

SOCIAL HOUSING - ANNUAL INFORMATION RETURN

THIRD AND SUBSEQUENT YEARS

PROVINCIAL REFORMED AND OTHER HOUSING PROGRAMS

Identification

Page A1

Corporation name Housing York Inc. CMSM/DSSAB The Regional Municipality of York		I.D. No. 	Year end (dd/mm/year) December 31, 2008																														
Corporation address 1091 Gorham Road Newmarket, Ontario L3Y 8X7	Mailing address - same -	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Program type</th> <th style="text-align: center;">Y/N</th> <th style="text-align: center;"># of units</th> </tr> <tr> <td>(A) PROVINCIAL REFORMED</td> <td style="text-align: center;">Y</td> <td style="text-align: center;">937</td> </tr> <tr> <td>(B) OTHER PROGRAMS</td> <td></td> <td></td> </tr> <tr> <td>1. Sect 95 - MNP</td> <td></td> <td></td> </tr> <tr> <td>2. Sect 95 - Private</td> <td></td> <td></td> </tr> <tr> <td>3. Sect 26/27</td> <td></td> <td></td> </tr> <tr> <td>4. Limited Dividend</td> <td></td> <td></td> </tr> <tr> <td>5. Public Housing</td> <td style="text-align: center;">Y</td> <td style="text-align: center;">872</td> </tr> <tr> <td>6. Regional Program</td> <td style="text-align: center;">Y</td> <td style="text-align: center;">168</td> </tr> <tr> <td>7. Post 85 urban native</td> <td></td> <td></td> </tr> </table>		Program type	Y/N	# of units	(A) PROVINCIAL REFORMED	Y	937	(B) OTHER PROGRAMS			1. Sect 95 - MNP			2. Sect 95 - Private			3. Sect 26/27			4. Limited Dividend			5. Public Housing	Y	872	6. Regional Program	Y	168	7. Post 85 urban native		
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Contact name Katherine Campbell	Position Program Mgr Finance & Admin	Telephone number 905-830-4444 x2732	Fax number 905-895-5724																														
e-mail address katherine.campbell@york.ca		SHRA Section 103 No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> SHRA Section 110 Market & RGI </td> <td style="text-align: center;"> SHRA Section 106 100 % RGI </td> </tr> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> </table>	SHRA Section 110 Market & RGI	SHRA Section 106 100 % RGI	Yes	No																										
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Yes	No																																

Board of Directors DECLARATION (Must be signed by two members of the Board.)

We declare that, to the best of our knowledge and belief, the information provided in this Annual Information Return and the representations on Page 2 is true and correct.

Signature	Name	Position	Date
	Brenda Hogg	Chair	
Signature	Name	Position	Date
	Vito Spatafora	Vice-Chair	

Note to auditors:

Auditors are required to complete the "Accountant's Report on Applying Specified Auditing Procedures in Respect of the Annual Information Return" and "Appendix A" per SHB Notification 05-02. These reports are available in the AIR Guide.

Instructions

This form to be used by all Private Non-Profit Housing Corporations, Municipal Non-Profit Housing Corporations, and Co-operative Housing Corporations to reconcile operations for the third and subsequent benchmark year's. This form applies principally to provincially transferred housing groups who are subject to benchmarks. Service Managers at their discretion can use this form for LHC's and Federal Unilateral Projects. Form is prescribed by the Minister, SHRA 113(2).

Social Housing Annual Information Return

Year End: December 31, 2008

Housing York Inc.

Management Representation Report

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Note 1: The Social Housing Reform Act and its regulations are referred to as SHRA throughout these representations.

Note 2: If the answer to any question, other than number 5, is "No", please provide explanatory details.

Note 3: All questions are to be answered as of the end of the fiscal year. Question 11 to 13 should cover the fiscal year as well as the months preceding the filing of this report.

The following questions relate to the Provincially Reformed projects. The questions should be answered with respect to the provisions of the SHRA.

GOVERNANCE

- 1) Does the corporation follow the required conflict of interest provisions? ☒ Y ☐ N ☐ NA

RESIDENT RELATIONS

- 2) Did the corporation select applicants as required? ☒ Y ☐ N
- 3) Were all RGI households charged the required correctly calculated rent? ☒ Y ☐ N ☐ NA
- 4) Did the corporation comply with its mandate and targeting plan in housing applicants, if applicable? ☒ Y ☐ N ☐ NA

FINANCIAL MANAGEMENT

- 5) Did the corporation receive a management letter from its auditors reporting deficiencies in internal controls or operations?
(If yes, attach a copy of the letter.) ☐ Y ☒ N
- 6) Were all revenue and expenses properly allocated to any non-shelter component as required? ☒ Y ☐ N ☐ NA
- 7) Was the shelter component of the corporation's revenue used only for shelter purposes? ☒ Y ☐ N ☐ NA
- 8) Did the corporation fully invest its Capital/Replacement Reserve Fund under the SHSC program or in accordance with the project Operating Agreement? ☒ Y ☐ N ☐ NA
- 9) Did the corporation transfer the annual allocation to the Capital/Replacement Reserve and only expense eligible costs? ☒ Y ☐ N ☐ NA
- 10) Did the corporation comply with the requirement in the SHRA to participate in a system for group insurance of housing providers? ☒ Y ☐ N ☐ NA
- 11) Is the corporation free and clear of material contingent liabilities and legal disputes? ☒ Y ☐ N ☐ NA

MORTGAGE

- 12) Is the corporation in compliance with its obligation not to mortgage or encumber, replace or amend the mortgage? ☒ Y ☐ N
- 13) Are all other mortgages the corporation may have in good standing? ☒ Y ☐ N
- 14) Was the sector support mortgage cost excluded from shelter expenses and offset against sector revenue? (Co-ops only) ☐ Y ☐ N ☒ NA

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

Page A3

ASSETS

Cash and investments - capital reserve fund

Balance Sheet Notes & Details - A35

310 6,248,970

-other (describe)

Operating

312 6,342,672

Subsidies receivable from the service manager

Accounts receivable-tenants

Balance Sheet Notes & Details - A35

320 232,261

Accounts receivable-other (describe)

Sundry A/R, Ppd. Exps., GST

322 489,763

Capital Assets (at cost):

Shelter - devolved prior federal and provincial projects

325 125,050,263

Non-shelter - devolved prior federal and provincial projects

327

Sector support devolved prior co-ops only

328

Other programs (describe)

329

Total

Lines 325 to 329

330 125,050,263

Accumulated amortization - federal and provincial projects

334 24,973,272

- other programs

335

Net capital assets

Lines 330 - 334, 335

336 100,076,990

Subsidy Advance from Service Manager

350

Other assets (describe)

351

TOTAL ASSETS

Lines 310 + 312 + 320 + 321 + 322 + 336 + 350

355 113,390,656

LIABILITIES

Subsidies payable to the service manager

360 2,250,826

Mortgage loans

368 90,373,111

Loan Payable to York Region

369 4,434,000

Other loans (describe)

Loan Federal Forgivable

370 1,400,000

Other liabilities (describe)

A/P, Payroll, Accr, Deferral and Ppd
Rent

375 3,652,462

SURPLUS

Contributed surplus

380

Capital reserve fund housing

384 5,109,513

Other reserves (describe)

386 797,747

Accumulated surplus/(deficit)

Balance Sheet Notes & Details - A35

390 5,372,997

TOTAL LIABILITIES AND SURPLUS

Lines 360 to 390

395 113,390,656

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

Page A3S

Balance Sheet Notes and Details

Capital Reserve Fund

- Invested in SHSC	310 A	4,842,466
- To be transferred (current yr. cont.)	310 B	
- Federal Groups (funds invested in GIC's, etc.)	310 C	
- Other (describe) _____ Bank	310 D	1,406,505
- Total Capital Reserves	310	6,248,970

Accounts Receivable

- Current Tenants	321 A	232,261
- Former Tenants	321 B	
- Allowance for Bad Debts	321 C	
- Other (describe) _____	321 D	
- Other (describe) _____	321 E	
- Total Accounts Receivable - Tenants	321	232,261

Internal Allocations

Accumulated Surplus/(Deficit)

- Provincially Reformed *	390 A	5,372,997
- Federal Programs	390 B	
- Total Accumulated Surplus/(Deficit)	390	5,372,997

* Comprised of Shareholders Contribution for TTP and Retained Earnings of \$3,554,879 and \$1,818,118 respectively.

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

Page A4

(A) Statement of Operations (Revenue and Expenses) Provincial Reformed (Section 106 and 110)

Shelter Occupancy revenue

Rent-geared-to-income units	501	3,103,477
Market units	502	3,746,709
Gross occupancy revenue	Lines 501 + 502	504 6,850,186
Less: Vacancy loss on market units	505	136,728
Subtotal	Lines 504 - 505	510 6,713,458

Investment income (includes interest)	521	183,306
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Non-rental revenue (parking, laundry, etc.)	Coin Laundry, Parking, Tenant Recoveries	522	149,783
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Net Subsidy Entitlement for the Year	Line 789 or Line 819	525	6,380,789
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Total Revenue	Lines 510 to 525	530	13,427,336
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Shelter expenses

Maintenance and administration	From A4 - Schedules Below	541	3,086,577
Utilities	From A4 - Schedules Below	542	843,836
Insurance		543	103,954
Bad debts		544	72,769
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	547,251
Subtotal Operating expenses	Lines 541 to 547	548	4,654,387
Property taxes		549	1,037,567
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,715,485
Total Shelter Expenses	Lines 548 to 550	555	13,407,439

NET INCOME (LOSS) - Provincial Reformed -Shelter	Lines 530 - 555	570	19,897
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Gifts and donations - (describe)		575	
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Non shelter revenue (net)	Line 629 Col 3	576	48,703
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Sector support (net) (co-ops only)		577	
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Non-Shelter Net Income (Loss)	Lines 575 to 577	578	48,703
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Net Income(Loss)-Provincial Reformed Total	Line 570 + Line 578	580	68,600
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(B) Net Income (Loss)- Other Programs

Section 95(federal)MNP	From B1 - Line 1580	581	0
Section 95(federal)PNP		582	0
Section 26/27(federal)		583	0
Limited Dividend		584	0
Public Housing		585	0
Regional Program		586	0
Post-85 Urban Native(federal)		587	0
Consolidated Net Income(Loss)	Line 580 + Lines 581 - 587	589	68,601

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

		Provincial Reformed		Other Programs	Consolidated
		Shelter	Non-Shelter		
BALANCE, BEGINNING OF YEAR	590	1,798,902			1,798,902
Net income for the year	591	19,897			19,897
Other - Accounting Adj.	592	(681)			(681)
BALANCE, END OF YEAR	599	1,818,118	0	0	1,818,118

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

A4 - Schedules

Line - 541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits	541 A	976,258
Building and equipment	541 B	574,460
Elevators	541 C	28,482
Electrical systems	541 D	36,513
Heating, air, ventilation and plumbing	541 E	155,348
Grounds	541 F	205,569
Painting	541 G	95,560
Waste Removal	541 H	99,720
Security	541 I	31,726
Other - (describe) <u>Life Safety Systems</u>	541 J	49,290
Other - (describe) _____	541 K	
Other - (describe) _____	541 L	
Subtotal Maintenance	541 P	2,262,926

Administration

Salaries, wages and benefits	541 Q	580,240
Management fees	541 R	
Materials and Services	541 S	
Other - (describe) <u>Admin Overhead Allocations</u>	541 T	253,411
Other - (describe) _____	541 U	
Other - (describe) _____	541 V	
Subtotal Administration	541 Y	833,651
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,086,577

LINE - 542 - UTILITIES

Electricity	542 A	425,037
Fuel	542 B	177,234
Water and Sewage	542 C	201,395
Other - (describe) <u>Energy Management Debt Repayment</u>	542 D	40,170
TOTAL UTILITIES	542 H	843,836

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Non-Shelter Income (Loss) - Provincial Reformed

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NON-SHELTER REVENUE		Care 01	Commercial & Other 02	Total 03
Commercial rent	610			0
Grants from Ministry of Health	611			0
Grants from Ministry of Community & Social Ser.	612			0
Other (describe) <u>ACL/Keswick Day Care</u>	613	48,500		48,500
Other (describe) <u>Energy Mgmt. Pilot Repayment *</u>	614		43,324	43,324
Total non-shelter revenue	Lines 610 to 614 615	48,500	43,324	91,824
NON-SHELTER EXPENSES				
Operating costs				
Maintenance salaries, wages and benefits	620	2,580		2,580
Maintenance materials and services	621	2,580		2,580
Utilities	622	17,178		17,178
Administration	623	860		860
Other (describe) <u>Grounds Keeping</u>	624	802		802
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	24,000	0	24,000
Property taxes	626	2,345		2,345
Mortgage principal and interest	627	16,776		16,776
Total non-shelter expenses	Lines 625 to 627 628	43,121	0	43,121
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	5,379	43,324	48,703

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Capital Reserve Fund (Housing)

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			Provincial	Blue Door	Regional	
			Reformed		Program	Total
BALANCE, BEGINNING OF YEAR	Previous year's line 690	651	5,248,310	26,785	168,457	5,443,552
Revenue						
Mandatory transfer from operations	Line 547 / 1547	652	547,251	7,146	117,068	671,465
Investment income/(loss)		654	203,485			203,485
Other <u>TS Settlement Surplus / AG Property Taxes</u>		655	48,908		71,852	120,760
Total	Lines 652 to 655	660	6,047,954	33,931	357,377	6,439,261
Expenses (by item or category)						
Roofing		671	49,790			49,790
Building		672	566,629		33,366	599,994
Flooring		673	126,323			126,323
Energy Conservation		674	16,282		202	16,485
Electrical		675	78,969			78,969
Equipment		676	126,471			126,471
Grounds		677	260,445			260,445
Heating, Ventilation, Plumbing		678	71,271			71,271
Painting		679				0
Elevators		680				0
		681				0
		682				0
		683				0
Total expenses	Lines 671 to 683	685	1,296,181	0	33,568	1,329,748
BALANCE, END OF YEAR	Lines 651 + 660 - 685	690	4,751,773	33,931	323,809	5,109,513
ASSETS, END OF YEAR						
Cash and investments	Line 310	695				
DIFFERENCE Under (Over) Funded	Lines 690 - 695	699	4,751,773	33,931	323,809	5,109,513

Instructions:

If the difference on line 699 is greater than \$1,000, provide an explanation for the difference and the corporation's plan to bring the fund into balance.

**Social Housing
Annual Information Return
Third and Subsequent Year Return
Housing York Inc.**

Year end: December 31, 2008

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Unit Activity Data Report - Section 110, 106, Rent Supp.

Project	Unit Type	1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Total
		Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	
Glenwood Mews	2 B TH	8	1	8	1	8	1	9	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	103
	3 B TH	36	0	36	1	36	1	36	0	37	-	38	0	36	1	37	1	33	1	34	2	34	2	31	4	437
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	1 B Apt	74	0	72	2	74	0	74	-	72	-	72	-	71	-	71	-	71	-	73	0	72	1	73	-	872
Koswick Gardens	2 B Apt	9	-	10	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	8	1	8	1	109
	2 B TH	23	-	22	-	22	-	23	0	23	1	24	-	25	-	25	-	25	-	24	1	24	1	24	1	288
	3 B TH	30	1	28	1	28	1	28	1	29	-	29	-	29	-	31	0	28	3	28	2	27	2	26	2	354
	4 B TH	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
Mulock Village	2 B TH	22	-	20	-	20	-	20	-	20	-	19	1	20	1	20	1	19	2	20	1	19	3	19	1	248
	3 B TH	60	1	59	1	48	1	50	1	52	2	53	2	54	3	54	3	54	4	54	4	52	6	51	6	675
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	1 B Apt	38	-	37	1	38	0	38	-	37	-	37	-	37	-	37	-	37	-	37	-	37	-	37	-	448
Hadley Grange	2 B Apt	43	-	43	-	44	1	43	2	44	1	43	-	43	-	43	-	42	-	41	1	42	3	42	2	524
	3 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	1 B Apt	46	-	46	-	45	-	45	-	44	1	43	2	44	0	45	-	45	-	45	-	45	-	45	-	541
	2 B Apt	5	1	5	1	5	1	5	1	4	2	3	2	4	1	5	0	5	-	5	-	5	-	5	-	64
Brayfield Manor	2 B TH	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	120
	3 B TH	37	1	38	1	38	1	38	1	39	-	39	-	39	-	37	-	35	1	35	1	35	1	34	2	453
	4 B TH	5	-	5	-	5	-	5	-	5	-	5	-	5	-	4	-	4	-	4	-	4	-	4	-	55
	1 B Apt	20	-	20	-	19	1	19	1	20	-	20	0	19	1	20	-	20	-	19	2	20	1	20	1	243
Oxford Village	2 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	3	-	2	1	2	1	29
	1 B Apt	76	-	75	1	74	3	75	2	75	1	76	-	75	-	75	-	75	-	75	-	75	0	74	1	908
	2 B Apt	15	-	15	1	15	1	15	1	15	1	16	1	16	0	16	1	16	1	17	-	17	-	17	-	196
	3 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	2	-	2	-	2	-	33
Woodbridge Lane	2 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	0	4	1	55
	3 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	4 B Apt	18	-	18	-	17	-	17	-	17	-	15	-	16	-	16	-	16	-	17	-	16	-	16	-	199
	3 B TH	17	-	17	-	17	-	17	-	17	-	14	-	17	-	16	-	16	-	16	-	16	-	15	1	196
Trinity Square (67813)	3 B TH (G)	8	-	8	-	8	-	8	-	8	-	8	-	8	-	7	-	7	-	7	-	7	-	7	-	90
	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	5	0	4	1	5	-	5	-	5	-	54
	2 B TH	10	1	10	1	10	1	11	-	11	-	11	-	11	-	11	-	11	-	10	1	10	1	10	1	132
	3 B TH	7	-	7	-	7	-	7	-	7	-	6	-	7	-	7	-	7	-	7	-	7	-	7	-	83
Trinity Square (67814)	3 B TH	643	6	635	13	623	13	628	10	639	6	621	6	628	7	628	8	622	11	622	16	616	24	608	25	7,653
	3 B TH																									
	3 B TH																									
	3 B TH																									
Total RGI Units																										

GEARED TO INCOME

MARKET

Project	Unit Type	1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Total
		Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	
Glenwood Mews	2 B TH	3		3		3		3		4		4		4		4		4		3		3		3		41
	3 B TH	11	1	10	1	10	1	12		11		10	1	11		10	1	13	1	12		11	1	12	1	139
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Kewick Gardens	1 B Apt	13		13		13		13		15		15		16		16		16		14		14		14		172
	2 B Apt	24		23		23		23		23		24		24		24		24		24		24		24		287
Springbrook Gardens	2 B TH	13		14		14		13		12		12		11		11		11		11		11		11		144
	3 B TH	22	1	23	2	24	1	24	1	25	0	25		25		23		23		23	1	24	1	24	2	294
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Mulock Village	2 B TH	11		12	1	12	1	13		13		13		12		12		12		11		10	1	10	3	148
	3 B TH	7		7	1	18	1	16	1	13	1	12	1	10	1	11	0	10		10		9	1	9	2	141
	4 B TH																									
Heritage East	1 B Apt	6		6		6		6		7		7		7		7		7		7		7		7		80
	2 B Apt	27		26		25		25		25	0	26	1	27		27		27		27	1	25	0	25	1	318
	3 B Apt	2	1	2	1	3		3		3		3		3		3		3		3		3		3		36
Hadley Grange	1 B Apt	10		10		11	0	11	0	11		11		12		11		11		11		11		10	1	131
	2 B Apt	18		18		17	1	18		18		18	1	18	1	19	0	19		19		19		20		224
Brayfield Manor	2 B TH	6		6		6		6		5		5	1	6		6		6		6		6		6	0	72
	3 B TH	19	3	19	2	20	1	20	1	21		20	1	20	1	22	1	24		23	1	22	2	21	3	267
	4 B TH																									5
Oxford Village	1 B Apt	8		8		8		8		8		8		8		8		8		7		7		7		93
	2 B Apt	5	1	5	1	5	1	6		5	1	5	1	6		5		5		5		5		5		67
Rose Town	1 B Apt	17		17		16		16		16		16		16		16		15		15		14		14	1	208
	2 B Apt	17		16		16		16		16		16		16		16		15		15		14		14	1	189
Woodbridge Lane	2 B Apt																									3
	3 B Apt	2	1	2	1	2	1	2	1	2	1	4	1	3	1	4	1	2	1	3	0	3		3		41
	4 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
Trinity Square (67813)	2 B TH	9	1	9	1	10	1	10	1	10	1	12	1	12	1	12	1	12	1	11		12	1	11	1	137
	3 B TH	10	1	10	1	10	1	11		11		14		11		10	2	10	2	10	2	10	2	9	3	140
	3 B TH (G)	10		10		10		10		10		10		9		9	2	11	0	11		11		11		136
	4 B TH	2		2		2		2		2		2		1		1		1		1		1		1		18
Trinity Square (67814)	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	3 B TH	1		1		1		1		1		2		1		1		1		1		1		1		13
Total Market Units		278	10	277	12	291	10	292	7	291	8	299	9	295	7	294	7	299	5	293	6	288	9	287	17	3,591
Total Portfolio Units		937		937		937		937		937		937		937		937		937		937		937		937		11,244

Instructions:
 (1) Include the number of units available at the end of each period (whether occupied or vacant) for each classification
 (2) A unit which becomes vacant retains its classification until it becomes occupied, at which time it assumes the classification of the new occupant
 (3) See the Guide to the Annual Information Return for the definition of an RGI and Market unit.

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2008

General Subsidy - Part VI SHRA - RGI Rental Schedule

Page A8

Project	Unit Type	Total Units	Prev. Year		Curr. Year		Current		Current		Indexed		Current		Current		Current		Current		10
			Total Indexed Benchmk Mkt Rnt (Prev. AIR)	Index (Prev. AIR)	Market Rent Index (Col 3 x Col. 4)	0.00%	Actual Market Rent Per Month (Col 5 x Col. 6)	Actual Market Rent Per Month (Col 5 x Col. 6)	RGI Months (A7 Total) (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Benchmk Market Rents Units (Col 6 x Col. 7)	Benchmk Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	Actual Market Rents Units (Col 6 x Col. 7)	
Glenwood Mews	2 B TH	12	840	-0.20%	838	863	103	88,889	86,314	88,889	86,314	88,889	86,314	88,889	86,314	88,889	86,314	88,889	86,314	88,889	86,314
	3 B TH	48	960	-0.20%	958	936	437	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032	409,032
	4 B TH	4	1,024	-0.20%	1,022	1,041	36	37,476	36,792	37,476	36,792	37,476	36,792	37,476	36,792	37,476	36,792	37,476	36,792	37,476	36,792
Keswick Gardens	1 B Apt	87	750	1.40%	761	823	872	717,656	663,592	717,656	663,592	717,656	663,592	717,656	663,592	717,656	663,592	717,656	663,592	717,656	663,592
	2 B Apt	33	853	1.40%	865	951	109	103,659	94,285	103,659	94,285	103,659	94,285	103,659	94,285	103,659	94,285	103,659	94,285	103,659	94,285
Springbrook Gardens	2 B TH	36	1,042	-0.20%	1,040	1,097	288	315,936	299,520	315,936	299,520	315,936	299,520	315,936	299,520	315,936	299,520	315,936	299,520	315,936	299,520
	3 B TH	54	1,170	-0.20%	1,168	1,228	354	434,712	413,472	434,712	413,472	434,712	413,472	434,712	413,472	434,712	413,472	434,712	413,472	434,712	413,472
Mulock Village	4 B TH	3	1,257	-0.20%	1,254	1,340	24	32,160	30,096	32,160	30,096	32,160	30,096	32,160	30,096	32,160	30,096	32,160	30,096	32,160	30,096
	2 B TH	33	1,010	-0.20%	1,008	1,061	248	263,128	249,984	263,128	249,984	263,128	249,984	263,128	249,984	263,128	249,984	263,128	249,984	263,128	249,984
	3 B TH	68	1,140	-0.20%	1,136	1,195	675	806,625	788,150	806,625	788,150	806,625	788,150	806,625	788,150	806,625	788,150	806,625	788,150	806,625	788,150
Heritage East	4 B TH	3	1,223	-0.20%	1,221	1,316	36	47,376	43,956	47,376	43,956	47,376	43,956	47,376	43,956	47,376	43,956	47,376	43,956	47,376	43,956
	1 B Apt	44	799	1.40%	810	858	448	384,384	362,880	384,384	362,880	384,384	362,880	384,384	362,880	384,384	362,880	384,384	362,880	384,384	362,880
Hadley Grange	2 B Apt	70	928	1.40%	941	1,000	524	524,000	493,084	524,000	493,084	524,000	493,084	524,000	493,084	524,000	493,084	524,000	493,084	524,000	493,084
	3 B Apt	6	1,054	1.40%	1,069	1,111	36	39,996	38,484	39,996	38,484	39,996	38,484	39,996	38,484	39,996	38,484	39,996	38,484	39,996	38,484
Brayfield Manor	1 B Apt	56	822	1.40%	834	903	541	488,523	451,194	488,523	451,194	488,523	451,194	488,523	451,194	488,523	451,194	488,523	451,194	488,523	451,194
	2 B Apt	24	953	1.40%	966	1,050	64	67,200	61,824	67,200	61,824	67,200	61,824	67,200	61,824	67,200	61,824	67,200	61,824	67,200	61,824
Oxford Village	2 B TH	16	1,012	-0.20%	1,010	1,062	120	127,440	121,200	127,440	121,200	127,440	121,200	127,440	121,200	127,440	121,200	127,440	121,200	127,440	121,200
	3 B TH	60	1,142	-0.20%	1,140	1,196	453	541,788	516,420	541,788	516,420	541,788	516,420	541,788	516,420	541,788	516,420	541,788	516,420	541,788	516,420
Rose Town	4 B TH	5	1,223	-0.20%	1,221	1,312	55	72,160	67,169	72,160	67,169	72,160	67,169	72,160	67,169	72,160	67,169	72,160	67,169	72,160	67,169
	1 B Apt	28	716	1.40%	726	756	243	183,708	176,418	183,708	176,418	183,708	176,418	183,708	176,418	183,708	176,418	183,708	176,418	183,708	176,418
Woodbridge Lane	2 B Apt	8	828	1.40%	840	902	29	26,168	24,360	26,168	24,360	26,168	24,360	26,168	24,360	26,168	24,360	26,168	24,360	26,168	24,360
	3 B Apt	93	839	1.40%	851	887	908	805,396	772,708	805,396	772,708	805,396	772,708	805,396	772,708	805,396	772,708	805,396	772,708	805,396	772,708
Trinity Square (67813)	2 B Apt	32	960	1.40%	973	1,024	196	200,704	190,708	200,704	190,708	200,704	190,708	200,704	190,708	200,704	190,708	200,704	190,708	200,704	190,708
	3 B Apt	3	823	1.40%	835	875	33	28,875	27,565	28,875	27,565	28,875	27,565	28,875	27,565	28,875	27,565	28,875	27,565	28,875	27,565
Trinity Square (67814)	4 B Apt	3	987	1.40%	999	1,045	12	12,540	12,012	12,540	12,012	12,540	12,012	12,540	12,012	12,540	12,012	12,540	12,012	12,540	12,012
	2 B TH	28	1,050	-0.20%	1,048	1,051	199	209,149	208,552	209,149	208,552	209,149	208,552	209,149	208,552	209,149	208,552	209,149	208,552	209,149	208,552
Trinity Square (67814)	3 B TH (G)	18	1,225	-0.20%	1,223	1,286	196	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680	211,680
	4 B TH	6	1,289	-0.20%	1,286	1,214	54	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556	65,556
Total	2 B TH	12	1,034	-0.20%	1,032	1,286	132	169,752	136,224	169,752	136,224	169,752	136,224	169,752	136,224	169,752	136,224	169,752	136,224	169,752	136,224
	3 B TH	8	1,172	-0.20%	1,170	1,350	83	112,050	97,110	112,050	97,110	112,050	97,110	112,050	97,110	112,050	97,110	112,050	97,110	112,050	97,110
Total		937					7,653	7,688,008	7,288,252	7,653	7,688,008	7,288,252	7,653	7,688,008	7,288,252	7,653	7,688,008	7,288,252	7,653	7,688,008	7,288,252

Line 301

A7 Total Column

For 2008 See
Simplification 07-09
(Error as CLO or 0.00)

For 2009 Simplification 08-09 Future years released annually

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

I. Operating subsidy

Total indexed benchmark operating costs	From SM Subsidy Estimate/Approved Budget	701	4,351,887
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,715,485
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	10,889,028
Operating subsidy	Lines 701 + 703 - 705	709	1,178,344

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	7,288,252
Actual market rents for RGI units	A8 Col. 08	714	7,688,008
Lesser of Line 713 or Line 714		715	7,288,252
Actual rental income from RGI households	A8 Col. 10	718	3,103,477
RGI subsidy	Line 715 - 718	719	4,184,775

III. Surplus repayment

Revenue

Shelter occupancy revenue	Line 510	741	6,713,458
Investment income & non rental revenue	Line 521 + 522	742	333,089
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,400,686
Total revenue	Line 741 to 743	744	13,447,233

Less:

Total shelter expenses	Line 565	750	13,407,439
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	39,794

Operating reserve allowance	D1 Line 3085 or 3095	755	0
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Surplus/(Deficit)	Lines 751 - 755	759	39,794
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Surplus repayable	50% of Line 759 (only if surplus)	760	19,897
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Less: Service manager approved reduction	Enter \$ (up to the value in Line 760)	764	0
---	---	-----	---

Net surplus repayable	Line 760 - 764	769	19,897
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Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	1,178,344
RGI subsidy	Line 719	772	4,184,775
Property taxes	Line 549	773	1,037,567
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,400,686
Less:			
Surplus repayment	Line 769	782	19,897
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	19,897
Net subsidy entitlement for the year	Line 779 - 785	789	6,380,789

V. Current year settlement

Net subsidy for the year	Line 789	791	6,380,789
Less Subsidy received the year		792	6,723,306
Settlement - subsidy payable to Group (repayable to SM)		795	(342,517)

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**Social Housing
Annual Information Return**
Housing York Inc.

Year end: December 31, 2008

General Subsidy - Part VI SHRA - 100% RGI (Section 106)

Page A10

I. Subsidy for the year

Indexed Benchmark operating costs

From SM Subsidy Estimate/Approved Budget

801

Property taxes

line 549 806 0

Mortgage principal and interest

line 550 807 0

Subtotal

Line 801 to 807 809 0

Less:

Actual rents for RGI units

line 501 811 0

Non-Rental Revenue (including interest)

line 521 and 522 812 0

Surplus repayment (from below)

Line 829 813 0

Reduction in subsidy (Section 113 (9) SHRA)

814

Subtotal

Line 811 to 814 816 0

Additional Subsidy

817

Net subsidy entitlement for the year

Line 809 - 816 + 817 819 0

II. Surplus repayment

Indexed Operating costs

Line 801 821 0

Less:

Operating costs (actual)

line 548 822 0

Operating reserve allowance

Line 3107 or 3112 823 0

Subtotal

Line 822 to 823 825 0

Surplus

Line 821 - 825 826 0

Surplus repayable

50% of Line 826 827 0

Less: Service manager approved reduction

Enter \$ (up to the value in Line 827) 828

Net surplus repayment

Line 827 - 828 829 0

III. Current year settlement

Net subsidy for the year

Line 819 831 0

Less Subsidy received for the year

832

Current year settlement

Line 831 - 832 833 0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2008

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program	Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
Revenue	MNP (Sec95)	PNP(Sec95)	Sec26/27	Limited/Dividend	Public Housing	Region Program	UNative-Post85
Occupancy Revenue (Shelter)	581	582	583	584	585	586	587
RGI-Income Tested Units					4,668,096	1,360,883	
Market Rent							
Gross occupancy revenue	0	0	0	0	4,668,096	1,360,883	0
Less: vacancy loss on market units							
Subtotal	0	0	0	0	4,668,096	1,360,883	0
Investment Income					91,766	17,558	
Non-rental revenue/income					137,370	15,395	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)					2,092,211		
Subsidy - Operating Subsidy							
Subsidy - Capital Subsidy							
Subsidy- Other (describe)							
Total Revenue	0	0	0	0	6,989,443	1,393,836	0
Shelter Expenses:	1541	1542	1543	1544	1545	1546	1547
Maint & Admin (see B1 schedules below)	0	0	0	0	2,988,086	446,157	0
Utilities(see B1 schedules below)	0	0	0	0	1,185,526	202,438	0
Insurance					94,422	15,278	
Bad Debts					2,762		
Other						491,896	
Capital reserve contribution						117,067	
Subtotal Operating Expenses	0	0	0	0	4,270,796	1,272,836	0
Municipal property taxes					813,710	121,000	
Mortgage principal and interest					1,015,473		
Other (describe)							
Other (describe)							
Total Shelter Expenses	0	0	0	0	6,099,979	1,393,836	0
Net income (loss) - Shelter	0	0	0	0	889,464	0	0
Subsidy settlement-pay (repayable to SM)	0	0	0	0	889,464		
Shelter Surplus/(Deficit) after settlement	0	0	0	0	0	0	0
Gifts and Donations							
Non-Shelter Surplus/(Deficit) Net	0	0	0	0	0	0	0
Program Net Income (Loss)	0	0	0	0	0	0	0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2008

B1 Schedules

Revenue and Expenses-All programs except Provincial Reformed

Line - 1541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits
Building and equipment

Elevators

Electrical systems

Heating, air, ventilation and plumbing

Grounds

Painting

Waste Removal

Security

Other (describe)

Other (describe)

Other (Public Housing Non-Recurring)

Subtotal Maintenance

Life Safety Systems

Shelter Costs

Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
MNP (Sec95)	PNP(Sec95)	Sec26/27	Unilateral/Divided	Region Program	UNative-Post85
581	582	583	584	585	586
				741,729	112,654
				376,527	75,214
				60,956	12,908
				44,559	2,175
				84,365	18,547
				160,210	22,506
				37,896	1,875
				59,721	12,398
				1,102	2,580
				81,928	14,339
				74,521	
0	0	0	0	1,723,514	275,196
					0

Administration

Salaries, wages and benefits

Management fees

Materials and Services

Other (describe)

Other (describe)

Other (describe)

Subtotal Administration

Total Maintenance and Administration

Sundry Services / Office Supply
Telephone & Communication

				896,734	118,686
				326,011	43,148
				41,827	1,360
					7,767
0	0	0	0	1,264,572	170,961
0	0	0	0	2,988,086	446,157
					0
					0

LINE - 1542 - UTILITIES

Electricity

Fuel

Water and Sewage

Other (describe)

Total Utilities

Energy Mgmt. Debt Repayment

				621,074	97,144
				230,973	83,230
				148,486	22,064
				184,993	
0	0	0	0	1,185,526	202,438
					0

Social Housing Annual Information Return

December 31, 2008

Year end:

Non-Shelter - All programs except Provincial Reformed

Page B2

PROGRAM	Provincial Reformed		Federal Unilateral		Federal Unilateral		Federal Unilateral		Federal Unilateral	
	MNP (Sec95)	PNP (Sec95)	Sec26/27	Limited/Dividend	Public Housing	UNative-Pre86	UNative-Post86			
REVENUE	581	582	583	584	585	586	587			
Commercial rent										
Grants from Ministry of Health										
Grants from MCSS										
Other (describe)										
Other (describe)										
Other (describe)										
Other (describe)										
Other (describe)										
Other (describe)										
Total Non-Shelter Revenue	0	0	0	0	0	0	0			
EXPENSES	1620	1621	1622	1623	1624	1625	1626			
Maintenance salaries, wages and benefits										
Maintenance materials and services										
Utilities										
Administration										
Other (describe)										
Subtotal Non-Shelter Operating Expenses	0	0	0	0	0	0	0			
Property taxes										
Mortgage principal and interest										
Total non-shelter expenses	0	0	0	0	0	0	0			
Non-Shelter Surplus (Deficit) Net	0	0	0	0	0	0	0			

**Social Housing
Annual Information Return
MUNICIPAL NON-PROFIT HOUSING CORPORATIONS**
Housing York Inc.

Page B3

NUMBER OF UNITS OCCUPIED AND VACANT												
1st Month	2nd Month	3rd Month	4th Month	5th Month	6th Month	7th Month	8th Month	9th Month	10th Month	11th Month	12th Month	Average

[illegible][illegible]

Total Market	0.00
Total Project	0.00

(1) Include the number of units available at the end of each period (occupied and vacant) for each classification.

(2) The average number of units occupied or vacant shall be calculated to 2 decimal places.

(3) A unit which becomes vacant retains its classification until it becomes occupied, at which time it assumes the classification of the new occupant.

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2008

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

Operating costs:**Budget**

Previous year

Inflation factor

From line 1640 Pr. Yr. Budget

1635

2008 See Table Below, 2009 onward MAH SH Notification

1636

Budgeted Operating Costs

Line 1635 x 1636

1640

0

Actual Operating Costs

line 1548-1547

1641

0

Allowable costs

Lesser of budget or actual

Municipal taxes

Mortgage principal and interest

Capital reserve contribution

Lesser of 1640 and 1641

1645

0

line 1549

1646

0

line 1550

1647

0

line 1547

1648

0

Total

Lines 1645 to 1649

1650

0

Adjusted Total Revenue**Rent Inflation Factor**

From MAH

1651

1.014

Unit Type	Market Units	Prior Year Minimum Market Rent	Minimum Market Rent Line 1651 x Column B	Minimum Annual Market Rent A x C x 12
	A	B	C	D
Bachelor	0.00		0.00	0.00
1 Bed Apt	0.00		0.00	0.00
2 Bed Apt	0.00		0.00	0.00
3 Bed Apt	0.00		0.00	0.00
3 Bed Apt	0.00		0.00	0.00
2 Bed TH	0.00		0.00	0.00
3 Bed TH	0.00		0.00	0.00
4 Bed TH	0.00		0.00	0.00
0	0.00		0.00	0.00
Total	1652	0.00	1653	0.00

Less: Budgeted vacancy loss

current year budget

1654

Net minimum annual market revenue

Line 1653 - 1654

1655

0

Market rent revenue

1656

0

Adjusted market revenue

Greater of line 1655 or 1656

1660

0

Geared-to-income rent

1661

0

Non-Rental revenue(including interest)

1662

0

Adjusted total revenue

Line 1660 to 1663

1665

0

Subsidy Entitlement

Line 1650 - 1665

1680

0

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

1685

Settlement - subsidy payable to Group (repayable to SM)

1690

0

Social Housing Annual Information Return

Housing York Inc.

December 31, 2008

Year end:

Statistical Information

Page 01

All Units Under Administration by Service Manager

I. Households assisted by program type-at year end

RGI households with incomes at or below the HILS

Households assisted by program (at end of year)

Non-RGI households and RGI households with incomes above the HILS

Households assisted by program (end of year)

Vacant units (end of year)

Total households (All units under administration)

Unit of Measure

Households

01

Public Housing

02

Rent Supplement

03

Limited Dividend

04

Section 26 & 27

05

Section 95 PNP

06

Section 95 MNP

07

Post-1985 Urban Native

08

Pre-1986 Urban Native

09

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Annual Information Return

Housing York Inc.

Page C2

I. Minimum RGI Unit Requirements

[illegible]

Total

[illegible]

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	63		25
Market units	66		17
Special needs units			
Total	129	0	42

Special needs units, including modified units, must be filled with households requiring those units.

How many special needs units, including modified units, were filled with households which did not require those services or units?

0

Social Housing Annual Information Return

December 31, 2008

Housing York Inc.

General Subsidy - Part VI SHRA - Operating Reserve

Page D1

Has the provider had an accumulated surplus at the beginning of any previous fiscal year since the termination of its operating agreement of \$300 per unit or greater?

Choose Yes or No 3000 **Yes**

Accumulated surplus (deficit) beginning of the year

3002 **1,798,902**

Number of units

Page A1 3025 **937**

Allowable operating reserve per unit

3030 **0**

Total allowable operating reserve

Line 3025 x line 3030 3035 **0**

**If line 3002 is greater than line 3035 the provider is not eligible
for any operating reserve in the calculation of surplus.**

THE REMAINDER OF THE FORM IS COMPLETED ONLY IF LINE 3000 IS "NO"

Calculation for General Subsidy - Part VI SHRA (This section applies only if sheet A7 completed)

Accumulated surplus, beginning of year

Line 3002 3040 **N/A**

Net Shelter Income

Line 751 3045 **N/A**

Subtotal

Line 3040 + line 3045 3060 **N/A**

Operating reserve eligibility determinant

Line 3035 - 3060 3070 **N/A**

If line 3070 is nil or negative operating reserve calculation is:

Total allowable operating reserve

Line 3035 3075 **N/A**

Accumulated surplus, beginning of year

Line 3040 3080 **N/A**

Operating reserve allowance (to line 755)

Line 3075 - line 3080 3085 **0**

If line 3070 is a positive value operating reserve calculation is:

Total allowable operating reserve

Line 3070 3090 **N/A**

Accumulated surplus, beginning of year

Line 3040 3091 **N/A**

Operating reserve allowance (to line 755)

Line 3090 - line 3091 (if positive) 3095 **0**

Calculation for General Subsidy - 100% RGI (Complete section only if sheet A 10 completed)

Accumulated surplus beginning of year

Line 3002 3100 **N/A**

Indexed benchmark operating costs

Line 801 3101 **N/A**

Actual operating costs for the year

Line 822 3102 **N/A**

Difference

Line 3101 - 3102 3103 **N/A**

Operating reserve eligibility determinant

Line 3035 - (3002 + 3103) 3104 **N/A**

If line 3104 is nil or negative operating reserve calculation is:

Total allowable operating reserve

Line 3035 3105 **N/A**

Accumulated surplus, beginning of year

Line 3002 3106 **N/A**

Operating reserve allowance (to line 823)

Line 3105 - line 3106 3107 **0**

If line 3104 is positive operating reserve calculation is:

Indexed benchmark operating costs

Line 3101 3110 **N/A**

Actual operating costs for the year

Line 3102 3111 **N/A**

Operating reserve allowance (to line 823)

Line 3110 - Line 3111 3112 **0**