CARYA SOCIETY OF CALGARY Financial Statements Year Ended December 31, 2018



INDEPENDENT AUDITOR'S REPORT

To the Directors of Carya Society of Calgary

Opinion

We have audited the financial statements of Carya Society of Calgary (the Society), which comprise the statement of financial position as at December 31, 2018, the statement of operations, change in fund balances and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at December 31, 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.

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 report. We are independent of the Society 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 those 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 accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

Independent Auditor's Report to the Directors of Carya Society of Calgary (continued)

- 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
 Society'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 Society'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 Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

CHARTERED ACCOUNTANTS AND CHARTERED BUSINESS VALUATORS

Calgary, Alberta April 18, 2019

CARYA SOCIETY OF CALGARY Statement of Financial Position

As at December 31, 2018

	General Operating Fund	Program Technology Fund	Capital Reserve Fund	Total December 31 2018	Total December 3 2017
ASSETS Current					
Cash and cash equivalents		0 :		0 700 262	0.1.712.202
(Note 3)	\$ 790,363	\$ -	\$ -	\$ 790,363	\$ 1,743,383 2,000,000
Investments (Note 4)	4,163	1,721,993	273,844	2,000,000 283,810	330,737
Accounts receivable (Note 5) Prepaid expenses	283,810 105,515	_	_	105,515	112,072
riepaid expenses	103,313			103,313	112,072
	1,183,851	1,721,993	273,844	3,179,688	4,186,192
Property and equipment					
(Note 6)	1,392	-	-	1,392	3,605
	\$ 1,185,243	\$ 1,721,993	\$ 273,844	\$ 3,181,080	\$ 4,189,797
LIABILITIES Current Accounts payable and accrued liabilities	\$ 375,203	\$ -	\$ -	\$ 375,203	\$ 294,477
Grants received in advance (Note 7) Deferred revenue (Note 8)	- 784,637		-	- 784,637	1,186,070 736,129
Deferred contributions related to property and equipment (<i>Note 9</i>)		-	-	E	1,098
Deferred contributions related to rent (Note 10)	:=	191,283	-	191,283	191,283
	1,159,840	191,283	-	1,351,123	2,409,057
Commitments (Note 11)					
Fund balances	25,403	1,530,710	273,844	1,829,957	1,780,740
	\$ 1,185,243	\$ 1,721,993	\$ 273,844	\$ 3,181,080	\$4,189,797

Approved by the Board:

_, Director

, Director

CARYA SOCIETY OF CALGARY Statement of Operations Year Ended December 31, 2018

	General Operating Fund	Program Technology Fund	Capital Reserve Fund	Total December 31 2018	Total December 31 2017
_	(Schedule #1)				· · · · · · · · · · · · · · · · · · ·
Revenues					
United Way Grant	\$ 2,222,198	\$ -	\$ 1,098	\$ 2,223,296	\$2,043,303
United Way Donor	-	17,750	-	17,750	97,385
Federal Government	990,959	=	=	990,959	1,099,000
Provincial Government	784,380	-	-	784,380	614,597
Family Community Support Services	4,923,790	-	, - 9	4,923,790	4,871,365
Child and Family Services	639,957	-	=	639,957	628,707
Client fees	120,994	(-)	-	120,994	132,982
Memberships	· ·	235	-	235	230
Charitable donations	255,921	52,395	=	308,316	325,691
Casino	33,489		- 9	33,489	74,189
Other	643,148	30,322	=	673,470	912,791
Interest	26,943	20,384	3,709	51,036	21,494
	10,641,778	121,086	4,807	10,767,672	10,821,734
Expenditures					
Amortization	1,115	_	1,098	2,213	11,795
Benefits	1,125,565	5,404	-	1,130,969	1,161,414
Building occupancy	743,151	-,		743,151	727,218
Community relations	65,675	2,385		68,060	64,615
Contracted services	1,103,250	4,171		1,107,421	923,652
Office expenses	194,703	590	-	195,293	173,299
Program expenses	243,761	36,115	_	279,876	268,180
Recruitment	2,672	-		2,672	2,305
Salaries and wages	6,767,389	48,766		6,816,155	7,003,648
Staff development	106,339	1,685	-	108,024	90,063
Travel	262,756	1,865	-	264,621	272,364
	10,616,375	100,981	1,098	10,718,455	10,698,553
xcess of revenue over expenditures	\$ 25,403	\$ 20,105	\$ 3,709	\$ 49,217	\$ 123,181

CARYA SOCIETY OF CALGARY Statement of Changes in Fund Balances Year Ended December 31, 2018

	General perating Fund	Program echnology Fund	Capital Reserve Fund	De	Total ecember 31 2018	D	Total ecember 31 2017
Balance, beginning of year	\$ 70,856	\$ 1,439,749	\$ 270,135	\$	1,780,740	\$	1,657,559
Inter-fund allocation	(70,856)	70,856	12		=		=
Excess of revenue over expenditures	25,403	20,105	 3,709		49,217		123,181
Balance, end of year	\$ 25,403	\$ 1,530,710	\$ 273,844	\$	1,829,957	\$	1,780,740

CARYA SOCIETY OF CALGARY

Statement of Cash Flows Year Ended December 31, 2018

	General Operating Fund	Program Technology Fund	Capital Reserve Fund	Total December 31 2018	Total December 31 2017
Operating activities Excess of revenue over expenditures Amortization Amortization of deferred contribution Inter-fund transfers Changes in non-cash operating working capital (Note 12)	\$ 25,403 1,115 - (328,973) 	\$ 20,105 - 321,998	\$ 3,709 1,098 (1,098) 6,975	\$ 49,217 2,213 (1,098) - (1,003,352)	\$ 123,181 11,795 (4,393) - 802,388
	(1,305,807)	342,103	10,684	(953,020)	932,971
Investing activities Proceeds from sale of investment Purchase of investment	356,950 (4,163) 352,787	1,379,890 (1,721,993) (342,103)	263,160 (273,844) (10,684)	2,000,000 (2,000,000)	2,000,000 (2,000,000)
Increase (decrease) in cash	(953,020)	-	-	(953,020)	932,971
Cash, beginning of year	1,743,383	-		1,743,383	810,412
Cash, end of year	\$ 790,363	\$ -	\$ -	\$ 790,363	\$ 1,743,383

CARYA SOCIETY OF CALGARY

(Schedule #1) Statement of Operations – Operating Fund

Year Ended December 31, 2018

				Older Adul:	Older Adult Services & Community Development	ommunity D.	evelopmen							Stror	g Families	Strong Families in Community	ح ا					
	East Village Place	Network	Older Adut Counseling	Senior Outreach	Community Development Elder Abuse	Elder Abuse	Bowmont Victims of Families Crime	Victims of Crime	Senior Support	Other OAS & CD Procrams	Family	Sync #	Prime Time	ten de la company	Critical	Counselled	Urgent	(C)	Ja Cir	Other Counselling Property	1 3] label
Revenue												i				ħ	i	0.00	2	4000000	202	(810)
United Way Grant		,		160,000	115,000	199,000	420,000	•		158,425				258 283	1	600.008	0000	2		, t. c.		000000
Provincial Government	,		,	,		1	75,150	156,507	502,043	46.712	3.969		1	,	,	,		200		AE+, 12	,	2,222,290
City of Caigary FC55	142,015	65,486	292,568	1,497,520	676,278						1 740 229	97.9.70	158 979	500	900		ij	ı				784,380
CFS - Goy't of AB				. '							2770-117	675,67	E (E'OC+		E C						37,500	4,923,790
Client Fees			10,834	٠		٠	562		87:05		0, 0, 0,	1								2.54.5		639,957
Donations	500		<u>.</u>	1555	0009	,	2000				9	. ;				12,626	9			24,852		120,994
Other locome	260.95	5	•	20.00	,		000'5				, .	37	. ;	18,572		,		9,879		216,305		255,921
00,140	20,54		ı	201	C00,01	•	504,01	7/1		28,000	7,850 0.86,1	ı	22,752			4,220		•		367,068	13,966	643,148
0111500				•	,	i	ı	ı			ı	i	1			•				35,489		33,489
	•	1	,	,	17,253	,		-		i	,	•	٠			•		,	903,579	70,127	,	990,959
interest	,						,		,	1	•			•	•	•		•		,	76 943	26 943
Total Revenue	172,040	65,786	303,402	1,697,535	830,916	199,000	514,675	156,677	539,147	283,137	1,780,565	295,431	181,731	353,232	161.459	616834	184 100	109 879	973 579	7 35G 74K	+	10,641,770
Expenses					-											1	l	1	1		+	200
Compensation	44,795	900'67	222,415	1,133,917	567,298	139,779	374,982	126,939	414,395	100,944	1,197,395	267.575	903 803	238 593	. 907 805	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	0000000		140 240	000 500		0
Benefits	9,553	7,358	34,148	221,130	100,272	22,655	58,277	5.855	45.456	16.520	200581	080 %	24.047	25, 780	47.038	1 0 0			40000	2021,181	•	000,007,0
Recruitment	22	CT	in the	678	255	7.5	2		. '	1.7) (d)			1	1 0	660'04	100	000,004	,	500,023,1
Trave	4,665	2.988	9,325	40,454	20.441	7.183	8333	848	23 988	2,47,4	000 67	0		040	ה אר	0 0	+ t	7 60	9 6	5/3		2,672
Staff Development	E E	808	1,392	23,237	11.848	9063	2.843	1554	2 8 8 8 1	1.00	, r, r, s	4 5 5	n	0 4 0 1 0 1	1,00,1	7 CO, 17 7	0 0	200	57,874	50.00	1	262,756
Suilding Occupancy	63,316	1,337	21,339	77, 574	41,233	8,850	24,839	9.130		90.08	\$53.830	1,000	20.748	288.0	4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	604.84) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	767	OTA TO	4 10 00 00 00 00 00 00 00 00 00 00 00 00	. 0	500,000 100,000
Contracted Services	24,068	1,920	6,462	121,604	36,083	8,011	20,467	905	4,758	64.332	124,197	6.776	4.386	4525	, t	1000	7507	Ī	446,00	34 704	0000	404,047
Program Expense	11,456	868	1.954	24,919	30,707	1,351	19,340	1,345	4,506	38,038	17,041	3,909	3.586	30,536	12 433	11.543	200		1,00%	40000	3	202,004,4
Community Relations	1,609	828	1.828	11,285	10,481	1,494	2,875	,	6-1 4-1	710	13 509	869	18.	20.6	989	5,535	020+	000	0000	0000		10,047
Office Expense	12.233	675	4,425	42,853	12.301	4,699	7,537		14,037	1,470	14,511	6.50 5.50 5.50 5.50 5.50 5.50 5.50 5.50	2,647	6.739	2.287	11.613	4 293) <u>6</u>	8,728	4,000	76.063	C/0,C0
Total Expense	172,040	65,786	303,402	1,697,535	830,916	199,000	514,675	156,677	539,147	233,137	1,780,565	295,431	181,731	353,232	161,459	-	١			1,133,842	+-	10,616,375
Net income										,			,	,	,		,			50 S	-	0
																		ļ		200		700

Purpose of Organization

Carya Society of Calgary (the "Society") is a regional organization operating programs to provide Calgary's diverse population with high quality, innovative counselling and caregiving services. The Society is a not-for-profit organization incorporated under the Societies Act of the Province of Alberta and is a registered charity under the Income Tax Act. The programs provided by the Society aim to enhance individual and family relationships, help children reach their full potential, engage older adults in their communities, and assist vulnerable citizens so that they may maintain their dignity and respect. Individuals, families and communities turn to the Society for support and solutions through childhood, adulthood and elderhood. Funding comes from various donors including other not-for-profit organizations, the Federal Government, the Provincial Government, the City of Calgary and other charitable donations.

1. Significant Accounting Policies

Basis of presentation

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNFPO).

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 amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of excess revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates. Areas of estimates include the determination of an allowance for doubtful accounts, provisions for amortization and accrued liabilities.

Fund accounting

Carya Society of Calgary follows the restricted fund method of accounting for contributions.

The General Operating Fund reports revenues and expenses associated with program delivery and administration activities along with revenues and expenses for programs that do not have a specific fund.

The Program Technology Fund reports on funds that have been restricted for the purpose of non-funded agency programs and for acquiring and upgrading operating systems and related technical support.

The Capital Reserve Fund reports on funds that have been allocated to the program for future expansion.

Cash and cash equivalents

Cash and cash equivalents include the amounts held in bank deposits and current accounts maintained by the Society. Any amounts included as cash and cash equivalents will have a maturity of 90 days or less from inception.

Restricted cash consists of amounts that are earned from Casinos. These amounts are restricted for the purpose of paying AGLC approved use of proceeds.

Investments

Investments which consist of guaranteed investment certificates (GICs) with maturities of less than one year are held at cost.

(continues)

1. Significant Accounting Policies (continued)

Revenue recognition

Restricted contributions are recognized as revenue of the appropriate fund in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue of the appropriate fund when they are received or become receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

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

Fees for services rendered are recorded on an accrual basis. Such revenue is recorded in the accounts during the period in which the service is rendered by the Society and the corresponding account receivable is also recorded at that time.

Deferred revenue

Revenue is deferred in the general operating fund when it relates to externally restricted funds received in the current period that should be recognized in future periods and there is no specific fund that the revenue is required to be reported in.

Property and equipment

Purchased property and equipment are recorded in the fund that best represents the type of asset purchased and are presented at amortized cost. Contributed property and equipment is recorded in the Capital Reserve Fund at fair value at the date of contribution. Expenditures of less than \$10,000 will ordinarily be expensed in the year in which they occur. Property and equipment are amortized over their estimated useful lives at the following rates and methods:

Leasehold improvements Software license Term of the lease straight-line method 3 years straight-line method

The Society regularly reviews its property and equipment to eliminate obsolete items. Government grants are treated as a reduction of property and equipment cost.

Donated services

Volunteers contribute a significant amount of their time each year to the Society's activities. Due to the difficulty in determining the fair value of contributed services of this nature, no related amount is recognized in the financial statements.

(continues)

1. Significant Accounting Policies (continued)

Financial instruments policy

Initial and subsequent measurement

The Society initially measures its financial assets and liabilities at fair value.

The Society subsequently measures all its financial assets and liabilities at cost or amortized cost, except for investments in equity instruments that are quoted in an active market, which are valued at fair value. Changes in the fair value of these financial instruments are recognized in the excess of revenues over expenditures in the period incurred.

Financial assets measured at amortized cost include cash, accounts receivable and investments.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities.

Transaction costs

Transaction costs related to financial instruments that will be subsequently measured at fair value are recognized in excess of revenues over expenditures in the period incurred. Transaction costs related to financial instruments subsequently measured at amortized cost are included in the original cost of the asset or liability and recognized in the excess of revenues over expenditures over the life of the instrument using the straight-line method.

Impairment

For financial assets measured at cost or amortized cost, the Society determines whether there are indications of possible impairment. When there is an indication of impairment, and the Society determines that a significant adverse change has occurred during the period in the expected timing or amount of future cash flows, a write-down is recognized in the excess of revenue over expenditures. A previously recognized impairment loss may be reversed to the extent of the improvement. The carrying amount of the financial asset may not be greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in the excess of revenues over expenditures.

2. Financial Instrument Risk

The Society is exposed to various risks through its financial instruments. The following analysis provides information about the Society's risk exposure and concentration as of December 31, 2018.

(a) Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Society is exposed to credit risk from customers. The Society has a significant number of customers which minimizes the concentration of credit risk. The Society also has a concentration of credit risk related to all cash being held by one financial institution.

(b) Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Society is exposed to this risk mainly in respect of its receipt of funds from its funders and other related sources and accounts payable.

(continues)

2. Financial Instrument Risk (continued)

(c) 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 rate risk, interest rate risk and other price risk. The Society is mainly exposed to interest rate risk.

(d) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Society manages exposure through its normal operating and financing activities. The Society is exposed to interest rate risk primarily through its GIC investments.

3. Cash and Cash Equivalents

Cash and cash equivalents contain amounts that have been restricted by AGLC. At December 31, 2018 the Society's cash consisted of:

		2018	2017
General operating AGLC restricted cash	\$	761,242 29,121	\$ 1,680,770 62,613
	<u>\$</u>	790,363	\$ 1,743,383

4. Investments

The Society's investment consists of a redeemable GIC that matures on May 22, 2019. The GIC bears interest at 1.5% per annum.

5. Accounts Receivable

	W	2018	2017
Third party caregiving and counselling Interest receivable Goods and service tax recoverable	\$	224,550 18,329 40,931	\$ 297,628 12,383 20,726
	S	283,810	\$ 330,737

6. Property and Equipment

	Cost	cumulated nortization	Ne	2018 et book value]	2017 Net book value
Leasehold improvements Software licenses	\$ 121,049 28,290	\$ 119,657 28,290	\$	1,392	\$	3,605
	\$ 149,339	\$ 147,947	\$	1,392	\$	3,605

7. Grants Received in Advance

Grants received in advance represent funds received prior to the balance sheet date which are designated for use in subsequent periods.

		2018	2017
City of Calgary grant	\$	-	\$ 1,186,070
	\$		\$ 1,186,070
Grants received in advance summarized by program are as follows:	·	2018	2017
Programs Area Preventative/ Youth Counselling Older Adults Supplementary Family Programs	\$	- - -	\$ 378,864 520,087 287,119
	\$		\$ 1,186,070

The grants were recognized as revenue in the appropriate funds during the year ended December 31, 2018.

8. Deferred Revenue

Deferred revenue represents funding for specific programs for which related expenses have not been incurred as at the balance sheet date.

		2018	2017
Changes in deferred revenue are as follows: Balance, beginning of period Deferred contributions Transferred to revenue	\$	736,129 1,429,192 (1,380,684)	\$ 1,054,472 1,404,717 (1,723,060)
	<u>\$</u>	784,637	\$ 736,129
Deferred revenue summarized by program are as follows:	_	2018	2017
Programs Administration Multigenerational Wellness in Community Strong Families in Community Restricted donations	\$	70,468 317,865 271,439 124,865	\$ 70,468 293,389 296,978 75,294
	\$	784,637	\$ 736,129

9. Deferred Contributions Related to Property and Equipment

Deferred contributions related to property and equipment represent purchases of property and equipment to outfit the Society's office premises.

	·	2018	 2017
Beginning balance Recognized in current period	\$	1,098 (1,098)	\$ 5,491 (4,393)
Balance, end of period	<u>\$</u>	-	\$ 1,098

10. Deferred Contributions Related to Rent

Deferred contributions related to rent are related to funds that have been identified by management as a source of funds to subsidize rent if required.

		2018	2017
Balance, beginning of period Recognized in current period	\$	191,283	\$ 191,283
Balance, end of period	<u>\$</u>	191,283	\$ 191,283

11. Commitments

The Society has the following commitments at December 31, 2018.

The Society entered into an agreement on December 8, 2008 to lease its administrative offices until March 31, 2020. Minimum monthly payments are \$28,740.

The Society entered into a second agreement subsequent to year end to lease its administrative offices. (See subsequent events note).

Contractual obligation payment schedule:

2019	\$ 344,88	7
2020	164,75	4
2021	157,064	4
2022	176,69	7
2023	196,330	0
Thereafter	1,551,00	7
	\$ 2,590,739	9

Notes to Financial Statements Year Ended December 31, 2018

12. Changes in Non-Cash Operating Working Capital

		2018	2017
Accounts receivable Prepaid expenses Accounts payable and accrued liabilities Deferred revenue Grants received in advance	\$	46,927 6,557 80,726 48,508 (1,186,070)	\$ (864) (6,312) (58,163) (318,343) 1,186,070
	\$	(1,003,352)	\$ 802,388

13. Subsequent Events

On January 30, 2019, the Society entered into a new lease agreement for its administrative offices. The new lease commencement date is July 1, 2020 and is effective until June 30, 2030. The Society will lease 19,633 square feet of office space with monthly payments starting at \$13,089 until June 30, 2022. Monthly payments will then increase to \$16,361 until June 30, 2025, \$19,633 until June 30, 2028, and \$22,905 for the remainder of the lease.