

Toronto Seniors Housing Corporation

Audit, Finance and Risk Committee (AFRC) Meeting Agenda

Date: Wednesday, April 9, 2025

Time: 4:00 pm to 5:30 pm

Location: WebEx and Livestream

Item	Time	Description	Action	Type of Item	Presenter
1.	4:00 pm 2 min	Chair's Remarks	Information	N/A	Chair
2.	4:02 pm 2 min	Land and African Ancestral Acknowledgements	N/A	N/A	Chair
3.	4:04 pm 1 min	Approval of Public Meeting Agenda	Approval	Agenda	Chair
4.	4:05 pm 1 min	Chair's Poll re: Conflict of Interest	Declaration	N/A	Chair
5.	4:06 pm 1 min	Approval of Public Session Minutes of AFR Committee Meeting of January 30, 2025	Approval	Minutes	Chair
6.	4:07 pm 1 min	Approval of Closed Session Minutes of AFR Committee Meeting of January 30, 2025	Approval	Minutes	Chair
7.	4:08 pm 2 min	Action Item Review	Information	List	Chair
8.	4:10 pm 5 min	CEO Update	Information	Verbal Report	Tom Hunter
9.	4:15 pm 5 min	Procurement Report	Information	Report	Vince Truong
10.	4:20 pm 5 min	Procurement Change Order	Approval	Report	Vince Truong
11.	4:25 pm 5 min	2024 TSHC Financial Result	Information	Report	Vince Truong

Item	Time	Description	Action	Type of Item	Presenter
12.	4:30 pm 5 min	2024 Operating Surplus Settlement	Approval	Report	Vince Truong
13.	4:35 pm 1 min	Motion to move into Closed Session	Approval	N/A	Chair
14.	4:36 pm 1 min	<i>Confidential report dealing with matters that are not required to be disclosed under the Municipal Freedom of Information and Protection of Privacy Act, including but not limited to personal matters about identifiable individuals, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes</i>	Approval	Agenda	Chair
15.	4:37 pm 30 min		Approval	Report	Vince Truong / KPMG
16.	5:07 pm 10 min		Information	Report	Vince Truong
17.	5:17 pm 1 min		Approval	N/A	Chair
18.	5:18 pm 2 min	Motion to Approve Closed Session Decisions	Approval		Chair
19.	5:20 pm 1 min	Adjournment	Approval	N/A	Chair

Toronto Seniors Housing Corporation
Audit, Finance, and Risk Committee (AFRC) Meeting
Public Minutes

View Live Stream Video [Part 1 here](#) and [Part 1v2 here](#)

View Live Stream Video [Part 3 here](#)

Public Minutes

The Audit, Finance and Risk Committee (AFRC) of the TSHC Board held its meeting on Thursday, January 30, 2025 at 4:00 pm via WebEx video conference. This meeting was livestreamed.

Members in attendance:

Lawrence D’Souza, Chair
Fareed Amin
Warren Law
Councillor Crisanti

TSHC staff present:

Tom Hunter, *Chief Executive Officer*
Grant Coffey, *Director, Strategy and Business Management*
Vince Truong, *Interim Finance Lead*
Carol Francis, *Director, People & Culture*
Arlene Howells, *Director, Engagement, Partnerships and Communications (I)*
Tolu Solebo, *Manager, Financial Reporting & Compliance*
Karyn Bawden, *EA and Board Secretary*
Fatima Mahmood, *EA*
Emma Francis, *EA, Office of CEO*

Item 1: Chair’s remarks

The Chair welcomed Board and Committee members, staff and online attendees and wished everyone a Happy New Year and noted we were livestreaming on YouTube.

The Chair noted the meeting would focus on the 2025 AFRC Workplan, the Whistle Blower Protection Policy and the Fraud Prevention Policy. As well as the Procurement Change Orders and the 2025 TSHC Budget. He also noted there were no deputations.

The Chair recognized that January 29th was the start of the Lunar/Chinese New Year and that January was Tamil Heritage Month.

The Chair then proceeded to the next Agenda Item.

Item 2: Land and African ancestral acknowledgements

The Chair spoke to our Land and African Ancestral acknowledgements.

Once finished, the Chair went to the next Agenda Item.

Item 3: Approval of public meeting Agenda

The Chair asked for a motion to approve the Public Agenda of January 30, 2025, as presented.

Moved: Warren Law

Seconded: Fareed Amin

With All in favour, it was resolved that the Public Agenda of January 30, 2025, was approved as presented CARRIED

With that, the Chair moved to the next Agenda Item.

Item 4: Chair's poll re: conflict of interest

The Chair asked the members of the Committee whether they were in conflict of interest with any agenda item. With no conflicts being declared, the Chair continued to next Action Item.

Item 5: Approval of public minutes of AFRC meeting of November 28, 2024

The Chair asked if there were any edits or changes to the public session minutes of November 28, 2024. Being none, the Chair asked for a motion to approve the AFRC public session minutes of November 28, 2024 as presented.

Moved: Fareed Amin

Seconded: Warren Law

With All in favour, it was resolved that the public session minutes of November 28, 2024, were approved as presented CARRIED

The Chair then proceeded to the next Agenda Item.

Item 6: Approval of closed session minutes of AFRC meeting of November 28, 2024

The Chair asked if there were there any edits or changes to the Closed Session minutes of November 28, 2024. Being none, the Chair asked for a motion to approve the AFRC Closed Session minutes of November 28, 2024 as presented.

Moved: Warren Law

Seconded: Fareed Amin

With All in favour, it was resolved that the Closed Session minutes of November 28, 2024, were approved as presented CARRIED

Item 7: Action item review

The Chair asked if anyone had any comments/additions to the Action Item List. With no further action items discussed, and the Committee satisfied, the Chair proceeded to next Agenda Item.

Item 8: CEO Update

At the invitation of the Chair, Tom Hunter presented his CEO update, first wishing the Committee members a Happy New Year, then highlighted:

- The development of the Enterprise Risk Management Framework, including the Enterprise Risk Management policy, which was previously approved. Mr. Hunter then noted that we would be bringing the item to the Committee and would discuss more in the in-camera segment.
- The start of the upcoming annual Audit Process, which will conclude with the reporting of the Audit results at the next AFRC on April 9, 2025.
- On January 16 the Mayor held a live-stream consultation with both TSHC and TCHC tenants on the 2025 budget. Mr. Hunter stated the City Manager, CFO and Budget Committee Chair also attended and TSHC helped support getting awareness of this event out to tenants, noting:
 - TSHC attended and monitored the discussion live during the consultation.
 - The City advised that there were 158 participants, and several callers
 - Will look to support similar events in the future.

The Chair thanked, Mr. Hunter for his update, and with no questions or comments, the Chair moved on to the next Agenda item.

Item 9: TSHC AFRC 2025 Workplan

Through the Chair, Grant Coffey went through the TSHC AFRC 2025 Workplan.

Councillor Crisanti inquired about in Q2 the Recommendation to the city of Toronto TSHC's 2025 Auditor, City Reporting Requirements and whether that was tied in with the Agreement between TCHC and TSHC. Mr. Coffey confirmed that it was separate from the Agreements and that an update on that item, the Agreements would be brought forward to the next Corporate Governance and

Human Resources Committee meeting. With no further questions or comments, the Chair proceeded to the next Agenda item.

Item 10: Audit, Finance and Risk Policies

Through the Chair, Vince Truong went through the Fraud Prevention Policy. Followed by Carol Francis and Dave Slater who went through the Whistleblower Protection Policy.

With respect to the Fraud Prevention Policy, and the Whistleblower Policy it was asked by Warren Law if the two policies note that the Chair of the Audit, Finance and Risk would know of any fraud prior to an Audit. Mr. Truong confirmed that through the procedure, an intake would come through along with a reporting requirement to the AFRC on a regular/semi-annual basis. Ms. Francis also noted that through the recommendation of the AFRC Chair, it has been implemented that the Board and Board Chair be advised if the CEO has been implicated in a complaint. She also stated that the Board Chair and Director of People and Culture would ensure that Board members were advised and made aware of any such complaint.

Fareed Amin, the Board Chair, reiterated the question of Mr. Law, stating that an amendment should be done to add that during an Audit, the AFR Committee should be able to respond if asked during an Audit. Therefore, the AFRC should receive an attestation or testimonial before the Audit is complete so that the Chair of AFRC would be able to answer the Auditors in a way that is representative to what's happening across the Organization.

With the comments taken into consideration, the Chair asked for a motion to approve and recommend to the Board of Directors to adopt the Whistleblower Protection Policy and Fraud Prevention Policy as discussed with amendments.

Moved: Warren Law

Seconded: Fareed Amin

With all in favour, it was resolved that the Whistleblower Protection Policy and Fraud Prevention Policy as discussed with amendments is approved..... CARRIED

The Chair then proceeded to the next Agenda Item.

Item 11: Procurement Change Orders

Through the Chair, Vince Truong went through the Procurement Change Orders:

The Chair thanked Mr. Truong for the update and noted that this item was up for approval. A lengthy discussion was had, with the final agreement of the motion to be:

Motion to Approve and recommend to the Board of Directors to adopt the following resolution (with a more detailed report):

Approve the following change orders which the cumulative change order for direct awards value exceeds 20% of the original commitment value of the contract:

- a) Toronto Community Housing Corp (TCHC) – Service Delivery Agreement fee extension to February 2026 in the amount of \$12,026,279; in keeping with the ongoing requirements of the agreement
- b) Rivint Interpretation and Translation Services – Multilingual interpretation and translation services extension to March 31, 2026 in the amount of \$25,000.

Moved: Warren Law

Seconded: Fareed Amin

With All in favour, it was resolved that the Procurement Change Orders, as noted above, were approved CARRIED

Item 12: 2025 TSHC Budget

Through the Chair, Vince Truong went through the 2025 TSHC Budget, stating the preliminary budget reflected the following:

- Discussions with Directors, Managers, staff, and tenants,

- A request for additional staff to support tenant-facing operations and corporate requirements,
 - Maintaining existing services,
 - Consideration of key cost drivers such as inflation,
 - Impact in operations including salary, collective agreements, and other expected changes
-
- Both the City and TSHC expect to face significant budget pressures with the 2025 Budget. TSHC has developed the budget with a focus on key priorities and to manage expectations including supporting the 2023-2025 Strategic Directions.
 - This included consultation with tenants and the Senior Tenants Advisory Committee (STAC), where valuable input on tenant priorities was received.

Mr. Truong also noted:

- Additional changes since the first draft include:
 - Adjusted professional services and consultation to support ongoing business requirements,
 - Amended legal services and right-sized requirements for future contracts,
 - Found efficiencies and savings through reducing courier services, and using mail, and other reductions in office expenses,
 - Modified insurance cost with actual renewal rate,
 - Adjustments per City objectives to align with budgetary requirements,
 - Other refinements that have little or no major impact on tenant-facing operations.
- The final 2025 TSHC Budget Notes was completed in early January 2025 and included in Attachment 2
- Formal release of the 2025 City of Toronto Budget from the Mayor's Office on February 1st
- Approval of the 2025 Budget on February 11th by City Council.

- The Board will be updated on February 26th on the final 2025 Budget, and subsequent budget details will be released to the public

The Chair thanked Mr. Truong for the update and with no questions or comments, the proceeded to the next Agenda item.

Item 13: Motion to Move into Closed Session

The Chair asked for a motion to approve the meeting move into Closed Session under By-Law Section 4.19, Subsections 1J and 1L.

Moved: Warren Law

Seconded: Fareed Amin

With all in favour, it was resolved that the Public meeting be terminated and move into the Closed Session CARRIED

Live Streaming ended and the meeting went into Closed Session.

Upon returning to the Public Realm, the Chair thanked online attendees for joining again and proceeded to the next agenda item.

Item 17: Motion to Approve Closed Session Items

The Chair asked for a motion for the Committee approve and recommend that the Board of Directors approve the Enterprise Risk Management Framework as presented

Moved: Warren Law

Seconded: Councillor Crisanti

With all in favour, it was resolved that the Enterprise Risk Management Framework was approved as presented **Carried**

The Chair then proceeded to the next Agenda Item.

Item 18: Adjournment

The Chair thanked the Committee members, staff and the online attendees. He then asked for a motion to adjourn the January 30, 2025, meeting.

Moved: Fareed Amin

Seconded: Warren Law

With all in favour, it was resolved that the TSHC AFRC January 30, 2025, meeting terminate CARRIED

Lawrence D'Souza, Chair
Audit, Finance and Risk Committee

Toronto Seniors Housing Corporation
Audit, Finance, and Risk Committee (AFRC) Meeting

Meeting Date: April 9, 2025

Item Number: 09

Report Name: Procurement Reports

To: Audit, Finance, and Risk Committee

From: Vince Truong, Finance Lead (I)

Date of Report: April 1, 2025

Purpose:

The purpose of this report is to provide an update on procurement related financial matters.

Recommendation:

It is recommended that the AFRC receive this report for information.

Reason for Recommendation:

Procurement Report – Annual (Attachment 1)

The Procurement Report outlines the summary of purchases made in 2024 based on the types of purchases as set out by the Procurement Method and Delegation of Authority, which included the Open Competition, Invitational, and Direct Award process. Also included are

Change Orders on purchase orders and Post Purchase Approval Requests (PPAR).

New for 2024 was a joint procurement process with Toronto Community Housing Corporation (TCHC) for an employee health benefits provider, in which an RFP process was completed and approved by the Board of Directors for a four-year term.

Change Orders included six (6) purchases brought forward to the AFRC and Board and approved in 2024, with the biggest item related to TCHC for the annual Service Delivery Agreement.

The Post Purchase Approval Request (PPAR) are purchases made without a purchase order. Please see below for further information.

Post Purchase Approval Request (PPAR) Q3/Q4 2024 (Attachment 2)

As outlined in the Accounts Payable Policy, any Post Purchase Approval Request or PPAR requires the purchases to be reported to the Audit, Finance and Risk Committee.

The attached document contained four (4) purchases that were made in Q3 and Q4 of 2024 without a Purchase Order (PO) with a combined amount of \$14,612 consisting of two purchases for staff events, actuarial work with Telus Health, and website hosting.

Please refer to the attached for further information including description, amount, and date of the transactions.

The report will be provided to AFRC moving forward through a semi-annual reporting basis based on volume of the transactions.

Name: Vince Truong

Title: Finance Lead (I)

List of Attachment:

2024 Procurement Report (Attachment 1)

Q3/Q4 2024 Post Purchase Approval Request (PPAR) (Attachment 2)

Attachment 1: Procurement Report - Annual

Section	Description	Quantity	Amount
A.	Pricing Threshold - \$200 to \$9,999	14	\$36,118.82
B.	Pricing Threshold - \$10,000 to \$74,999	3	\$77,380.75
C.	Pricing Threshold - \$75,000 to \$99,000	5	\$234,607.00
D.	Pricing Threshold \$100,000 & Above	1	\$116,215.00
E.	Direct Award	5	\$84,555.00
F.	TSHC and TCHC Joint Procurement	1	\$6,109,565.49
G.	Approved Change Order	6	\$11,476,255.16
H.	Post Purchase Approval Request (PPAR)	33	\$232,170.50
Grand Total		68	\$18,366,867.72

Attachment 2: Post Purchase Approval Request (PPAR) - Q3/Q4 2024

Invoices received that do not have a valid PO number will require a PPAR form completed by the employee who had requested the good/service, and approved by the Reporting Manager and Business Unit Director.

Item	Vendor	Goods/Services Description	Date	Amount	Procurement Method
1	Calian	Backpayment for 2023 and 2024 invoices for annual cost for website hosting for TSHC website.	6/21/2024	\$ 2,520.00	PPAR
2	Telus Health	Full valuation and financial reporting of TSHC's SERP.	7/20/2024	\$ 6,310.00	PPAR
3	North York Trophies	Ordered trophies without PO for Employee Long Service awards for years 2023 and 2024, presented October 1, 2024 All Staff Event.	11/13/2024	\$ 4,738.25	PPAR
4	City of Toronto	Staff Event - Fort York, NO PO Issued	11/4/2024	\$ 1,044.00	PPAR

Toronto Seniors Housing Corporation
Audit, Finance, and Risk Committee (AFRC) Meeting

Meeting Date: April 9, 2025

Item Number: 10

Report Name: Procurement Change Order

To: Audit, Finance, and Risk Committee

From: Vince Truong, Finance Lead (I)

Date of Report: April 1, 2025

Purpose:

The purpose of this report is to provide a recommendation regarding the approval of the Procurement Change Order.

Recommendation:

It is recommended that AFRC approve and recommend to the Board of Directors to adopt the following resolution:

Approve the following change order for which the cumulative change order for direct awards value exceeds 20% of the original commitment value of the contract:

- a) Calian Cyber Solutions Ltd. (formerly iSecurity) – Maintenance of TSHC website server and support services contract extension to April 30, 2026, in the amount of \$41,613.

Reason for Recommendation:

Subject to the Procurement Method Delegation of Authority that applies to all standard and non-standard contracts, the Board or Board Committee as appropriate shall approve all direct award, invitation and open competitive processes, where the cumulative change order value exceeds 20% of the original commitment value, or to extend the term of the contract.

Calian Cyber Solutions Ltd. (formerly iSecurity) provides support and the infrastructure, maintenance and hosting of TSHC's website. The previous change order did not include required additional support hours to service the important backbone of TSHC's website. The renewal is on a short-term basis and in consultation with Toronto Community Housing Corporation (TCHC) Information Technology Services (ITS), who is responsible for managing TSHC's Information Technology as part of the Service Delivery Agreement with TCHC. The extension would also allow for additional time into the new year to assess and further evaluate any changes to the website hosting and maintenance approach for the future.

Please see the attached file for further information.

Name: Vince Truong

Title: Finance Lead (I)

List of Attachments:

Attachment 1: Procurement Change Order

Attachment 1: Procurement Change Order									
Item	Vendor	Goods/Services Description	Business Unit	Original Commitment Value	Individual Amount of Change Order	Cumulative Total of Change Order	Cumulative Change Order % of Original Commitment Value	Contract Term	Reasons for Change Order
1.	Calian Cyber Solutions Ltd.	Contract Extension of Additional Support Hours for Provision of Service & Maintenance of TSHC Website Server & Application-Side	Engagement, Partnership and Communications	\$52,989.00	\$41,613.10	\$121,311.16	228.94%	May 1, 2025 - April 30, 2026	Calian (formerly iSecurity) is very familiar with TSHC's website as they did the original build, and they do the ongoing maintenance and support. In discussions with TCHC ITS there was a recommendation to continue working with this vendor for continuity and potential complexity and timelines for any changes to the internet site technology. This will also allow further assessment to evaluate requirements for future consideration. This extension also captures the support hours required to ensure effective maintenance of the website.

Toronto Seniors Housing Corporation
Audit, Finance, and Risk Committee (AFRC) Meeting

Meeting Date: April 9, 2025

Item Number: 11

Report Name: 2024 TSHC Financial Result

To: Audit, Finance, and Risk Committee

From: Vince Truong, Finance Lead (I)

Date of Report: April 1, 2025

Purpose: The purpose of this report is to provide an update on financial matters.

Recommendation:

It is recommended that the AFRC receive this report for information.

Reason for Recommendation:

Please see the Statement of Operations (Attachment 1).

Through December 31, 2024, TSHC incurred operating expenses of \$46,283,516 with total revenues of \$51,706,755 for an excess of revenue over expenses of \$5,416,805 including amortization expense.

In summary, excess of revenues over expenses for the year included:

- Q4 surplus from the TCHC-TSHC reconciliation, for a net positive effect of \$10,854,026.
- Higher than expected Salary and Benefit costs (-\$1,733,451) detailed further in the report.

- Other savings in professional services, legal, and miscellaneous costs also detailed further in the report.

Below are more specific details on Revenue and Expenses.

Revenue for the year was \$51,706,755 composed of:

- \$40,660,881 from TCHC for TSHC's rental units less operating expenses.
- \$10,854,026 recognized as the surplus revenue from the Q4 TCHC-TSHC reconciliation.
- Interest income earned on bank balances of \$179,051.
- Miscellaneous income of \$12,797.

TSHC incurred operating expenses of \$46,289,950 including amortization expense. Expenses incurred are detailed below:

- As reported to AFRC and Board in earlier quarterly results throughout 2024, salaries and benefits were higher than budget by \$1,733,451 as result of several factors including:
 - o Lower than expected held vacancy rate versus budget,
 - o Payout of unused vacation from prior year,
 - o Finalization of the Post-Retirement benefit calculation,
 - o Hiring of additional front-line support and extension of existing support for the deferred corporate positions,
 - o Increasing the staff health benefit reserve outlined by the benefit provider,
 - o Higher than expected parental leave and lieu time costs, and lower vacation usage,
 - o Salary band adjustment contingency and severance.
 - o These expenses were considered in light of the anticipated overall surplus projected throughout 2024 with an awareness that these would be manageable.

- Shared services with TCHC were lower higher by \$100,228 due to non-recoverable HST cost that was not budgeted.
- Professional and legal services were lower than budget by \$289,818 due to lower external professional and legal services.
- Other miscellaneous costs were lower by \$269,492 due to lower-than-expected expenditures in tenant translations, office related expenses such as printing, staff training and development, and tenant engagement.

There is an adjustment to be made in the amount of \$5,224,955 to settle with TCHC as part of the agreement to provide the 2024 TSHC surplus, and in return, TSHC will receive the 2025 expected budget deficit as agreed in the 2025 budget process with the City of Toronto and TCHC.

Please see the Statement of Financial Position (Attachment 2):

1. Cash – \$2,111,346
2. Accounts Receivable - \$178,796
3. Due from TCHC (Short -Term) - \$9,803,892
4. Prepaid expenses - \$568,634
5. Due from TCHC (Long-Term) - \$4,015,051
6. Fixed Asset (Equipment), net - \$12,869
7. Accounts payable - \$3,328,241
8. Due to TCHC - \$6,702,006
9. Employee Benefits (Post-Retirement Benefits) - \$6,037,600

The cash balance represents the bank balance and petty cash as of December 31, 2024.

The Accounts Receivable balance consisted of interest receivable from the bank and from the CRA on the GST/HST sales tax.

Due from TCHC (Short-Term) included the deficit identified from the 2023 year-end and Q4 2024 TCHC-TSHC Reconciliation process of \$1,784,209, and \$10,854,026 respectively less an advance received for the 2024 TCHC-TSHC Reconciliation of \$3,000,000. There was also a reclass of \$165,649 for the post retirement obligations from TCHC long-term receivable to short-term receivable.

Prepaid expense is the balance of the annual insurance paid in October 2024 with the monthly drawdown of expense to the end of October 2025 and the WSIB prepayment.

Due from TCHC is the long-term receivable for the Post-Retirement Obligations transferred as of June 1, 2022, of \$4,180,700 less the reclass of \$165,649 to short-term receivable, as the payment is expected to come from TCHC in the coming months.

Due to TCHC included the 2022 surplus from TSHC of \$1,443,724, the 2024 TSHC surplus of \$5,224,955, and miscellaneous payables of \$33,327.

The Accounts Payable balance comprises of December activity that has been processed through the bank in January 2025. The balance includes:

- Payroll - \$2,176,454
- Pension and Benefits - \$598,173
- Vendor Payables - \$553,614

Name: Vince Truong

Title: Finance Lead (I)

List of Attachments:

- 1. TSHC December YTD 2024 Financial Result - Statement of Operations**
- 2. TSHC December YTD 2024 Financial Result - Statement of Financial Position**

Toronto Seniors Housing Corporation
Statement of Operations
12 Months to December 31, 2024

STATEMENT OF OPERATIONS	Year to Date Result			Annual		
	Actual	Budget	Variance Actual Vs Budget	2024 Forecast	2024 Budget	Variance Forecast Vs Budget
Revenue						
Revenue from TCHC	40,660,881	40,660,881	-	40,660,881	40,660,881	-
TCHC-TSHC Reconciliation	10,854,026	-	10,854,026	9,913,491	-	9,913,491
Interest income	179,051	80,000	99,051	176,725	80,000	96,725
Other Income	12,797	-	12,797	12,797	-	12,797
Total Revenue	51,706,755	40,740,881	10,965,874	50,763,894	40,740,881	10,023,013
Expenses						
Salaries and Benefits	32,909,318	31,175,867	(1,733,451)	33,481,464	31,175,867	(2,305,597)
Legal and Professional Services	337,180	626,998	289,818	387,096	626,998	239,902
Insurance	771,909	764,700	(7,209)	752,163	764,700	12,537
Other Miscellaneous Costs	774,926	1,044,418	269,492	851,084	1,044,418	193,334
SDA - Shared Services with TCHC	11,490,183	11,389,955	(100,228)	9,996,978	11,389,955	1,392,977
Total Expenses	46,283,516	45,001,938	(1,281,578)	45,468,786	45,001,938	(466,848)
Amortization charge	6,434	36,432	29,998	11,434	36,432	24,998
Excess of Revenue over Expenses	5,416,805	(4,297,489)	9,714,294	5,283,674	(4,297,489)	9,581,163
Surplus receivable/(payable) to TCHC	(5,224,955)	4,341,057	(9,566,012)	(5,118,383)	4,341,057	(9,459,440)
Excess - Interest Receivable and Amortization	191,850	43,568	148,282	165,291	43,568	121,723

Toronto Seniors Housing Corporation
Statement of Financial Position
As of December 31, 2024

Assets

Current Assets:

Cash	2,111,346
Accounts receivable	178,796
Due from TCHC	9,803,892
Prepaid expenses	568,634
	<u>12,662,669</u>

Capital assets - Equipment	25,738
Less: Depreciation	(12,869)
Capital assets	<u>12,869</u>

Due from TCHC	4,015,051
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Total Assets	<u><u>16,690,589</u></u>
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Liabilities & Net Assets

Current Liabilities:

Accounts payable and accrued liabilities	3,328,241
Due to TCHC	6,702,006
	<u>10,030,247</u>

Employee Benefits	6,037,600
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Net Assets	
Unrestricted (Deficit)/Surplus	622,742

Total Liabilities & Net Assets	<u><u>16,690,589</u></u>
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Toronto Seniors Housing Corporation
Audit, Finance, and Risk Committee (AFRC) Meeting

Meeting Date: April 9, 2025

Item Number: 12

Report Name: 2024 TSHC Operating Surplus Settlement

To: Audit, Finance, and Risk Committee

From: Vince Truong, Finance Lead (I)

Date of Report: April 1, 2025

Purpose:

The purpose of this report is to provide a recommendation regarding the approval of the 2024 TSHC Operating Surplus Settlement with TCHC.

Recommendation:

It is recommended that AFRC approve and recommend to the Board of Directors to adopt the following resolution:

- a) Approve the 2024 TSHC Operating Surplus settlement with TCHC in the amount of \$5,224,955 as outlined below.

Reason for Recommendation:

Per the Transition Agreement and through the consolidated basis with Toronto Community Housing Corporation (TCHC), over the last 2 years (2022 and 2023) TSHC's surplus and deficit were absorbed by TCHC. In discussion with TCHC, it was agreed that TCHC will receive the 2024 TSHC Operating Surplus, and in return, will fund the 2025 TSHC Operating Deficit.

TSHC has recorded this surplus on TSHC's book, as part of the 2024 Auditor's Report and as part of the reconciliation with TCHC. To clear its balance sheet, TSHC is seeking approval of the release of payment of the 2024 operating surplus to be paid to TCHC. Per the Delegation of Authority – TSHC Corporate Signing Authority (Appendix 3), anything above \$500,000 for budgeted item, or anything above \$250,000 for unbudgeted item, would require Board to approve payment and disbursement.

Name: Vince Truong

Title: Finance Lead (I)

List of Attachment:

None