

Financial Statements

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

Toronto, Ontario

March 31, 2026

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Independent Auditors' Report

**To the Members of Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House) and to the City of Toronto:**

Report on the Audit of the Financial Statements

Qualified Opinion

We have audited the financial statements of Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) (the Organization), which comprise the statement of financial position as at March 31, 2026 and the statements of changes in net assets, operations and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, the financial statements present fairly, in all material respects, the financial position of Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) as at March 31, 2026, and its results of operations and cash flows for the year then ended in accordance with the financial reporting requirements of the Housing Services Act (HSA).

Basis for Qualified Opinion

In common with many charitable organizations, the Organization derives revenue from donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we are not able to determine whether any adjustments might be necessary to donations revenue, surplus and cash flows from operations for the year ended March 31, 2026 and March 31, 2025, and current assets and net assets as at March 31, 2026 and March 31, 2025. Our audit opinion on the financial statements for the year ended March 31, 2025 was modified accordingly because of the possible effects of this limitation in scope.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Independent Auditors' Report - continued

Emphasis of Matter - Basis of Accounting and Restriction on Distribution

Without modifying our opinion, we draw attention to Note 1 to the financial statements, which describes the basis of accounting. The financial statements are prepared to assist Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) to meet the financial reporting requirements of the HSA. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for members of Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) and the City of Toronto and should not be distributed to parties other than the members of Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) and the City of Toronto. Our opinion is not modified in respect of this matter.

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 the financial reporting requirements of the HSA, 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 Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House)'s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House)'s financial reporting process.

Auditors' 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 auditors' 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.

Independent Auditors' Report - continued

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House)'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 Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House)'s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Organization 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.

Toronto, Ontario
June 4, 2026



Chartered Professional Accountants, Licensed Public Accountants

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Statement of Financial Position	2026	2025
Current Assets		
Cash, Note 3	\$ 516,512	\$ 348,889
Temporary investments, Note 3	173,748	104,669
Accounts receivable		
Subsidy	28,222	26,582
HST	40,288	48,907
Due from the City of Toronto, Note 4	1,166	7,059
Due from City of Toronto - Small Capital Fund	0	88,057
Miscellaneous	3,300	1,831
Last month's rent and other prepaid expenses	52,018	51,646
Total Current	815,254	677,640
Long-Term Investments , Note 3	302,608	288,812
Capital Assets , Note 5	713,621	811,262
Reserve Funds , Note 3	83,571	76,569
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	1,915,054	1,854,283

Approved by The Board

Director: Sara Guerrero

Director: Michael McMorrow

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Statement of Financial Position	2026	2025
Current Liabilities		
Accounts payable and accrued liabilities	\$ 89,755	\$ 77,506
Due to City of Toronto - Ontario Priorities Housing Initiative (OPHI), Note 10	12,703	22,623
Due to City of Toronto - Toronto Shelter and Support Services (TSSS), Note 12	133,768	81,735
Deferred contributions - 2387 Dundas Street West last month rent, Note 13	30,807	30,807
Deferred contributions - Refugee housing, Note 6	84,729	76,271
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Total Current	351,762	288,942
Mortgages Payable , Note 8	160,497	239,524
Deferred Capital Contributions , Note 7	397,487	409,326
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Total Liabilities	909,746	937,792
Contingencies , Note 16		
Net Assets		
<i>Restricted</i>		
Capital reserve fund, per statement, Note 9	66,737	59,865
Bloor Housing reserve fund, per statement	16,834	16,704
<i>Unrestricted</i>		
Accumulated surplus, per statement	921,737	839,922
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	1,005,308	916,491
	<hr/>	<hr/>
	1,915,054	1,854,283
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The notes on pages 11 through 21 form an integral part of these financial statements.

Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House)

Year ended March 31, 2026

Statement of Changes in Net Assets				2026	2025
	Capital Reserve Fund	Bloor Housing Reserve Fund	Unrestricted	Total	Total
Balance, beginning of year	\$ 59,865	\$ 16,704	\$ 839,922	\$ 916,491	\$ 867,492
Add (deduct)					
Surplus	0	0	81,815	81,815	38,893
Reserve funding	9,797	3,651	0	13,448	12,679
Investment income earned in reserves	817	221	0	1,038	3,144
Reserve expenditures	0	0	0	0	0
Bloor hot water tank replacement	0	0	0	0	(5,717)
Washer replacement	(3,742)	(3,742)	0	(7,484)	0
<i>Balance, End of Year</i>	66,737	16,834	921,737	1,005,308	916,491

Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House)

Year ended March 31, 2026

Statement of Operations	2026		2025		2026		2025		2026		2025	
	Social Housing		Bloor Housing		Edna Lane House		Refugee Services & Other		Total		Total	
Revenues												
Social housing rent	\$ 60,001	\$ 54,247	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,001	\$ 54,247		
Social housing subsidies	250,963	249,569	0	0	0	0	0	0	250,963	249,569		
Other rental income	0	0	11,810	11,455	53,207	3,502	0	0	65,017	14,957		
Rent supplement subsidy	0	0	79,929	78,003	0	0	0	0	79,929	78,003		
TSSS funding	0	0	0	0	811,097	498,307	0	0	811,097	498,307		
Amortization of deferred capital contributions, Note 7	0	0	18,900	18,900	0	0	4,434	4,435	23,334	23,335		
Donations	0	0	0	0	0	0	320,882	278,461	320,882	278,461		
Grants, Note 14	0	88,057	0	0	0	0	268,155	321,502	268,155	409,559		
Ontario Priorities Housing Initiative (OPHI)	0	0	0	0	0	0	9,920	0	9,920	0		
Interest	0	0	0	0	2,309	0	16,319	17,705	18,628	17,705		
Other	0	0	1,607	1,495	0	0	7,784	5,148	9,391	6,643		
Total Revenues	310,964	391,873	112,246	109,853	866,613	501,809	627,494	627,251	1,917,317	1,630,786		
Expenses												
Amortization	79,027	75,576	18,900	18,900	0	0	11,208	11,208	109,135	105,684		
Consultants	10,968	10,101	4,276	4,406	26,756	15,087	24,793	27,579	66,793	57,173		
General and administrative	511	1,273	242	1,208	12,122	2,724	20,279	10,913	33,154	16,118		
Home maintenance	50,690	150,949	26,034	29,239	85,301	11,754	7,625	15,252	169,650	207,194		
Insurance	11,858	7,937	3,952	2,646	2,988	1,836	0	0	18,798	12,419		
Mortgage interest	9,298	12,806	0	0	0	0	0	0	9,298	12,806		
Office expenses	3,317	2,946	1,860	2,679	17,020	7,222	30,190	35,941	52,387	48,788		
Salaries and benefits	122,675	94,366	37,085	27,814	255,754	123,965	346,385	373,420	761,899	619,565		
Transportation	0	0	0	0	4,345	1,822	14,191	17,116	18,536	18,938		
Utilities	21,944	22,884	18,610	17,429	19,996	11,772	7,708	7,582	68,258	59,667		
Program	0	0	0	0	350	0	27,579	25,936	27,929	25,936		
Resettlement	0	0	0	0	48,220	10,410	44,306	69,299	92,526	79,709		
Replacement reserve	9,797	9,514	3,651	3,165	0	0	0	0	13,448	12,679		
Rent, Note 11	0	0	0	0	393,761	229,694	0	0	393,761	229,694		
TSSS start up costs	0	0	0	0	0	85,523	0	0	0	85,523		
Total Expenses	320,085	388,352	114,610	107,486	866,613	501,809	534,264	594,246	1,835,572	1,591,893		
Surplus (Deficit)	(9,121)	3,521	(2,364)	2,367	0	0	93,230	33,005	81,745	38,893		
Other												
Prior year's subsidy adjustment, Note 4	70	0	0	0	0	0	0	0	70	0		
Surplus (Deficit)	(9,051)	3,521	(2,364)	2,367	0	0	93,230	33,005	81,815	38,893		

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

Year ended March 31, 2026

Statement of Cash Flows	2026	2025
Operating Activities		
Surplus	\$ 81,815	\$ 38,893
Non-cash items		
Amortization of deferred capital contributions	(23,334)	(23,335)
Deferred contributions recognized	(30,247)	(75,754)
Amortization	109,135	105,684
Appropriation to replacement reserve	13,448	12,679
	<hr/>	<hr/>
	150,817	58,167
Net change in non-cash working capital		
Subsidy	(1,640)	(732)
HST	8,619	(31,631)
Due from City of Toronto	5,893	(7,059)
Due from City of Toronto - Small Capital Fund	88,057	(88,057)
Miscellaneous receivable	(1,468)	12,672
Prepaid expenses	(372)	(35,315)
Account payable and accrued liabilities	12,249	14,046
Due to City of Toronto	0	(1,529)
Due to City of Toronto - TSSS	52,033	81,735
Deferred contributions - 2387 Dundas Street West last month rent	0	30,807
Deferred contributions - Refugee housing	50,200	83,493
Due to City of Toronto - OPHI	(9,920)	0
	<hr/>	<hr/>
	203,651	58,430
Cash Provided By Operating Activities	<hr/>	<hr/>
	354,468	116,597
Investing Activities		
Capital expenditures	(11,495)	0
Bloor hot water tank replacement	0	(5,717)
Washer replacements	(7,484)	0
Decrease (increase) in investments	(89,877)	50,882
Investment income earned in reserves	1,038	3,144
	<hr/>	<hr/>
Cash Provided By (Used In) Investing Activities	<hr/>	<hr/>
	(107,818)	48,309
Financing Activities		
Principal portion of mortgage payments	(79,027)	(75,502)
	<hr/>	<hr/>
Cash Used In Financing Activities	<hr/>	<hr/>
	(79,027)	(75,502)
Net cash increase during the year	167,623	89,404
Cash position beginning of year	348,889	259,485
Cash Position End Of Year	<hr/>	<hr/>
	516,512	348,889

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Notes to Financial Statements

Status and Nature of Activities

Toronto Refugee Community Non-Profit Homes and Services (operating as Romero House) (the Organization) was incorporated under the laws of Ontario, as a corporation without share capital to provide subsidized housing and services for refugees and is a registered charitable organization that is exempt from taxes under the Income Tax Act.

The Organization is economically dependent on the continued financial support of the City of Toronto and the private sector to meet its ongoing commitments.

Note 1 Significant Accounting Policies

Basis of Accounting

These financial statements have been prepared in accordance with the significant accounting policies set out below to comply with the financial reporting framework prescribed by the Housing Services Act (HSA) and the City of Toronto. This framework requires the financial statements to be prepared in accordance with Canadian accounting standards for Not-for-Profit Organizations subject to the following significant exceptions:

- (a) amortization of capital assets includes amortization of land and is equal to the principal repaid on the mortgage rather than on the useful lives of the related assets;
- (b) capital expenditures may be charged to the replacement reserve rather than capitalized and amortized over their estimated useful lives;
- (c) a replacement reserve is appropriated from operations;
- (d) interest earned on replacement reserve funds is credited directly to the reserve rather than to operations; and
- (e) long-term debt is not segregated between current and long-term on the statement of financial position.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 1 Significant Accounting Policies - continued

Revenue Recognition

The Organization follows the deferred method of accounting for contributions. Government subsidies, externally restricted grants and externally restricted donations are recognized as revenue in the year in which the related expenses are incurred.

Externally restricted donations for property and equipment are deferred and recognized as revenue on the same basis as the related amortization expense.

Unrestricted donations and bequests are recognized as revenue when they are received or receivable, if the amount to be received can be reasonably estimated and collection is reasonably assured.

Rental income is recognized when due at the beginning of each month. Other income is recognized as earned.

Investment income includes interest from cash and fixed income investments, reinvested distributions from mutual funds and realized gains and losses on the disposal of investments and unrealized gains and losses resulting from the changing value of investments. Revenue is recognized on an accrual basis. Interest from fixed income investments is recognized over the term of these investments using the effective interest method.

Capital Reserve Fund

This fund includes an annual provision externally restricted to this fund and charges for property maintenance expenditures for all except the Bloor Housing, which are long-term in nature, and which do not represent day-to-day maintenance. The current year provision of \$9,797 (2025 - \$9,514) is based on the capital reserve provision of the prior year, multiplied by an index dictated by the Ontario Ministry of Municipal Affairs and Housing as communicated by the City of Toronto.

Bloor Housing Reserve Fund

This fund includes an annual provision externally restricted to this fund and charges for property maintenance expenditures related to the Bloor Housing, which are long-term in nature, and which do not represent day-to-day maintenance. The current year provision of \$3,651 (2025 - \$3,165) is based on 4% of rent supplement subsidy estimate for the fiscal year as communicated by the City of Toronto.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 1 Significant Accounting Policies - continued

Interfund Transfer

Transfers between funds are required when resources of one fund have been authorized to finance activities and acquisitions in another fund.

Contributed Goods

Contributed goods and capital donations are recorded at fair market value at the date of contribution if the fair value can be reasonably estimated.

Contributed Services

The Organization receives donations in the form of services from volunteers and its Board of Directors. The fair value of these services cannot be reasonably estimated and is not recorded in the financial statements.

Property and Equipment

Property and equipment include social housing properties which consists of houses, furniture, and fixtures. The HSA requires such property and equipment to be amortized in annual amounts equal to the principal mortgage repayments. Amortization is not provided for over the estimated useful life of the property and equipment.

Other property and equipment, other than land which is not amortized, are recorded at cost, and are amortized over their estimated useful life on a straight-line basis as follows:

Building	40 years
Housing improvements - Canada-Ontario Community Housing Initiative (COCHI) funded	20 years
Vehicles	5 years

Impairment of long-lived assets

The Organization tests for impairment whenever events or changes in circumstances indicate that an asset might be impaired. The assets are tested for impairment by comparing the net carrying value to its fair value or replacement cost. If the asset's fair value or replacement cost is determined to be less than its net carrying value, the resulting impairment is reported in the statement of operations. Any impairment recognized is not reversed.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 1 Significant Accounting Policies - continued

Financial Instruments

(a) Measurement of Financial Instruments

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

The Organization subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in income.

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

Financial liabilities measured at amortized cost include accounts payable, and long-term debt.

(b) Impairment

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in surplus. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no 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 income.

Use of Estimates

The preparation of financial statements requires management to make assumptions about future events that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 2 Financial Instruments

Risk Management Policy

The Organization is exposed to various risks through its financial instruments. The following analysis provides a measure of the risks at March 31, 2026:

Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a loss.

The Organization is subject to concentrations of credit risk through its cash accounts. The Organization maintains all of its cash at a single Canadian financial institution. The maximum credit risk is equivalent to the carrying value. It is the opinion of the management that the Organization is not exposed to significant credit risk on its cash.

Market Risk

Market risk is the risk of loss that may arise from changes in market factors such as interest rates, foreign exchange rates, and commodity and equity prices. These fluctuations may be significant. The methods and assumptions management uses when assessing market risks have not changed substantially from the prior period and are summarized below:

Interest Rate Risk

The Organization manages its investments based on its cash flow needs and with a view to optimizing its investment income. The Organization has invested its excess cash in low risk interest bearing vehicles such as guaranteed investment certificates as the means for managing its interest rate risk.

The effective interest rate realized on long term investments during the year varied from 3.0% to 3.6% (2025, 1.5% to 5.1%). The average interest rate was 3.3% (2025, 2.4%). These investments have maturity dates between September 22, 2026 and March 9, 2030.

The mortgage bears a fixed interest rate.

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 long-term debt. This risk is reduced because Organization has enough cash and investments to meet its short-term obligations and its long-term debt.

There have been no change in risks from the prior year.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 3 Cash, Investments and Reserve Funds

	2026	2025
Cash		
Petty cash	\$ 500	\$ 500
Operating current account	160,604	155,492
Savings account	337,798	171,916
High interest saving account	17,610	20,981
	516,512	348,889
Temporary Investments		
Canadian bond funds	49,128	37,106
Guaranteed investment certificates	124,620	67,563
	173,748	104,669
Long-Term Investments		
Guaranteed investment certificates	386,179	365,381
	1,076,439	818,939
Composed of:		
Cash	516,512	348,889
Temporary investments	173,748	104,669
Long-term investments	302,608	288,812
Amount required to fund reserve - restricted	83,571	76,569
	1,076,439	818,939

The average rate of return on cash and investments during the year was 2.6% (2025, 1.5%).

Note 4 Due from the City of Toronto

The Organization receives subsidies based on formulae contained in the HSA. Subsidies are adjusted at year-end for variances between actual and estimated amounts. The difference is receivable from (or payable to) the City of Toronto. The current year receivable is subject to adjustment.

All fiscal years up to and including the period ended March 31, 2023 have been reconciled.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 5 Capital Assets

At cost	Cost	Accumulated Amortization	2026	2025
Land	\$ 135,531	\$ 0	\$ 135,531	\$ 135,531
Building	755,991	(440,800)	315,191	334,091
Houses, furniture and fixtures	1,469,089	(1,303,747)	165,342	244,370
Housing improvements - COCHI funded	88,697	(17,875)	70,822	75,256
Vehicles	67,278	(52,038)	15,240	22,014
Basement renovation - Unifor funded, in progress	11,495	0	11,495	0
	<u>2,528,081</u>	<u>(1,814,460)</u>	<u>713,621</u>	<u>811,262</u>

Note 6 Deferred Contributions - Refugee Housing

	2026	2025
Opening balance	\$ 76,271	\$ 68,532
Restricted contributions received	50,200	83,493
Revenue recognized	(30,247)	(75,754)
Restricted Unifor contribution capitalized	(11,495)	0
Deferred contribution, ending balance	<u>84,729</u>	<u>76,271</u>

Note 7 Deferred Capital Contributions

	Bloor Housing	Dorval Housing	Keele Housing	2026	2025
Opening balance	\$ 334,089	\$ 59,487	\$ 15,750	\$ 409,326	\$ 432,661
Restricted Unifor contributions	0	0	11,495	11,495	0
Amortization of deferred contributions	(18,900)	(3,534)	(900)	(23,334)	(23,335)
Deferred contribution, ending balance	<u>315,189</u>	<u>55,953</u>	<u>26,345</u>	<u>397,487</u>	<u>409,326</u>

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 8 Mortgages Payable

The status of the mortgages are as follows:

	2026	2025
The mortgage held by Scotiabank with monthly principal and interest payments of \$3,261, bearing interest at 5.6% per annum, due January 1, 2028, secured by 48 Wanda Road property.	\$ 68,064	\$ 102,035
The mortgage held by Scotiabank with monthly principal and interest payments of \$2,171, bearing interest at 1.628% per annum, due April 1, 2026, secured by 40 Dorval Road property.	38,578	63,780
The mortgage held by People Trust Company with monthly principal and interest payments of \$1,905, bearing interest at 4.69% per annum, due September 1, 2028, secured by 175 Keele Street property.	53,855	73,709
	160,497	239,524

Subsequent to year-end, the new mortgage terms for the mortgage held by Scotiabank, secured by 40 Doval Road property, are as follows:

Monthly mortgage payment	- \$2,238
Interest rate	- 5.770%
First payment date	- May 1, 2026
Term	- 1 year and 5 months ending September 1, 2027

Remaining principal payments due are approximately as follows:

2027	\$	82,439
2028		66,782
2029		11,276

Note 9 Restrictions on Net Assets

The capital reserve fund is externally restricted by the City of Toronto. This fund can only be used for capital expenditures approved by the City of Toronto.

The Bloor Housing reserve fund includes an annual provision externally restricted to this fund. This fund can only be used for property maintenance expenditures related to the Bloor Housing, which are long-term in nature, and which do not represent day-to-day maintenance.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 10 Due to the City of Toronto - Ontario Priority Housing Initiative (OPHI)

During the year, the City of Toronto agrees to extend the terms of the OPHI funding that allows the Organization to use the remaining OPHI funding of \$22,623 for supporting services at Bloor House. As of the year-end, \$9,920 was incurred as expenditures and recorded in these financial statements.

Note 11 Lease Agreement

The Organization entered into a lease agreement with the City of Toronto to lease premises at 2387 Dundas Street West to support and facilitate the protection and resettlement of refugees and asylum seekers. The term of the lease is 28 months commencing on September 1, 2024. The remaining terms of the lease are as follows:

April 1, 2026 - December 31, 2026	\$29,640 plus HST
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The Organization is responsible for an additional rent which equals to its proportion (86.66%) of the operating cost. The landlord estimated the additional rent as of January 1, 2026 to be \$2,006 per month.

Note 12 Due to the City of Toronto - TSSS

The Organization entered into a funding agreement with City of Toronto under Toronto Shelter and Support Service (TSSS) program to operate a housing first focused transitional shelter site for refugee claimant families at 2387 Dundas Street West. The funding is based on an operating budget approved by the City of Toronto. The current year payable is subject to adjustment.

Note 13 Deferred Contribution - 2387 Dundas Street West Last Month Rent

The Organization was required to pay last month rent of \$30,807 under the lease agreement to lease premises at 2387 Dundas Street West. \$30,807 was used from TSSS funding to pay for the last month rent. The amount was set up as a prepaid last month rent and the funding used was deferred accordingly.

Note 14 Canada Summer Jobs

During the year, the Organization received \$10,426 (2025 - \$15,052) in government assistance under the Canada Summer Jobs program. This funding is intended to subsidize wages for eligible summer student positions.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

March 31, 2026

Note 15 Contingencies

(a) Supporting Communities Partnership Initiative (SCPI)

The City of Toronto provided the Organization with a loan of \$400,000 to renovate an existing mixed use two storey building that the Organization owns and construct an addition at the rear of the property to develop a project that has nine dwelling rooms under the SCPI program.

The loan will be forgiven after 25 years commencing on the first day of the funding period on February 15, 2002, assuming that the Organization has met all the requirements of the program, including offering transitional housing and affordable housing to specialized needs of people who are homeless and those at risk of homelessness throughout the term of the agreement. The conditions for forgiveness of the loan will be met on February 15, 2027.

(b) COCHI

The City of Toronto provided the Organization with a forgivable, non-interest bearing ten year loan of \$70,679 for purpose of basement renovation at Dorval House and \$18,000 for purpose of roof replacement at Keele House under COCHI.

The loan will be forgiven ten years after the project completion, assuming that the Organization has met all the requirements of the program, including maintaining a facility that is deemed affordable during ten years. The conditions for forgiveness of the loan will be met on February 1, 2032 and October 1, 2032 respectively.

**Toronto Refugee Community Non-Profit Homes and Services
(operating as Romero House)**

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Note 16 Toronto Shelter and Supporting Services (TSSS)

Revenues and expenses of the Edna Lane House under TSSS program are as follows:

	2026	2025
Revenues		
TSSS funding	\$ 808,295	\$ 498,307
TSSS funding - Confronting Anti-Black Racism (CABR)	2,802	0
Rental income	53,207	3,502
Interest	2,309	0
<i>Total revenues</i>	866,613	501,809
Expenses		
Materials and services	23,628	10,461
Transportation and communication	32,128	9,539
Insurance	2,988	1,836
Food services	20,328	5,726
Resident needs/replacement expenses	39,551	7,134
Building maintenance and services	103,527	22,626
Lease occupancy charge	393,761	229,694
Salaries and benefits	250,702	123,726
Start-up costs	0	91,067
<i>Total expenses</i>	866,613	501,809

Note 17 Subsequent Events

Subsequent to the year-end, the Organization entered into an agreement with CHARITYacCOUNTS! Inc. to receive accounting services. The term of the agreement is for June 4, 2026 to June 3, 2027 for \$28,800 plus HST, payable on a monthly basis at \$2,400 plus HST. No amount related to this agreement is included in these financial statements.

Subsequent to the year-end, the Organization entered into a contract with A-Plus Quality Inc. for HVAC system repairs for \$24,820 plus HST. No amount related to this contract is included in these financial statements.