



Grant Thornton

Financial Statements

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

March 31, 2020

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# Independent Auditor's Report

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

## 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, 2020, and the statements of operations, changes in fund balances 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 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 March 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with the financial reporting provisions of the City of Toronto: Shelter, Support and Housing Administration in compliance with the Housing Services Act (the "HSA").

## Basis for Qualified Opinion

In common with many charitable organizations, the Organization derives revenue from contributions from the public, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of this revenue was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to revenue, excess (deficiency) of revenue over expenditures, and cash flows for the years ended March 31, 2020 and 2019, current assets as at March 31, 2020 and 2019, and fund balances as at April 1, 2019 and 2018 and March 31, 2020 and 2019. Our audit opinion on the financial statements for the year ended March 31, 2019 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 *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Organization 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.

### **Emphasis of Matter - Basis of Accounting and Restriction on Use**

We draw attention to Note 2 of the financial statements, which describes the basis of accounting. The financial statements are prepared to assist the Organization in complying with the financial reporting provisions of the agreement referred to above. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for the members of the Organization and the City of Toronto and should not be used by parties other than the specified users. Our opinion is not modified in respect of this matter.

### **Other matter**

Our audit was conducted for the purposes of forming an opinion on the financial statements taken as a whole. The supplementary information included in the Schedules are presented for purposes of additional information and has not been subjected to the auditing procedures applied, only to the extent necessary to express an opinion in the audit of the financial statements taken as a whole.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the financial reporting provisions 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 the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to a 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 the Organization'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:

- 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 Organization'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 Organization'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 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, Canada  
June 8, 2020

*Grant Thornton LLP*

Chartered Professional Accountants  
Licensed Public Accountants

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

March 31	2020	2019
<b>Assets</b>		
Current		
Cash	\$ 296,014	\$ 170,048
Short-term investments (Note 4)	312,948	327,543
Accounts receivable	10,076	8,670
Subsidy receivable from service manager	23,528	24,165
Subsidy supplement receivable from service manager (Note 5)	10,170	1,641
Prepaid expenses	<u>12,786</u>	<u>1,075</u>
	665,522	533,142
Capital reserve investments (Note 6)	114,002	143,283
Property and equipment (Note 7)	<u>1,169,756</u>	<u>1,257,790</u>
	<b><u>\$ 1,949,280</u></b>	<b><u>\$ 1,934,215</u></b>
<hr/>		
<b>Liabilities</b>		
Current		
Accounts payable and accrued liabilities	\$ 48,038	\$ 77,957
Deferred revenue (Note 8)	30,169	30,106
Mortgages payable (Note 9)	<u>64,914</u>	<u>62,452</u>
	143,121	170,515
Deferred revenue (Note 8)	409,689	428,589
Mortgages payable (Note 9)	<u>525,851</u>	<u>590,765</u>
	<b><u>1,078,661</u></b>	<b><u>1,189,869</u></b>
<b>Fund balances</b>		
Unrestricted	732,263	579,620
Capital reserve fund	114,002	143,283
Bloor Centre reserve fund	<u>24,354</u>	<u>21,443</u>
	<b><u>870,619</u></b>	<b><u>744,346</u></b>
	<b><u>\$ 1,949,280</u></b>	<b><u>\$ 1,934,215</u></b>

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Commitment (Note 11)

See accompanying notes to the financial statements.

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

Year ended March 31	2020	2019
Revenue		
City of Toronto Funding		
Social housing subsidies	\$ 220,972	\$ 215,539
Rent supplement subsidy	69,893	68,593
Supporting Communities Partnership Initiative Grant	18,900	18,900
Donations	315,148	293,849
Other grants	79,000	67,000
Rental income		
Social housing	47,508	49,626
Other	12,457	11,867
Interest and other	<u>10,588</u>	<u>10,843</u>
	<u>774,466</u>	<u>736,217</u>
Expenditures		
Refugee services (includes amortization of \$6,682 (2019 - \$6,683))	311,951	376,083
Social housing (Schedules 1 and 2)	267,993	264,007
Bloor Centre (includes amortization of \$18,900 (2019 - \$18,900))	<u>82,323</u>	<u>98,695</u>
	<u>662,267</u>	<u>738,785</u>
Excess (deficiency) of revenue over expenditures before prior year subsidy settlement	\$ 112,199	\$ (2,568)
Prior year subsidy settlement (Note 5)	<u>(1,649)</u>	<u>-</u>
Excess (deficiency) of revenue over expenditures	<u>\$ 110,550</u>	<u>\$ (2,568)</u>

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See accompanying notes to the financial statements.

**Toronto Refugee Community Non-Profit Homes and Services**  
 (operating as Romero House)  
**Statement of Changes in Fund Balances**

Year ended March 31

	Unrestricted	Capital reserve fund	Bloor Centre reserve fund	<b>Total 2020</b>	Total 2019
Fund balances, beginning of year	\$ 579,620	\$ 143,283	\$ 21,443	<b>\$ 744,346</b>	\$ 730,648
Excess (deficiency) of revenue over expenditures	110,550	-	-	<b>110,550</b>	(2,568)
Investment in capital reserve fund	-	8,098	2,911	<b>11,009</b>	11,136
Interest earned on capital reserve investments	-	4,714	-	<b>4,714</b>	5,130
Transfer of funds to be used for capital improvement	<u>42,093</u>	<u>(42,093)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances, end of year	<b><u>\$ 732,263</u></b>	<b><u>\$ 114,002</u></b>	<b><u>\$ 24,354</u></b>	<b><u>\$ 870,619</u></b>	<b><u>\$ 744,346</u></b>

See accompanying notes to the financial statements.

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

Year ended March 31	2020	2019
Increase (decrease) in cash		
<b>Operating</b>		
Excess (deficiency) of revenue over expenditures	\$ 110,550	\$ (2,568)
Items not involving cash		
Deferred revenue recognized (Note 8)	(24,037)	(63,668)
Amortization of property and equipment	<u>88,034</u>	<u>85,754</u>
	<u>174,547</u>	<u>19,518</u>
Net change in non-cash working capital items		
Accounts receivable	(1,406)	963
Subsidy receivable from service manager	637	(286)
Subsidy supplement receivable from service manager	(8,529)	1,102
Prepaid expenses	(11,711)	1,256
Accounts payable and accrued liabilities	(29,919)	3,645
Deferred revenue received during the year (Note 8)	5,200	-
Unused deferred revenue funds payable (Note 8)	<u>-</u>	<u>(4,262)</u>
	<u>(45,728)</u>	<u>2,418</u>
	<u>128,819</u>	<u>21,936</u>
<b>Financing</b>		
Repayment of mortgages payable	<u>(62,452)</u>	<u>(60,171)</u>
<b>Investing</b>		
Redemption of short-term investments	14,595	24,544
Transfer to capital reserve fund	11,009	11,136
Investment in capital reserve fund	(8,098)	(7,918)
Redemption of capital reserve funds	<u>42,093</u>	<u>-</u>
	<u>59,599</u>	<u>27,762</u>
Increase (decrease) in cash during the year	125,966	(10,473)
Cash		
Beginning of year	<u>170,048</u>	<u>180,521</u>
End of year	<u>\$ 296,014</u>	<u>\$ 170,048</u>

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See accompanying notes to the financial statements.

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# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

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### 1. Operations and incorporation

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

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

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### 2. Summary of significant accounting policies

#### Basis of accounting

These financial statements have been prepared in accordance with significant accounting policies set out below to comply with the financial reporting framework prescribed by the Housing Services Act (the "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) capital expenditures may be charged to the replacement reserve rather than capitalized and amortized over their estimated useful life;
- (b) a replacement reserve is appropriated from operations;
- (c) investment income earned on the replacement reserve is credited directly to the reserve rather than operations;
- (d) property and equipment is 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; and

#### Use of estimates

Management reviews the carrying amounts of items in the financial statements at each statement of financial position date to assess the need for revision or any possibility of impairment. Certain items in the preparation of these financial statements require management's best estimate. Management determines these estimates based on assumptions that reflect the most probable set of economic conditions and planned courses of action.

These estimates are reviewed periodically and adjustments are made to excess (deficiency) of revenue over expenditures as appropriate in the fiscal year they become known.

#### Revenue recognition

The Organization follows the deferral method of accounting for revenue. Unrestricted donations are recognized as revenue in the statement of operations in the fiscal year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

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# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

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### 2. Summary of significant accounting policies (continued)

#### Revenue recognition (continued)

The Organization receives private and municipal level subsidies and grants during the fiscal year. The subsidies and grants are externally restricted and recognized as revenue in the fiscal year in which the related expenditures are incurred. Externally restricted contributions are deferred and recognized as revenue in the year the related expenses are incurred. Externally restricted contributions for property and equipment are deferred and recognized in the statement of operations on the same basis as the related amortization expense.

Rental, interest and other income are recognized as earned.

#### Capital reserve fund

This fund includes an annual provision internally restricted to this fund and charges for property maintenance expenditures for all except the Bloor Centre, which are long-term in nature, and which do not represent regular day-to-day maintenance. The current year provision of \$8,098 (2019 - \$7,918) 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 Centre reserve fund

This fund includes an annual provision internally restricted to this fund and charges for property maintenance expenditures related to the Bloor Centre, which are long-term in nature, and which do not represent regular day-to-day maintenance. The current year provision of \$2,911 (2019 - \$3,218) is based on 4% of the rent supplement subsidy estimate for the fiscal year as communicated by the City of Toronto.

#### Interfund transfers

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 in the financial statements at fair market value as at the date of contribution.

#### 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.

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# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

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### 2. Summary of significant accounting policies (continued)

#### Property and equipment

Property and equipment include social housing properties which consist 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
Vehicles	5 years

#### Financial instruments

The Organization considers any contract creating a financial asset, liability or equity instrument as a financial instrument. The Organization's financial instruments consist of cash, short-term investments, accounts receivable, subsidy receivable from service manager, subsidy supplement receivable from service manager, capital reserve investments, accounts payable, and mortgages payable.

Financial instruments are initially recorded at fair value and subsequently measured at amortized cost except for capital reserve investments, which are subsequently recorded at fair value. Unrealized gains and losses are recorded in excess (deficiency) of revenue over expenditures, if applicable.

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### 3. Objectives, policies and procedures for managing capital

The Organization defines its capital as the amounts included in its fund balances. The Organization's objective when managing its capital is to safeguard the Organization's ability to continue as a going concern so that it can continue to provide programs and services in line with its mission and vision.

A portion of the Organization's capital is restricted in that the Organization is required to meet certain requirements in order to utilize its externally restricted reserve fund balance, as described under the capital reserve fund, Bloor Centre reserve fund and revenue recognition accounting policies in Note 2. The Organization has internal control processes to ensure that the restrictions are met prior to the utilization of these resources and has been in compliance with these restrictions throughout the fiscal year.

The Organization sets the amount of fund balances in proportion to risk, manages the fund structure and makes adjustments.

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### 4. Short-term investments

Short-term investments consist of guaranteed investment certificates (GICs). The GICs mature from April 2020 to July 2024 (2019 – July 2019 to March 2022) and earn interest from 0.35% to 2.11% (2019 – 0.35% to 2.15%). The GICs are retractable on demand.

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# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

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### 5. Subsidy supplement receivable from service manager

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 service manager. The current year receivable is subject to adjustment by the City of Toronto, which can be confirmed years later. As the adjustment can not be reasonably estimated, any adjustment will be recorded in the statement of operations in the year of reassessment.

All years up to and including the year ended March 31, 2018 have been assessed.

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### 6. Capital reserve investments

	<u>2020</u>	<u>2019</u>
Worldsource Financial Management Inc. Social Housing Canadian short-term bond fund and Social Housing Canadian bond funds	<b>\$ 114,002</b>	<b>\$ 143,283</b>

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### 7. Property and equipment

	<u>2020</u>	<u>2019</u>		
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	<u>Net Book Value</u>
Houses, furniture and fixtures	\$ 1,469,089	\$ 873,477	<b>\$ 595,612</b>	\$ 658,064
Land	135,531	-	<b>135,531</b>	135,531
Building	755,991	327,401	<b>428,590</b>	447,490
Vehicles	33,410	23,387	<b>10,023</b>	16,705
	<u>\$ 2,394,021</u>	<u>\$ 1,224,265</u>	<u><b>\$ 1,169,756</b></u>	<u>\$ 1,257,790</u>

# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

### 8. Deferred revenue

	Refugee Services	Bloor Centre	<b>2020 Total</b>	2019 Total
Deferred revenue, beginning of year	\$ 11,206	\$ 447,489	<b>\$ 458,695</b>	\$ 526,625
Restricted contributions received	5,200	-	<b>5,200</b>	-
Revenue recognized	(5,137)	(18,900)	<b>(24,037)</b>	(63,668)
Reclassification to accounts payable and accrued liabilities	-	-	-	(4,262)
Deferred revenue, end of year	11,269	428,589	<b>439,858</b>	458,695
Less: current portion	11,269	18,900	<b>30,169</b>	30,106
	<u>\$ -</u>	<u>\$ 409,689</u>	<u><b>\$ 409,689</b></u>	<u>\$ 428,589</u>

### 9. Mortgages payable

	<b>2020</b>	2019
Mortgage payable in monthly principal and interest payments of \$3,289, bearing interest at 6.49% per annum, due January 1, 2026, secured by 48 Wanda Road property in Toronto, Ontario	<b>\$ 242,649</b>	\$ 265,773
Mortgage payable in monthly principal and interest payments of \$2,188, bearing interest at 1.878% per annum, due April 1, 2021, secured by 40 Dorval Road property in Toronto, Ontario	<b>183,603</b>	206,196
Mortgage payable in monthly principal and interest payments of \$1,829, bearing interest at 3.028% per annum, due September 1, 2023, secured by 175 Keele Street property in Toronto, Ontario	<b>164,513</b>	181,248
	<b>590,765</b>	653,217
Less: current portion	<b>64,914</b>	62,452
	<u><b>\$ 525,851</b></u>	<u>\$ 590,765</u>

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# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

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### 9. Mortgages payable (continued)

Interest in the amount of \$25,239 (2019 - \$27,455) related to the above mortgages payable has been recorded in social housing expenditures.

Future minimum principal repayments are as follows:

2021	\$ 64,914
2022	204,631
2023	46,322
2024	141,038
2025	31,825
Thereafter	<u>102,035</u>
	<u>\$ 590,765</u>

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### 10. Financial instruments

Transactions in financial instruments may result in an entity assuming or transferring to another party one or more of the financial risks described below. The required disclosures provide information that assists users of the financial statements in assessing the extent of risk related to financial instruments.

#### Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Organization is exposed to liquidity risk with respect to its accounts payable and mortgages payable. The Organization reduces its exposure to liquidity risk by ensuring that it documents when authorized payments are due and maintaining adequate cash reserves to repay advances.

Included in accounts payable and accrued liabilities are government remittances owing by the Organization of \$Nil (2019 - \$3,638) in relation to source deductions.

#### Interest rate risk

Interest rate price risk is the risk that the fair value of an interest bearing financial instrument will fluctuate due to changes in market interest rates. The Organization's exposure to interest rate risk is limited to its fixed interest bearing investments.

#### Credit risk

Credit risk is the risk of financial loss occurring as a result of a counterparty to a financial instrument failing to discharge an obligation or commitment that it has entered into with the Organization. The Organization's main credit risks relate to its accounts receivable.

The Organization reduces its exposure to credit risk by assessing credit on a regular basis and providing for an allowance for doubtful accounts when applicable. The allowance for doubtful accounts in relation to accounts receivable is \$Nil (2019 - \$Nil).

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# Toronto Refugee Community Non-Profit Homes and Services

(operating as Romero House)

## Notes to the Financial Statements

March 31, 2020

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### 10. Financial instruments (continued)

#### Other risks

It is management's opinion that the Organization is not exposed to significant currency, interest rate cash flow, or market risks arising from its financial instruments

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### 11. Commitment

During the year, the Organization signed a contract to remodel the basement of the house located at 48 Wanda Road for \$42,093, of which \$12,678 was paid prior to year end. The remainder is to be paid when construction is complete, which is anticipated to be fiscal 2021.

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### 12. COVID-19

Since January 1, 2020, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, including Canada, organizations and businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to organizations worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

The Organization has determined that this event is a non-adjusting subsequent event. Accordingly, the financial position and results of operations as of and for the year ended March 31, 2020 have not been adjusted to reflect their impact. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the Organization for future periods. As at the audit report date, the Organization experienced a decline in donations relative to historical trends. However, the Organization anticipates that available liquid assets and ongoing cost mitigation efforts will provide the necessary support to sustain the Organization at least the end of fiscal 2021.

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**Toronto Refugee Community Non-Profit Homes and Services**  
 (operating as Romero House)  
**Schedules to the Financial Statements**

Year ended March 31

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<b>Social Housing Revenue and Expenditures</b>	<b>Schedule 1</b>	
	<u>2020</u>	<u>2019</u>
Revenue		
City of Toronto Funding		
Social housing subsidies	<b>\$ 220,972</b>	\$ 215,539
Rental income	<u>47,508</u>	<u>49,626</u>
	<u><b>268,480</b></u>	<u>265,165</u>
Expenditures		
Salaries and benefits	<b>107,245</b>	98,239
Amortization of property and equipment	<b>62,452</b>	60,171
Mortgage payable interest (Note 9)	<b>25,239</b>	27,455
Home maintenance	<b>21,496</b>	28,180
Utilities	<b>19,137</b>	19,627
Transfer to capital reserve fund	<b>8,098</b>	7,918
Office	<b>7,825</b>	5,341
Consultants	<b>6,857</b>	6,500
Insurance	<b>6,057</b>	5,329
General and administrative	<u>3,587</u>	<u>5,247</u>
	<u><b>267,993</b></u>	<u>264,007</u>
Excess of revenue over expenditures	<u><b>\$ 487</b></u>	<u>\$ 1,158</u>

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<b>Social Housing Operating Expenditures</b>	<b>Schedule 2</b>	
	<u>2020</u>	<u>2019</u>
Total social housing expenditures	<b>\$ 267,993</b>	\$ 264,007
Less:		
Mortgage payable interest (Note 9)	<b>(25,239)</b>	(27,455)
Mortgage principal repayments	<u>(62,452)</u>	<u>(60,171)</u>
	<u><b>\$ 180,302</b></u>	<u>\$ 176,381</u>

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