property constructed on this land at the end of the lease, in 51 years, being October 2, 2053. The payment received in the initial year of the emphyteutic lease is being deferred and amortized on a straight-line basis over 51 years, the lease term.

The Organization records rental income on a straight-line basis over the term of each lease. The excess of rents recognized over amounts contractually due pursuant to the underlying leases is included in accounts receivable. Revenue derived from short-term rental income is recognized upon the completion of performance of the service, when the fees are fixed or determinable and collection is reasonably assured.

Revenues from parental contributions and school fees are recognized when persuasive evidence of an arrangement exists, services have been rendered, fees are fixed or determinable and collection is reasonably assured. Revenues received in advance are deferred and recognized over the arrangement period on a straight-line basis.

Volunteer services

The Organization benefits from substantial services in the form of volunteer time. Due to the difficulty of determining their fair value, volunteer services are not recorded in these financial statements.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

3. Grants

The following grants were recorded as income:

	2018 \$	2017 \$
General fund		
Federal government	89,009	88,580
Provincial government	42,713	44,305
Other	95,372	59,966
	<u>227,094</u>	<u>192,851</u>
Socrates Démosthène fund		
MEES	5,111,678	5,282,012
Total grants	<u>5,338,772</u>	<u>5,474,863</u>

4. Cash – Restricted

As at June 30, 2018, certain funds were held for the specific purpose of meeting the capital expenditures and repairs and maintenance of the individual churches as well as for fund raising activities.

5. Accounts receivable

The accounts receivable of the General fund consists of:

	2018 \$	2017 \$
School fees and other receivables	279,817	338,321
Foyer Hellénique pour personnes âgées	383,760	373,416
Government remittances	22,941	170,457
Allowance for doubtful accounts	(238,588)	(516,472)
	<u>447,930</u>	<u>365,722</u>

Subsequent to June 30, 2018, the Organization signed an agreement with the Foyer Hellénique pour personnes âgées for the repayment of their account receivable over 24 months starting July 1, 2020. This resulted in a gain on reversal of a bad debt of \$270,000 in the current year, which represents the discounted notional amount of \$312,000 that became collectible upon the signature of the agreement.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

The accounts receivable of the Socrates Démosthène fund consists of:

	2018 \$	2017 \$
School fees and other receivables	573,654	719,246
Government remittances	156,573	133,933
Allowance for doubtful accounts	(519,260)	(481,187)
	210,967	371,992

6. Property and equipment

	Cost \$	Accumulated amortization \$	Net book value \$
2018			
Land	2,438,683	—	2,438,683
Buildings	24,316,270	13,555,684	10,760,586
Leasehold improvements	1,911,091	1,589,158	321,933
Furniture and equipment	1,385,528	323,756	1,061,772
Artworks	119,102	—	119,102
	30,170,674	15,468,598	14,702,076
2017			
Land	2,438,683	—	2,438,683
Buildings	22,764,353	13,403,907	9,360,446
Leasehold improvements	1,684,256	1,330,713	353,543
Furniture and equipment	1,115,350	204,136	911,214
Artworks	119,102	—	119,102
	28,121,744	14,938,756	13,182,988

On April 13, 2015 the Koimisis Tis Theotokou Greek Orthodox Church [the "Church"] was destroyed by a fire. Proceeds from the insurance amounted to \$3.2 million and the related gain on proceeds from insurance were accrued in income as monies were received in previous years. During the year ended June 30, 2018, nil was received [2017 – \$971,574] from the insurance company and recorded in income under gain on proceeds from insurance – church fire.

7. Credit facilities

The Organization has a credit facility of \$2,000,000 with the Bank of Montreal. The credit facility bears interest at the bank's prime plus 2% and is collateralized by a first ranking moveable hypothec on all present and future movable property for \$8,500,000, plus an additional 20% of that value. The relevant prime rate was 3.45% as at June 30, 2018 [2017 – 2.7%]. The loan was granted on December 1, 2014 and is subject to annual review.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

During 2017, the Organization obtained an additional credit facility with the Bank of Montréal of \$2,276,520. As at June 30, 2018, this credit facility was considered by the bank as a non-revolving demand loan, bearing interest at the bank's prime rate plus 2%, which was 3.45% as at June 30, 2018 [2017 – 2.7%], repayable by monthly installments of \$18,333, including interest, amortized over 15 years and maturing May 31, 2032, and is collateralized by a first ranking moveable hypothec on all present and future movable property for \$8,500,000, plus an additional 20% of that value. An amount of \$2,175,773 had been drawn under this facility as at June 30, 2018 [2017 – \$692,771]. Subject to the approval of the lender, the bank loan will become a term loan once the entire amount of the loan has been drawn by the Organization.

8. Due to the Greek State

In previous years, the Greek State had guaranteed the loan payable to a previous financial institution, Scotia Bank, and paid the required instalments annually. In 2012, the Greek State ceased making the scheduled repayments and the Organization took over the obligation before moving to the Bank of Montreal. As a result of past repayments made by the Greek State, a loan payable has resulted. There is no formal agreement with the Greek State and the loan payable is non-interest bearing and callable at any time. As a result the loan is classified as short term.

On April 28, 2013, Bill 4152/2013 was voted into law by the Greek Government, and was published in the Government newspaper on May 9, 2013. This bill states that given certain conditions, the Greek state would forgive the debt held by a Community organization abroad. Following that, management had been advised by the Greek Government that an amendment to this Bill is required in order to forgive the debt. In October 2016, management was advised that the proposed amendment has been modified to specifically reference the Hellenic Community of Greater Montreal and the debt amounts to be written off once the motion is passed in the Greek Parliament which is still pending as of June 30, 2018.

9. Long-term debt

General fund

\$4,400,000, Bank of Montreal loan, bearing interest at 4.7%, repayable in monthly instalments of \$24,445 plus interest, amortized over 15 years and maturing on December 1, 2019, and collateralized by a first ranking moveable hypothec on all present and future movable property for \$8,500,000, plus an additional 20% of that value.

Less unamortized financing fees and transaction costs

Total long-term debt

Current portion

	2018 \$	2017 \$
	3,373,332	3,666,664
	(15,266)	(25,819)
	3,358,066	3,640,845
	293,333	293,340
	3,064,733	3,347,505

The loan and other credit facilities from the Bank of Montreal contain certain financial and non-financial covenants that require the Organization to be in compliance with a financial ratio. As at June 30, 2018, the Organization was in compliance with these covenants.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

Principal repayments to be made under this loan during the next two years are as follows:

	\$
2019	293,333
2020	3,079,999
	<u>3,373,332</u>

10. Interest expense on long-term debt

	2018 \$	2017 \$
Bank of Montréal	272,840	187,494
Amortization of financing fees and transaction costs	10,554	10,554
	<u>283,394</u>	<u>198,048</u>

11. Related party transactions

Included in accounts payable and accrued liabilities is a loan of \$150,000, payable to a board member. The loan bears interest at the bank's prime rate plus 2%, which was 3.45% as at June 30, 2018, and is payable on demand.

12. Financial instruments – Risks and uncertainties

Financial risks

The Organization is exposed to various financial risks through transactions in financial instruments. The following provides helpful information in assessing the extent of the Organization's exposure to these risks.

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 risk results from accounts receivable and encompasses the default risk of various parties including parents of the students from the various educational institutions of the Organization. The overall risk of default is minimized due to the fact that receivables from student's tuition fees are individually small amounts. The Organization assesses the risk of default associated with a particular party. In addition, on an ongoing basis, management monitors the level of accounts receivable attributable to each party and the length of time taken for amounts to be settled and where necessary, takes appropriate action to follow up on those balances considered overdue.

At June 30, 2018, no customer accounted for more than 10% of accounts receivable [in 2017, no customer accounted for more than 10% of accounts receivable] and MEES accounted for 34% of total revenues [2017 – 32%].

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Organization is exposed to interest rate risk on its fixed and floating interest rate financial instruments. The credit facility is subject to cash flow risk. The credit facility bears interest at the Bank of Montréal prime rate plus 2%. The Organization does not have in place any financial instruments to mitigate the possible adverse effects of an increase in the underlying bank prime rate. The long-term debt is subject to fair value risk.

Liquidity risk

Liquidity risk is the risk that the Organization will encounter difficulty in meeting obligations associated with financial liabilities. The Organization is exposed to this risk mainly in respect of its credit facility, accounts payable and accrued liabilities, long-term debt and operating lease commitments. The Organization controls liquidity risk by managing working capital, cash flows and the availability of the credit facility, however the risk is elevated given the going concern uncertainty disclosed in Note 1.

13. Commitments and guarantees

In October 1984, the Organization has entered into a long-term lease agreement for office space with the Foyer Hellénique pour personnes âgées. Minimum lease payments are \$54,960 annually until the lease maturity on June 30, 2020. Under the lease agreement, the lessor promised to sell to the Organization the immoveable property for the price of \$1 and other good and valuable consideration within 60 days of the end of the lease.

The Organization also indemnifies its directors, to the extent permitted by law, against certain claims that may be made against them as a result of their being, or having been, directors at the request of the Organization. The terms of these indemnification agreements vary based on the contract. The nature of the indemnification agreements prevents the Organization from making a reasonable estimate of the maximum potential amount it could be required to pay to counterparties. Historically, the Organization has not made any significant payments under such indemnification agreements. No amount has been accrued with respect to these indemnification agreements.

14. Contingencies

The Organization is party to claims in the normal course of operations. These actions are routine litigation and administrative proceedings arising in the ordinary course of business, none of which are expected to have a material adverse effect on the financial condition, results of operations or cash flows of the Organization.

15. Capital management

The Organization defines its capital as the deficit, credit facility and long-term debt, including the current portion. The Organization manages its capital structure in order to ensure sufficient resources are available to meet day to day operating requirements, to fund capital expenditures as well as to allow it to service its debt repayments. In managing its capital structure, the Organization takes into consideration various factors, including the timing of its loan repayments and timing of major capital expenditures.

Notes to financial statements

[Going concern uncertainty – note 1]

June 30, 2018

The Organization's officers and management take full responsibility for managing the Organization's capital and do so through regular meetings and regular reviews of financial information. The Organization's Executive Committee is responsible for overseeing this process.

Methods used by the Organization to manage its capital include fundraising activities, government assistance, grants and debt financing.

The Organization is not subject to any externally imposed capital requirements other than what is disclosed in notes 7 and 9.

KEEP IN TOUCH

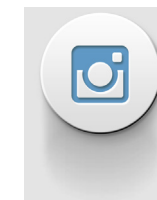
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Content and Editing: Margarita Mavromichalis.

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HCGM President: Nicholas T. Pagonis

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COMMUNAUTÉ HELLÉNIQUE DU GRAND MONTRÉAL
ΕΛΛΗΝΙΚΗ ΚΟΙΝΟΤΗ ΜΕΙΖΟΝΟΣ ΜΟΝΤΡΕΑΛ