

SOCIAL HOUSING - ANNUAL INFORMATION RETURN

THIRD AND SUBSEQUENT YEARS

PROVINCIAL REFORMED AND OTHER HOUSING PROGRAMS

Identification

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Corporation name	
Housing York Inc.	
CMSM/DSSAB	
The Regional Municipality of York	
Corporation address	Mailing address
1091 Gorham Road Newmarket, Ontario L3Y 8X7	- same -

I.D. No.	Year end (dd/mm/year)
	December 31, 2010

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		

Contact name	Position
Cristian Cupen	Finance Program Manager
e-mail address	
cristian.cupen@york.ca	

Telephone number	Fax number
905-830-4444 x2742	905-895-5724
SHRA Section 103	SHRA Section 110 Market & RGI
No	Yes
	SHRA Section 106 100 % RGI
	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
	Jack Heath	Chair	
Signature	Name	Position	Date
	Gino Rosati	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, 2010

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, 2010

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

Page A3

ASSETS

Cash and investments - capital reserve fund	Balance Sheet Notes & Details - A3S	310	
-other (describe)		312	
Subsidies receivable from the service manager		320	
Accounts receivable-tenants	Balance Sheet Notes & Details - A3S	321	
Accounts receivable-other (describe)		322	
Capital Assets (at cost):			
Shelter - devolved prior federal and provincial projects		325	
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	
Accumulated amortization - federal and provincial projects		334	
- other programs		335	
Net capital assets	Lines 330 - 334, 335	336	
Subsidy Advance from Service Manager		350	
Other assets (describe)		351	
TOTAL ASSETS	Lines 310 + 312 + 320 + 321 + 322 + 336 + 350	355	

LIABILITIES

Subsidies payable to the service manager	360	
Mortgage loans	368	
Loan Payable to York Region	369	
Other loans (describe)	370	
Other liabilities (describe)	375	

SURPLUS

Contributed surplus	380	
Capital reserve fund housing	384	
Other reserves (describe)	386	
Accumulated surplus/(deficit)	390	

TOTAL LIABILITIES AND SURPLUS

Lines 360 to 390 395

Social Housing Annual Information Return

Year end: December 31, 2010

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

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Balance Sheet Notes and Details

Capital Reserve Fund

- Invested in SHSC
- To be transferred (current yr. cont.)
- Federal Groups (funds invested in GIC's, etc.)
- Other (describe) _____
- Total Capital Reserves

310 A	
310 B	
310 C	
310 D	
310	0

Accounts Receivable

- Current Tenants
- Former Tenants
- Allowance for Bad Debts
- Other (describe) _____
- Other (describe) _____
- Total Accounts Receivable - Tenants

321 A	
321 B	
321 C	
321 D	
321 E	
321	0

Internal Allocations

Accumulated Surplus/(Deficit)

- Provincially Reformed
- Federal Programs
- Total Accumulated Surplus/(Deficit)

390 C	
390 A	
390 B	
390	0

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

Social Housing Annual Information Return

Year end: December 31, 2010

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

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

Shelter Occupancy revenue

Rent-geared-to-income units	501	3,223,739
Market units	502	3,644,686
Gross occupancy revenue	Lines 501 + 502	504 6,868,425
Less: Vacancy loss on market units	505	147,432
Subtotal	Lines 504 - 505	510 6,720,993

Investment income (Includes Interest)

521 70,898

Non-rental revenue (parking, laundry, etc.)

Coin Laundry, Parking, Tenant Recoveries

522 132,896

Net Subsidy Entitlement for the Year

Line 789 or Line 819 525 6,458,872

Total Revenue

Lines 510 to 525 530 13,383,659

Shelter expenses

Maintenance and administration	From A4 - Schedules Below	541	3,041,346
Utilities	From A4 - Schedules Below	542	895,204
Insurance		543	129,629
Bad debts		544	40,916
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	558,997
Subtotal Operating expenses	Lines 541 to 547	548	4,666,091
Property taxes		549	1,066,733
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,629,216
Total Shelter Expenses	Lines 548 to 550	565	13,362,040

NET INCOME (LOSS) - Provincial Reformed -Shelter

Lines 530 - 565 570 21,619

Gifts and donations - (describe)

575

Non shelter revenue (net)

Line 529 Col 3 576 18,747

Sector support (net) (co-ops only)

577

Non-Shelter Net Income (Loss)

Lines 576 to 577 578 18,747

Net Income(Loss)-Provincial Reformed Total

Line 570 + Line 578 580 40,366

(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 54,618

Post-85 Urban Native(federal)

587 0

Consolidated Net Income(Loss)

Line 580 + Lines 581 - 587 589 94,984

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

Provincial Reformed

		Shelter	Non-Shelter	Other Programs	Consolidated
BALANCE, BEGINNING OF YEAR	590	1,885,944			1,885,944
Net Income for the year	591	21,619	18,747	54,618	94,984
Other *	592				0
BALANCE, END OF YEAR	599	1,907,563	18,747	54,618	1,980,928

* Approved Spending as per Board of Directors.

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2010

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	1,034,276
Building and equipment	541 B	471,626
Elevators	541 C	24,134
Electrical systems	541 D	39,802
Heating, air, ventilation and plumbing	541 E	189,019
Grounds	541 F	206,047
Painting	541 G	94,963
Waste Removal	541 H	92,191
Security	541 I	3,081
Other - (describe) Life Safety Systems	541 J	55,427
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	2,210,565

Administration

Salaries, wages and benefits	541 Q	663,643
Management fees	541 R	
Materials and Services	541 S	167,138
Other - (describe)	541 T	
Other - (describe)	541 U	
Other - (describe)	541 V	
Subtotal Administration	541 Y	830,781
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,041,346

LINE - 542 - UTILITIES

Electricity	542 A	427,514
Fuel	542 B	181,681
Water and Sewage	542 C	218,619
Other - (describe) EM Debt Repayment	542 D	67,389
TOTAL UTILITIES	542 H	895,204

Social Housing Annual Information Return

Year end: December 31, 2010

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) _____	614			0
Total non-shelter revenue	Lines 610 to 614 615	48,500	0	48,500

NON-SHELTER EXPENSES

Operating costs

Maintenance salaries, wages and benefits	620	2,673		2,673
Maintenance materials and services	621	2,673		2,673
Utilities	622	3,648		3,648
Administration	623	891		891
Other (describe) <u>Grounds Keeping</u>	624	494		494
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	10,378	0	10,378
Property taxes	626	2,604		2,604
Mortgage principal and Interest	627	16,772		16,772
Total non-shelter expenses	Lines 625 to 627 628	29,753	0	29,753
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	18,747	0	18,747

Social Housing Annual Information Return

Year end: December 31, 2010

Housing York Inc.

Capital Reserve Fund (Housing)

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See Attached Schedule for Capital Reserve Activity

BALANCE, BEGINNING OF YEAR

Previous year's line 690

	Provincial	Blue Door	Regional	
	Reformed		Program	Total
651	4,193,045			4,193,045

Revenue

Mandatory transfer from operations

Line 547 / 1547

652	558,997			558,997
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Investment income/(loss)

654	155,074			155,074
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Other 2007 Overcontribution adjustment

655	(15,680)			(15,680)
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Total

Lines 652 to 655

660	4,891,436	0	0	4,891,436
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Expenses (by item or category)

Roofing

671	192,909			192,909
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Building

672	273,252			273,252
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Flooring

673	190,424			190,424
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Life Safety Systems Capital

674	19,597			19,597
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Electrical

675	9,059			9,059
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Equipment

676	41,287			41,287
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Grounds

677	140,069			140,069
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Heating, Ventilation, Plumbing

678	44,259			44,259
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Painting

679	34,738			34,738
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Elevators

680	0			0
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Capital Overheads

681	77,076			77,076
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682				0
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683				0
-----	--	--	--	---

Total expenses

Lines 671 to 683

685	1,022,670	0	0	1,022,670
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BALANCE, END OF YEAR

Lines 651 + 660 - 685

690	3,868,767	0	0	3,868,767
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ASSETS, END OF YEAR

Cash and investments

Line 310

695				
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DIFFERENCE Under (Over) Funded

Lines 690 - 695

699	3,868,767	0	0	3,868,767
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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, 2010

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

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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	10	-	10	-	10	-	10	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	112
	3 B TH	35	1	36	1	36	1	38	1	39	1	40	1	40	1	38	1	40	1	37	2	38	1	38	1	464
	4 B TH	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	1 B Apt	69	4	69	4	69	4	68	5	70	2	70	2	68	4	67	2	71	1	72	1	71	1	70	2	864
Kenswick Gardens	2 B TH	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	11	2	12	-	12	-	145
	2 B TH	25	-	25	-	25	-	24	1	24	1	25	-	25	-	25	1	26	-	25	1	26	-	26	-	303
	3 B TH	33	3	33	-	33	-	33	1	32	1	32	-	32	-	31	-	31	-	31	-	30	1	31	-	388
	4 B TH	1	1	2	1	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	26
Midlock Village	2 B TH	25	-	25	-	23	-	23	-	22	1	22	1	23	1	23	1	23	1	24	-	24	-	24	-	286
	3 B TH	56	1	56	1	52	1	52	-	52	1	52	1	53	-	52	1	52	1	52	-	51	1	51	1	640
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	1 B Apt	37	-	37	-	37	-	38	-	38	-	38	-	38	-	38	-	38	-	38	-	38	-	37	-	483
Heritage East	2 B Apt	44	3	43	4	44	3	45	3	46	1	50	1	50	1	51	-	51	-	51	-	51	-	50	-	564
	3 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	1 B Apt	47	2	48	1	48	1	47	2	47	2	47	2	49	-	49	-	49	-	48	1	49	-	49	-	668
	2 B Apt	5	-	5	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	51
Brayfield Manor	2 B TH	12	-	12	-	12	-	11	1	11	-	11	-	11	-	11	-	11	-	11	-	11	-	10	-	136
	3 B TH	41	-	40	1	40	1	39	1	40	-	39	1	39	1	36	2	35	1	37	-	38	-	39	-	471
	4 B TH	4	-	4	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	4	-	57
	1 B Apt	19	-	19	-	18	-	18	1	18	1	18	1	18	1	18	1	18	-	18	-	18	-	18	-	223
Oxford Village	2 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	3 B TH	74	1	75	1	74	1	75	1	74	2	74	2	75	1	75	1	75	1	72	3	73	3	72	3	903
	1 B Apt	18	-	18	-	18	-	18	-	18	1	19	1	19	-	19	-	19	-	19	-	19	-	19	-	224
	2 B Apt	1	1	1	1	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
Rose Town	3 B Apt	4	-	4	-	4	-	4	-	4	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	57
	4 B Apt	1	-	1	-	1	-	1	-	1	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	20
	2 B TH	16	-	16	-	16	-	16	-	16	-	13	-	14	-	15	-	15	-	15	-	15	-	14	-	182
	3 B TH	18	-	17	-	17	-	17	-	17	-	16	-	17	-	17	-	17	-	17	-	17	-	17	-	202
Woodridge Lane	3 B TH (G)	7	1	7	-	7	-	6	-	6	-	6	-	6	-	7	-	6	-	5	-	6	-	6	-	74
	4 B TH	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	6	-	6	-	5	-	60
	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	3 B TH	7	-	6	1	6	1	6	1	6	1	6	1	6	1	6	1	6	1	5	-	5	-	5	-	76
Total RGI Units		646	18	648	16	641	16	641	16	645	16	644	13	651	12	646	10	649	8	644	8	647	7	643	9	7894

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	2		2		2		2		3		3		3		3		3		3		3		3		32
	3 B TH	8	4	8	3	10	1	10		9		8		7		9		8		9		8		8	1	112
	4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
	1 B Apt	14		13	1	14		15		15		15		14	1	16	1	15		15		15		13	2	179
Kewick Gardens	2 B Apt	20	1	20	1	20	1	21		21		21		21		21	1	20		21		21		21		252
	2 B TH	11		11		11		11		11		11		10	1	9	1	10		10		10		10		127
	3 B TH	18		18	2	18	2	20		21		21		22	1	22	1	22	1	23		23		22	1	258
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Mulock Village	2 B TH	8		8		10		10		9		9		8	1	6	1	8		8		9		8	1	110
	3 B TH	9	2	11		14	1	15	1	14	1	15	1	13	2	14	1	14	1	15	1	16		16		178
	4 B TH																									
	1 B Apt	7		7		6		6		6		6		6		6		6		6		6		6		75
Heritage East	2 B Apt	23		21	2	21	2	21	1	20	1	18	1	19		19		19		19		19		20		246
	3 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36
	1 B Apt	7		7		7		7		7		7		7		7		7		7		7		7		84
	2 B Apt	18	1	18	1	18	2	19	1	20	1	19	1	20	1	20	1	20	1	20	1	19	1	19	1	237
Brayfield Manor	2 B TH	4		4		4		4		4		4		4	1	5		5		5		5		5		56
	3 B TH	18	1	18	1	18	1	19	1	19	1	20	1	20		22		21	3	22	1	21	1	20	1	249
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		3
	1 B Apt	9		9		10		9		9		9		9		9		10		10		10		10		113
Oxford Village	2 B Apt	5		5		5		5		5		5		5		5		5		5		5		5		60
	1 B Apt	18		17		17	1	17	1	15	2	15	2	14	3	14	3	14	3	18	2	17		18		208
	2 B Apt	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	160
	3 B Apt	4		4		4		4		4		4		4		4		4		4		4		4		52
Woodbridge Lane	2 B Apt	1		1		1		1		1		1		1		1		1		1		1		1		12
	3 B Apt	4		3	1	3	1	3	1	3	1	2	1	2	1	3	1	3	1	3	1	3	1	3	1	59
	4 B Apt	1		1		1		1		1		1		1		1		1		1		1		1		16
	2 B TH	12		12		12		11	1	11	1	13	2	12	2	13		13		13		13		13		154
Trinity Square (67813)	2 B TH	11		11		11		11		10	1	11	1	11	1	11	1	11	1	11	1	11	1	11	1	133
	3 B TH	11		11		11		11		12		13		11		11		12		13		13		13		143
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
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		1		1		1		1		1		1		1		20
Total Market Units		281	12	258	15	265	15	270	9	288	9	270	10	282	12	272	9	272	8	281	4	280	3	279	6	3,350
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, 2010

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	
			Total Index	Market Rent Index	Market Rent Index	Market Rent Index	Actual Market Rent	Actual Market Rent	RGI Unit	RGI Unit	Benchmark RGI Unit	Benchmark RGI Unit	Actual Market Rent	Actual Market Rent	RGI Unit	RGI Unit	Market Rent	Market Rent
			(Prev. A/R)	(Prev. A/R)	(Prev. A/R)	(Prev. A/R)	(Col 3 x Col 4)	(Col 3 x Col 4)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)	(Col 5 x Col 6)
Glenwood Mews	2 B TH	12	853	0.10%	854	893	112	100,016	95,648									
	3 B TH	48	975	0.10%	976	968	464	449,152	449,152									
	4 B TH	4	1,040	0.10%	1,041	1,077	24	25,848	24,964									
Keewick Gardens	1 B Apt	87	775	0.70%	780	853	864	736,992	673,920									
	2 B Apt	33	681	0.70%	687	985	145	142,825	128,616									
Springbrook Gardens	2 B TH	36	1,059	2.10%	1,061	1,137	305	346,795	329,705									
	3 B TH	54	1,189	2.10%	1,214	1,274	368	494,312	471,032									
	4 B TH	3	1,277	2.10%	1,304	1,388	26	36,088	33,904									
Mulock Village	2 B TH	33	1,026	0.10%	1,027	1,102	286	315,172	293,722									
	3 B TH	68	1,158	0.10%	1,159	1,242	640	794,880	741,760									
	4 B TH	3	1,243	0.10%	1,244	1,367	36	49,212	44,794									
Heritage East	1 B Apt	44	825	0.70%	831	890	453	403,170	376,443									
	2 B Apt	70	958	0.70%	965	1,037	594	615,978	573,210									
	3 B Apt	6	1,088	0.70%	1,096	1,151	36	41,436	39,456									
Hadley Grange	1 B Apt	56	849	0.70%	855	935	588	549,780	502,740									
	2 B Apt	24	983	0.70%	990	1,087	51	55,437	50,490									
Brayfield Manor	2 B TH	16	1,028	0.10%	1,029	1,100	136	149,600	139,944									
	3 B TH	60	1,161	0.10%	1,162	1,239	471	583,569	547,302									
	4 B TH	5	1,243	0.10%	1,244	1,358	57	77,406	70,908									
Oxford Village	1 B Apt	28	739	0.70%	744	784	223	174,832	165,912									
	2 B Apt	8	855	0.70%	861	935	36	33,660	30,958									
Rose Town	1 B Apt	93	844	2.10%	862	920	908	835,360	782,656									
	2 B Apt	32	965	2.10%	985	1,063	224	238,112	220,640									
Woodbridge Lane	2 B Apt	3	828	2.10%	845	907	24	21,768	20,280									
	3 B Apt	8	931	2.10%	951	1,017	57	57,969	54,207									
	4 B Apt	3	983	2.10%	1,014	1,083	20	21,650	20,280									
Trinity Square (67813)	2 B TH	28	1,067	2.10%	1,089	1,070	182	194,740	194,740									
	3 B TH	28	1,207	2.10%	1,232	1,202	202	242,804	242,804									
	3 B TH (G)	18	1,245	2.10%	1,271	1,099	74	81,326	81,326									
	4 B TH	6	1,309	2.10%	1,336	1,236	60	74,160	74,160									
Trinity Square (67814)	2 B TH	12	1,051	2.10%	1,073	1,209	132	172,788	141,636									
	3 B TH	8	1,191	2.10%	1,216	1,374	76	104,424	92,416									
Total		937																
			Per 2008 Sep															
			Standardization 07/09															
			(Enter as 0.00 or 0.00)															
			For 2008 Standardization 07/09, future years released annually															
			A7 Total Column															
			7,894															
			8,221,261															
			7,709,812															
			3,223,739															

Line 524

Social Housing Annual Information Return

Year end: December 31, 2010

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	4,457,917
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,629,216
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	11,159,449
Operating subsidy	Lines 701 + 703 - 705	709	927,684

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	7,709,812
Actual market rents for RGI units	A8 Col. 08	714	8,221,261
Lesser of Line 713 or Line 714		715	7,709,812
Actual rental income from RGI households	A8 Col. 10	718	3,223,739
RGI subsidy	Line 715 - 718	719	4,486,073

III. Surplus repayment Revenue

Shelter occupancy revenue	Line 510	741	6,720,993
Investment income & non rental revenue	Line 521 + 522	742	203,794
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,480,490
Total revenue	Line 741 to 743	744	13,405,277

Less:

Total shelter expenses	Line 565	750	13,362,040
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	43,237

Operating reserve allowance

01 Line 3085 or 3095	755	0
----------------------	-----	---

Surplus/(Deficit)

Lines 751 - 755	759	43,237
-----------------	-----	--------

Surplus repayable

50% of Line 759 (only if surplus)	760	21,618
-----------------------------------	-----	--------

Less: Service manager approved reduction

Enter \$ (up to the value in Line 760)	764	0
---	-----	---

Net surplus repayable

Line 760 - 764	769	21,618
----------------	-----	--------

Social Housing Annual Information Return

Year end: December 31, 2010

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	927,684
RGI subsidy	Line 719	772	4,486,073
Property taxes	Line 549	773	1,066,733
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,480,490
Less:			
Surplus repayment	Line 769	782	21,618
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	21,618
Net subsidy entitlement for the year	Line 779 - 785	789	6,458,872

V. Current year settlement

Net subsidy for the year	Line 789	791	6,458,872
Less Subsidy received the year		792	6,639,546
Settlement - subsidy payable to Group (repayable to SM)		795	(180,674)

MMAH 01/09

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2010

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, 2010

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program Revenue	Provincial Reformed MNP (Sec95)	Federal Unilateral PNP(Sec95)	Federal Unilateral Sec26/27	Federal Unilateral Limited/Dividend	Public Housing Region Program	Federal Unilateral UNative-Post85
	581	582	583	584	585	586
Occupancy Revenue (Shelter)						
RGI-Income Tested Units					4,762,616	1,819,259
Market Rent						
Gross occupancy revenue	0	0	0	0	4,762,616	1,819,259
Less: vacancy loss on market units						
Subtotal	0	0	0	0	4,762,616	1,819,259
Investment Income						
Non-rental revenue/Income					39,268	9,700
Subsidy - Rent Supp (i.e. OCHAP & CHSP)					124,605	29,914
Subsidy - Operating Subsidy					2,617,788	
Subsidy - Capital Subsidy						
Subsidy- Other (describe)						
Total Revenue	0	0	0	0	7,544,277	1,858,873
Shelter Expenses:						
Maint & Admin (see B1 schedules below)						
Utilities(see B1 schedules below)						
Insurance						
Bad Debts						
Other						
Capital reserve contribution						
Subtotal Operating Expenses						
Municipal property taxes						
Mortgage principal and interest						
Other (describe)						
Other (describe)						
Total Shelter Expenses						
Net income (loss) - Shelter						
Subsidy settlement-pay (repayble to SM)						
Shelter Surplus(Deficit) after settlement						
Gifts and Donations						
Non-Shelter Surplus(Deficit) Net						
Program Net Income (Loss)						

Social Housing Annual Information Return

Housing York Inc.

B1 Schedules

Year end: December 31, 2010

Revenue and Expenses-All programs except Provincial Reformed

Line - 1541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits	1541 A
Building and equipment	1541 B
Elevators	1541 C
Electrical systems	1541 D
Heating, air, ventilation and plumbing	1541 E
Grounds	1541 F
Painting	1541 G
Waste Removal	1541 H
Security	1541 I
Other (describe)	1541 J
Other (describe)	1541 K
Other (Public Housing Non-Recurring)	1541 L
Subtotal Maintenance	1541 P

Life Safety Systems

Shelter

Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
MNP (Sec9S)	PNP(Sec9S)	Sec26/27	Limited/Dividend	Public Housing	Region Program
581	582	583	584	585	586
				855,627	165,006
				302,878	97,985
				64,918	12,210
				34,078	14,578
				110,290	24,586
				175,677	47,713
				47,481	8,237
				67,454	21,274
				76	1,091
				80,325	12,971
				109,698	
0	0	0	0	1,848,502	405,750
					587

Administration

Salaries, wages and benefits	1541 R
Management fees	1541 S
Materials and Services	1541 T
Other (describe)	1541 U
Other (describe)	1541 V
Other (describe)	1541 W
Subtotal Administration	1541 Y
Total Maintenance and Administration	1541 Z

Sundry Services / Office Supply Telephone & Communication

				1,025,631	180,994
				304,818	53,632
				44,655	2,658
0	0	0	0	1,375,103	237,283
0	0	0	0	3,223,605	643,033

LINE - 1542 - UTILITIES

Electricity	1542 A
Fuel	1542 B
Water and Sewage	1542 C
Other (describe)	1542 D
Total Utilities	1542 E

Energy Mgmt. Debt Repayment

				703,754	101,922
				225,341	36,964
				166,693	32,545
				225,554	10,663
0	0	0	0	1,321,341	182,094

Year end: December 31, 2010

Annual Information Return

Page B2

Non-Shelter - All programs except Provincial Reformed

PROGRAM		Provincial Reformed	Federal Unilateral	Federal Unilateral	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	1610							
Grants from Ministry of Health	1611							
Grants from MCSS	1612							
Other (describe)	1613							
Other (describe)	1614							
Other (describe)	1615							
Other (describe)	1616							
Other (describe)	1617							
Other (describe)	1618							
Total Non-Shelter Revenue	1619	0	0	0	0	0	0	0
EXPENSES								
Maintenance salaries, wages and benefits	1620							
Maintenance materials and services	1621							
Utilities	1622							
Administration	1623							
Other (describe)	1624							
Subtotal Non-Shelter Operating Expenses	1625	0	0	0	0	0	0	0
Property taxes	1626							
Mortgage principal and interest	1627							
Total non-shelter expenses	1628	0	0	0	0	0	0	0
Non-Shelter Surplus (Deficit) Net	1629	0	0	0	0	0	0	0

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Social Housing
Annual Information Return
MUNICIPAL NON-PROFIT HOUSING CORPORATIONS

Housing York Inc.

December 31, 2010

Page B3

Unit Activity

Unit type	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

Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.

GEARED-TO-INCOME

0.00

Bachelor																		0.00
1 Bed Apt																		0.00
2 Bed Apt																		0.00
3 Bed Apt																		0.00
3 Bed Apt																		0.00
2 Bed TH																		0.00
3 Bed TH																		0.00
4 Bed TH																		0.00

Market

Total Market
0.00
Total Project
0.00

Instructions:

- (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

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Social Housing Annual Information Return

Year end: December 31, 2010

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

Operating costs:

Budget

Previous year

Inflation factor

Budgeted Operating Costs

Actual Operating Costs

From line 1640 Pr. Yr. Budget

1635

2008 See Table Below. 2009 onward MAH SH Notification

1636

Line 1635 x 1636

1640

line 1548-1547

1641

Allowable costs

Lesser of budget or actual

Municipal taxes

Mortgage principal and interest

Capital reserve contribution

Total

Lesser of 1640 and 1641

1645

line 1549

1646

line 1550

1647

line 1547

1648

Lines 1645 to 1649

1650

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

Net minimum annual market revenue

Market rent revenue

Adjusted market revenue

Gearred-to-income rent

Non-Rental revenue(including interest)

Adjusted total revenue

current year budget

1654

Line 1653 - 1654

1655

1656

Greater of line 1655 or 1656

1660

1661

1662

Line 1660 to 1663

1665

Line 1650 - 1665

1680

1685

1690

Subsidy Entitlement

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

Settlement - subsidy payable to Group (repayable to SM)

Social Housing Annual Information Return

Year end: December 31, 2010

Housing York Inc.

Statistical Information

Page C1

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

Vacant units (end of year)

Total households (All units under administration)

II. Household types assisted and average gross incomes (at year end) - (All targeted households are to be surveyed and income reported)

Families-RGI households with incomes at or below the HILS

Total number of targeted households

Average annual gross household income

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

Total number of non-targeted households

Seniors-RGI households with incomes at or below the HILS

Total number of targeted households

Average annual gross household income

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

Total number of non-targeted households

Non-elderly singles

RGI households with incomes at or below the HILS

Total number of targeted households

Average annual gross household income

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

Total number of non-targeted households

Special needs

RGI households with incomes at or below the HILS

Total number of targeted households

Average annual gross household income

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

Total number of non-targeted households

III. ADDITIONAL REQUIREMENTS - Service Level Standards

Households receiving RGI whose household income is at or below the household income limit established in regulation.

High need households

Units modified to provide physical accessibility

Households receiving support services (All of the above information is as of year end)

Section 95
MNP
06

Provincial
Reformed
06

Current Household Income Limit amounts by Service Manager are found in O. Reg. 368/01 Tables 6 and 7

Social Housing Annual Information Return	
Year end: December 31, 2010	Housing York Inc.
Targeting Plans	Page C2

Housing York Inc.

Page C2

I. Minimum RGI Unit Requirements	
Project address / Portfolio No.	Total RGI Units at Year End
	Required Actual
Glenwood Mews	52 49
Keswick Gardens	90 82
Springbrook Gardens	65 59
Mulock Village	84 78
Heritage East	97 90
Hadley Grange	52 54
Brayfield Manor	57 53
Oxford Village	27 21
Rosetown	93 91
Woodbridge Lane	9 9
Trinity Square	40 57
Total	666 643

Total

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	65		9
Market units	55		6
Special needs units			
Total	120	0	15

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? n/a

Total

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

n/a

Social Housing Annual Information Return

December 31, 2010

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

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**