



Financial Statements
Year ended August 31, 2025

www.greekcommunity.org

GREEK COMMUNITY OF TORONTO

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August 31, 2025

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Independent Auditor's Report

To the Directors and Members of Greek Community of Toronto

Qualified Opinion

We have audited the financial statements of Greek Community of Toronto (the "Organization"), which comprise the following:

- the statement of financial position as at August 31, 2025;
- the statement of changes in net assets for the year then ended;
- the statement of operations for the year then ended;
- the statement of cash flows for the year then ended;
- and notes to the financial statements, including a summary of significant accounting policies;

(hereinafter referred to as the "financial statements").

In our opinion, except for the possible effects of the matter described in the *"Basis for Qualified Opinion"* section of our auditor's report, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at August 31, 2025, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many non-profit organizations, the Organization derives revenue from certain sources, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Organization and we were not able to determine whether any adjustments might be necessary to:

- Assets reported in the statements of financial position as at August 31, 2025 and August 31, 2024;
- Net assets, at the beginning and end of the year, reported in the statements of changes in net assets for the years ended August 31, 2025 and August 31, 2024;
- Donations, events and fundraising activities and program services revenue and revenue over expenses reported in the statements of operations for the years ended August 31, 2025 and August 31, 2024;
- Revenue over expenses reported in the statements of cash flows for the years ended August 31, 2025 and August 31, 2024.

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.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization'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 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.

Dixon, Gordon + Co, LLP

Chartered Professional Accountants, Licensed Public Accountants
Toronto, Canada
November 26, 2025

GREEK COMMUNITY OF TORONTO

Statement of Financial Position

August 31, 2025, with comparative amounts for 2024

	2025	2024
Assets		
Current assets		
Cash	\$ 707,686	\$ 763,583
Sales tax receivable	33,275	20,653
Accounts receivable	25,929	25,350
Prepaid expenses and other current assets	10,741	4,621
	777,631	814,207
Property and equipment (notes 3 and 7)	12,185,457	11,766,120
Intellectual property (note 2(d))	382,004	364,029
Intangible asset - software (note 4)	50,625	63,281
	\$ 13,395,717	\$ 13,007,637
Liabilities		
Current liabilities		
Accounts payable and accrued liabilities	\$ 125,318	\$ 61,241
Payroll remittances payable	8,998	-
Current portion of bank loan (note 5)	263,158	251,490
Current portion of deferred revenue (note 6)	119,450	118,124
	516,924	430,855
Bank loan (note 5)	1,679,573	1,942,727
Deferred revenue (note 6)	943,525	465,258
	3,140,022	2,838,840
Commitments (note 9)		
Net assets		
Unrestricted net assets (page 4)	10,255,695	10,168,797
	\$ 13,395,717	\$ 13,007,637

APPROVED ON BEHALF OF THE BOARD:



George Manikis
Director, Treasurer



Betty Skoutakis
Director, President

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

GREEK COMMUNITY OF TORONTO

Statement of Changes in Net Assets

For the year ended August 31, 2025, with comparative amounts for 2024

	2025	2024
Net assets, beginning of year	\$ 10,168,797	\$ 10,066,762
Excess of revenue over expenses (page 5)	86,898	102,035
Net assets, end of year	\$ 10,255,695	\$ 10,168,797

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

GREEK COMMUNITY OF TORONTO

Statement of Operations

For the year ended August 31, 2025, with comparative amounts for 2024

	2025	2024
Revenue		
Donations	\$ 1,333,758	\$ 1,166,724
Service fees, tuition and memberships	898,332	938,515
Events and fundraising activities	935,712	792,378
Program services	181,854	249,146
Rental	145,552	150,897
	3,495,208	3,297,660
Expenses		
Remuneration	768,692	721,058
Office and general	554,908	495,603
Occupancy	551,807	501,343
Events and fundraising activities	519,033	449,880
Services	328,344	317,859
Supplies	144,814	138,720
Programs and activities	84,918	115,832
Promotion	16,526	15,642
Donations	8,330	10,396
	2,977,372	2,766,333
Excess of revenue over expenses before amortization and interest	517,836	531,327
Amortization of property and equipment and intangible asset	336,477	324,031
Interest expense (note 5)	94,461	105,261
Excess of revenue over expenses	\$ 86,898	\$ 102,035

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

GREEK COMMUNITY OF TORONTO

Statement of Cash Flows

For the year ended August 31, 2025, with comparative amounts for 2024

	2025	2024
Cash from (used in) operating activities		
Excess of revenue over expenses	\$ 86,898	\$ 102,035
Adjustments to derive cash flows		
Amortization of property and equipment and intangible asset	336,477	324,031
Amortization of deferred capital contributions	(26,876)	(6,258)
Forgiven portion of term loan	-	(7,500)
	396,499	412,308
Change in non-cash working capital		
Decrease (increase) in working capital assets		
Sales tax receivable	(12,622)	23,021
Accounts receivable	(579)	(8,468)
Prepaid expenses and other current assets	(6,120)	-
Increase (decrease) in working capital liabilities		
Accounts payable and accrued liabilities	64,077	(48,644)
Payroll remittances payable	8,998	(19,446)
Deferred revenue	1,326	54,705
	55,080	1,168
	451,579	413,476
Cash from (used in) investing activities		
Additions to property and equipment (note 7)	(743,158)	(409,008)
Additions to intellectual property	(17,975)	-
Restricted capital contributions	505,143	329,334
	(255,990)	(79,674)
Cash from (used in) financing activities		
Repayments on bank loan	(251,486)	(240,684)
Repayment on term loan	-	(22,500)
	(251,486)	(263,184)
(Decrease) increase in cash	(55,897)	70,618
Cash, beginning of year	763,583	692,965
Cash, end of year	\$ 707,686	\$ 763,583

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

GREEK COMMUNITY OF TORONTO

Notes to Financial Statements

August 31, 2025, with comparative amounts for 2024

1. Nature of the Organization

The Greek Community of Toronto (the "Organization") is a registered non-profit charitable organization established in 1909 and incorporated in 1965 under the laws of the Province of Ontario. The Organization's goals serve in promoting Greek culture, language and democratic values, thus enriching the social and cultural fabric of Canada.

The Organization owns five properties from which it provides various social and related services, school and cultural education and charitable activities including assistance to those in need.

2. Significant accounting policies

These financial statements are presented in accordance with Canadian accounting standards for not-for-profit organizations using the following significant accounting policies:

(a) Revenue recognition

The Organization used the deferral method of accounting for revenue from donations and grants. Revenue from unrestricted donations and grants, service fees, memberships and program services is recognized when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Externally restricted contributions are deferred when initially recorded in the accounts and recognized in revenue in the period in which the related expenses are recognized. Such restricted contributions for the purchase of property and equipment assets that will be amortized are deferred and recognized in revenue on the same basis as the amortization expense related to the acquired assets. Endowment contributions and contributions restricted for the purchase or internal development of intangible assets with indefinite useful lives are recognized as direct increases in net assets in the year.

Tuition fee revenues are deferred and amortized over the period of the academic term.

Revenue from events and fundraising activities is recognized in the period in which the related event is held. The Organization's recognition of some of its events and fundraising activities revenue is subject to uncertainties as it cannot inherently verify the completeness of the amounts receivable from the associated participants.

Rental revenue is recognized in the period of the related occupancy.

(b) Financial instruments

Financial instruments are recorded at fair value on initial recognition. Financial instruments are subsequently stated at cost or amortized cost as applicable, net of any provisions for impairment, unless management has elected to carry the instruments at fair value. The Organization has not elected to carry any such financial instruments at fair value. Financial instruments include cash, accounts payable and accrued liabilities and bank loan payable.

Transaction costs related to financial instruments subsequently measured at amortized cost are applied against the original cost of the related asset or liability and are amortized using the effective interest rate method. Transaction costs related to financial instruments that will be subsequently measured at fair value are recognized in income in the period incurred.

Financial assets stated at cost or amortized cost are assessed for impairment on an annual basis at the end of the fiscal year or if there are indicators of impairment. If there is an indicator of impairment, the Organization determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset, and if so, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows or the amount that could be realized from selling the financial asset. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

GREEK COMMUNITY OF TORONTO

Notes to Financial Statements (continued)

August 31, 2025, with comparative amounts for 2024

(c) Property and equipment

Property and equipment assets are recorded at acquisition cost with amortization provided over their estimated useful lives on a diminishing balance basis at the following annual rates and at one-half such rates in the initial year in which assets are placed into service:

Asset	Annual Rate
Buildings	5%
Paved lots	8%
Equipment	20%
Computer hardware	20%
Furniture	20%

(d) Intellectual property

The Organization's intellectual property assets are comprised of its Paideia curriculum used in its system of teaching Hellenistic culture encompassing multiple subjects including language, grammar, music, mathematics, geography, history and philosophy. As these assets have an indefinite life, they are not subject to amortization.

(e) Intangible asset - software

The Organization's software asset represents its Customer Relationship Management ("CRM") platform and related software. This asset is recorded at its total cost of development with amortization provided over its estimated useful life on a diminishing balance basis at an annual rate of 20% and at one-half such rate in the initial year in which the application is placed into service.

(f) Impairment of long-lived assets

Property and equipment, intellectual property and software intangible assets are tested for impairment whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. An impairment loss is recognized when the carrying amount of the asset or group of related assets exceeds the sum of the undiscounted cash flows resulting from its use and eventual disposition. The impairment loss is measured as the amount by which the carrying amount of the long-lived asset or group of related assets exceeds its fair value. During the years ended August 31, 2025 and 2024, no impairment losses were incurred.

(g) Contributed services and materials

Volunteers assist the Organization in carrying out its functions. Such contributed services are not recognized in the financial statements due to the difficulty in determining their fair value. Contributed materials that would otherwise be purchased are recorded at fair value, being the amount required to purchase similar materials.

(h) Use of estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets, liabilities and commitments at the date of the financial statements and the reported amount of revenues and expenses during the reporting periods. The main estimates pertain to the useful life of property and equipment and assessments in the carrying value of intellectual property. These estimates are reviewed periodically and adjustments will be made to income as appropriate in the year they become known. Actual results could differ from these estimates.

GREEK COMMUNITY OF TORONTO

Notes to Financial Statements (continued)

August 31, 2025, with comparative amounts for 2024

3. Property and equipment

	Cost	Accumulated Amortization	Net Book Value
2025			
Land	\$ 5,936,072	\$ -	\$ 5,936,072
Buildings	13,855,774	7,739,458	6,116,316
Paved lots	84,226	39,455	44,771
Equipment	1,295,108	1,217,795	77,313
Computer hardware	74,207	69,634	4,573
Furniture	52,043	45,631	6,412
	\$ 21,297,430	\$ 9,111,973	\$ 12,185,457
2024			
Land	\$ 5,936,072	\$ -	\$ 5,936,072
Buildings	13,128,319	7,439,643	5,688,676
Paved lots	84,226	35,562	48,664
Equipment	1,281,022	1,200,227	80,795
Computer hardware	72,590	68,692	3,898
Furniture	52,043	44,028	8,015
	\$ 20,554,272	\$ 8,788,152	\$ 11,766,120

As at August 31, 2025, the cost of buildings includes \$119,803 of expenditures for renovations and an addition to a building. As the projects were in-progress as at the fiscal year end, no amortization was recognized on this expenditure amount. The projects are expected to be complete during the year ended August 31, 2026. As at August 31, 2024, the cost of buildings included \$171,501 of expenditures for renovations and an addition to a building. Amortization expense on this amount was initially recognized during the year ended August 31, 2025, during which period the related assets were placed into service.

4. Intangible asset - software

	Cost	Accumulated Amortization	Net Book Value
2025			
CRM platform and related software	\$ 116,876	\$ 66,251	\$ 50,625
2024			
CRM platform and related software	\$ 116,876	\$ 53,595	\$ 63,281

5. Bank loan

As at August 31, 2025, the Organization had a bank loan payable in the amount of \$1,942,731 (2024 - \$2,194,217) with a Canadian Chartered bank. The loan originated under a borrowing agreement (the "Borrowing Agreement") entered into in February 2014 for \$4,900,000 and renewed in March 2022 at a balance of \$2,776,249 on a non-revolving basis with interest fixed at 4.54% per annum repayable with monthly blended principal and interest payments of \$28,829. In the year ended August 31, 2025, interest expense on the bank loan was \$94,461 (2024 - \$105,261).

GREEK COMMUNITY OF TORONTO

Notes to Financial Statements (continued)

August 31, 2025, with comparative amounts for 2024

Scheduled principal payments over the remaining term of the loan are as follows:

2026	\$ 263,158
2027	1,679,573
Total	\$ 1,942,731

Security under the Borrowing Agreement is provided as follows:

- (a) General security agreement over all present and future personal property with appropriate insurance coverage, with loss if any, payable to the bank.
- (b) Collateral mortgage in the amount of \$6,000,000 providing an inter alia first charge over all of the assets of the Organization and with replacement cost fire insurance coverage, with loss if any, payable to the bank.

In accordance with the Borrowing Agreement, the Organization is required to comply with a financial covenant and certain non-financial covenants.

6. Deferred revenue

	Balance, beginning of year	Receipts	Recognized in revenue	Balance, end of year
Year ended August 31, 2025				
Deferred capital contributions	\$ 465,258	\$ 505,143	\$ 26,876	\$ 943,525
Deferred tuition fees revenue	118,124	119,450	118,124	119,450
	\$ 583,382	\$ 624,593	\$ 145,000	\$ 1,062,975
Year ended August 31, 2024				
Deferred capital contributions	\$ 142,182	\$ 329,334	\$ 6,258	\$ 465,258
Deferred tuition fees revenue	63,419	118,124	63,419	118,124
	\$ 205,601	\$ 447,458	\$ 69,677	\$ 583,382
			2025	2024
Comprised as:				
Current liability			\$ 119,450	\$ 118,124
Non-current liability			943,525	465,258
			\$ 1,062,975	\$ 583,382

7. Related party transactions

During the year ended August 31, 2025, the Organization incurred expenditures for additions to property and equipment totalling \$37,246 (2024 - \$nil) with a company controlled by an individual in a period of time during which that individual was a director of the Organization. These expenditures were incurred in the normal course of business on terms equivalent to those that prevail in normal arm's length transactions.

8. Financial risks and risk management

The Organization is exposed to various risks and concentration of risk through its financial instruments as at August 31, 2025 as described as follows:

GREEK COMMUNITY OF TORONTO

Notes to Financial Statements (continued)

August 31, 2025, with comparative amounts for 2024

(a) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Organization's financial instruments that are exposed to credit risk consist primarily of cash and accounts receivable. The Organization places its cash with high credit quality financial institutions. Generally, such cash amounts will be in excess of the Canadian Deposit Insurance Corporation insurable limit. The Organization generally maintains minimal levels of accounts receivable, as revenues generated from its various activities are collected mostly on merchant accounts of various credit card providers.

(b) Liquidity risk

Liquidity risk is the risk that an entity will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Organization is exposed to this risk mainly in respect of its bank loans and accounts payable and accrued liabilities. With the bank loan scheduled to mature in February 2027, the Organization is targeting to generate cash from operating activities from fiscal year 2026 to mid-fiscal year 2027 at amounts that, combined with its existing cash reserves, would enhance its liquidity position.

The Organization considers its financial risks to have been largely unchanged from 2024.

9. Commitments

As at August 31, 2025, the Organization's future minimum annual payment commitments under operating leases were as follows:

2026	\$ 22,068
2027	14,693
2028	2,548
Total	\$ 39,309

10. Comparative balances

Certain balances for 2024 have been regrouped to conform with the current year's presentation.