

DRAFT#1*April 9, 2012***REPORT ON SPECIFIED AUDITING PROCEDURES**

To the Regional Municipality of York (the "Service Manager")

As specifically agreed, we have performed the procedures enumerated below in connection with assisting the Service Manager in assessing Housing York Inc.'s compliance with the Social Housing Reform Act and Regulations as to the amounts of the Annual Information Return of Housing York Inc. as at December 31, 2011. The specified auditing procedures are summarized, along with the findings, as follows:

SPECIFIED AUDITING PROCEDURES PERFORMED	FINDINGS
1. Obtain the completed Annual Information return (AIR) from those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2011.	We obtained the completed Annual Information Return (AIR) from those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2011.
2. Read the management representations requested in the AIR Page A2 and the corresponding responses from the Corporation.	We read the management representations requested in the AIR Page A2 and the corresponding responses from the Corporation.
3. Ask the questions on the AIR Page A2 to those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2011 and comment on any different responses.	We asked the questions on the AIR Page A2 to those delegated by the Board of Directors to complete the AIR for the year ending December 31, 2011 and found no differences in responses.
4. Agree the underlying financial records of the Corporation to the audited financial statements for the period ending December 31, 2011.	We found no significant exceptions.
5. Agree the description of the items and related amounts (Line 310 to Line 395) on Page A3 of the AIR to the underlying financial records of the Corporation.	The balance sheet is not required to be completed and has been intentionally left blank.
6. Agree the description of the items and related amounts (Line 501 to Line 599) on Page A4 (and A4 Schedules) of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.

7. Agree the description of the items and related amounts (Line 610 to Line 629) on Page A5 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
8. Agree the description of the items and related amounts (Line 651 to Line 699) on Page A6 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
9. Agree the description of the items and related amounts (Line 701 to Line 795) on Page A9 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
10. Agree the description of the items and related amounts (Line 801 to Line 833) on Page A10 of the AIR to the underlying financial records of the Corporation.	A10 is not required to be completed and has been intentionally left blank.
11. Agree the description of the items and related amounts (Line 1501 to Line 1580) on Page B1 (and B1 Schedules) of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
12. Agree the description of the items and related amounts (Line 1610 to Line 1629) on Page B2 of the AIR to the underlying financial records of the Corporation.	B2 is not required to be completed and has been intentionally left blank.
13. Agree the description of the items and related amounts (Line 1635 to Line 1690) on Page B4 of the AIR to the underlying financial records of the Corporation.	B4 is not required to be completed and has been intentionally left blank.

Our engagement was performed in accordance with Canadian generally accepted standards for specified auditing procedures engagements.

We make no representation regarding the appropriateness and sufficiency of the specified auditing procedures. These specified auditing procedures do not constitute an audit or review of the Annual Information Return, and therefore we are unable to and do not provide any assurance on the Annual Information Return. Had we performed additional procedures, an audit or a review, other matters might have come to light that would have been reported. The above listed findings relate only to the elements, accounts, items or financial information specified above and does not extend to any of Housing York Inc.'s financial statements taken as a whole.

Our report is intended solely for the Service Manager and should not be distributed or used by parties other than the Service Manager.

DRAFT

Chartered Accountants, Licensed Public Accountants

June 20, 2012
Toronto, Canada

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	
Corporation address	Mailing address
1091 Gorham Road Newmarket, Ontario L3Y 8X7	- same -

I.D. No.	Year end (dd/mm/year)
	December 31, 2011

Program type	Y/N	# of units
(A) PROVINCIAL REFORMED	Y	1,038
(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	207
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
	SHRA Section 106
No	Market & RGI 100 % RGI
	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
	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, 2011

Housing York Inc.

Management Representation Report

Page A2

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, 2011

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

Page A3

ASSETS

Cash and investments - capital reserve fund
-other (describe) _____

Balance Sheet Notes & Details - A3S

310	
312	

Subsidies receivable from the service manager

320	
-----	--

Accounts receivable-tenants

Balance Sheet Notes & Details - A3S

321	0
-----	---

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	0
-----	---

Accumulated amortization - federal and provincial projects

334	
-----	--

- other programs

335	
-----	--

Net capital assets

Lines 330 - 334, 335

336	0
-----	---

Subsidy Advance from Service Manager

350	
-----	--

Other assets (describe) _____

351	
-----	--

TOTAL ASSETS

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

355	0
-----	---

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)

Balance Sheet Notes & Details - A3S

390	0
-----	---

TOTAL LIABILITIES AND SURPLUS

Lines 360 to 390

395	0
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Social Housing Annual Information Return

Year end: December 31, 2011

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

Page A3S

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, 2011

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	3,422,744
Market units	502	4,327,653
Gross occupancy revenue	Lines 501 + 502	504 7,750,397
Less: Vacancy loss on market units	505	57,401
Subtotal	Lines 504 - 505	510 7,692,996

Investment income (includes interest) 521 73,334

Non-rental revenue (parking, laundry, etc.) Coin Laundry, Parking, Tenant Recoveries 522 153,031

Net Subsidy Entitlement for the Year Line 789 or Line 819 525 6,519,875

Total Revenue Lines 510 to 525 530 14,439,236

Shelter expenses

Maintenance and administration	From A4 - Schedules Below	541	3,563,933
Utilities	From A4 - Schedules Below	542	961,457
Insurance		543	146,493
Bad debts		544	40,845
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	620,821
Subtotal Operating expenses	Lines 541 to 547	548	5,333,549
Property taxes		549	1,200,193
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,871,266
Total Shelter Expenses	Lines 548 to 550	555	14,405,008

NET INCOME (LOSS) - Provincial Reformed -Shelter Lines 530 - 555 570 34,228

Gifts and donations - (describe) 575

Non shelter revenue (net) Line 629 Col 3 575 18,344

Sector support (net) (co-ops only) 577

Non-Shelter Net Income (Loss) Lines 575 to 577 578 18,344

Net Income(Loss)-Provincial Reformed Total Line 570 + Line 578 580 52,572

(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	46,669
Post-85 Urban Native(federal)	"	587	0
Consolidated Net Income(Loss)	Line 580 + Lines 581 - 587	589	99,240

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

	Provincial Reformed			Consolidated
	Shelter	Non-Shelter	Other Programs	
BALANCE, BEGINNING OF YEAR	590			0
Net income for the year	591 34,228	18,344	46,669	99,240
Other *	592			0
BALANCE, END OF YEAR	599 34,228	18,344	46,669	99,240

* Approved Spending as per Board of Directors.

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2011

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	1,143,659
Building and equipment	541 B	658,717
Elevators	541 C	29,309
Electrical systems	541 D	63,190
Heating, air, ventilation and plumbing	541 E	180,431
Grounds	541 F	285,261
Painting	541 G	106,297
Waste Removal	541 H	69,367
Security	541 I	9,301
Other - (describe) Life Safety Systems	541 J	43,857
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	2,589,388

Administration

Salaries, wages and benefits	541 Q	692,205
Management fees	541 R	
Materials and Services	541 S	282,340
Other - (describe)	541 T	
Other - (describe)	541 U	
Other - (describe)	541 V	
Subtotal Administration	541 Y	974,545
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,563,933

LINE - 542 - UTILITIES

Electricity	542 A	430,669
Fuel	542 B	167,387
Water and Sewage	542 C	273,758
Other - (describe) EM Debt Repayment	542 D	89,643
TOTAL UTILITIES	542 H	961,457

Social Housing Annual Information Return

Year end: December 31, 2011

Housing York Inc.

Non-Shelter Income (Loss) - Provincial Reformed

Page A5

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	2,721		2,721
Maintenance materials and services	621	2,721		2,721
Utilities	622	3,744		3,744
Administration	623	907		907
Other (describe) <u>Grounds Keeping</u>	624	532		532
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	10,625	0	10,625
Property taxes	626	2,762		2,762
Mortgage principal and interest	627	16,769		16,769
Total non-shelter expenses	Lines 625 to 627 628	30,156	0	30,156
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	18,344	0	18,344

Social Housing Annual Information Return

Year end: December 31, 2011

Housing York Inc.

Capital Reserve Fund (Housing)

Page A6

See Attached Schedule for Capital Reserve Activity

BALANCE, BEGINNING OF YEAR

Previous year's line 690

Provincial Reformed	Blue Door	Regional Program	Total
651 3,868,767			3,868,767

Revenue

Mandatory transfer from operations

Line 547 /1547

Investment income/(loss)

Other Transfer In: Thornhill Green & SHRPP (GST/HST Balance)

652 620,821			620,821
654 163,660			163,660
655 1,893,498			1,893,498

Total

Lines 652 to 655

660 6,546,746	0	0	6,546,746
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Expenses (by item or category)

Roofing

Building

Flooring

Life Safety Systems Capital

Electrical

Equipment

Grounds

Heating, Ventilation, Plumbing

Minor Capital

Elevators

Capital Overheads

671 97,002			97,002
672 480,290			480,290
673 156,444			156,444
674 2,093			2,093
675 11,630			11,630
676 45,181			45,181
677 508,658			508,658
678 326,277			326,277
679 54,897			54,897
680 684			684
681 160,456			160,456
682			0
683			0

Total expenses

Lines 671 to 683

685 1,843,612	0	0	1,843,612
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BALANCE, END OF YEAR

Lines 651 + 660 - 685

690 4,703,134	0	0	4,703,134
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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 4,703,134	0	0	4,703,134
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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

Year end: December 31, 2011

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

Page A7

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	
Glennwood Mews	2 B TH	8	1	8	1	8	1	8	1	8	1	9	1	9	1	9	1	9	1	9	1	9	1	10	1	109
	3 B TH	40	1	39	1	40	1	39	1	40	1	40	1	41	1	41	1	41	1	41	1	41	1	41	1	481
	4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
Kewick Gardens	1 B Apt	71	3	73	1	71	3	72	2	73	1	73	1	73	1	73	1	72	2	72	2	70	4	69	5	888
	2 B Apt	11	1	11	1	11	1	10	2	11	1	11	1	12	1	11	1	10	2	11	1	10	2	11	1	144
	3 B TH	26		26		26		26		25	1	25	1	25	1	25	1	26		26		26		26		312
Springbrook Gardens	2 B TH	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	372
	3 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
	4 B TH	26		25	1	25	1	24	2	24	2	24	1	26		26		26		26		25	1	25	1	311
Mulock Village	2 B TH	51	3	51	3	52	2	52	2	50	4	51	3	51	3	51	3	51	3	51	3	51	3	51	3	646
	3 B TH	3		3		3		2	1	2	1	3		3		3		3		3		3		3		36
	4 B TH	35	2	36	1	36	1	37		37		37		37		36	1	36	1	37		37		37		444
Heritage East	1 B Apt	51		50	1	47	3	48	3	48	3	47	4	49	2	48	3	50	1	47	3	50	1	49	2	610
	2 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36
	3 B Apt	49		49		49		47	2	47	2	48	1	48	1	48		48		47	1	47	1	47	1	583
Hadley Grange	1 B Apt	5		5		5		5		5		4	1	5		5		5		5		5		4	1	60
	2 B Apt	11		11		11		11		11		11		11		11		11		11		11		12		133
	3 B TH	38	1	37	2	37	2	38	1	38	1	38	1	39		39		39		39		39		39		468
Brayfield Manor	4 B TH	5		5		5		5		5		5		5		5		5		5		5		5		80
	1 B Apt	16	2	15	3	14	4	14	4	16	2	17	1	17	1	17	1	18		18		17	1	17	1	216
	2 B Apt	3		3		2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	3		36
Oxford Village	1 B Apt	71	4	71	4	75		75		75		75		74	1	70	5	74	3	74	2	74	1	74		902
	2 B Apt	19		19		19		19		19		19		19		19		19		20		19		19	1	231
	3 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
Rose Town	1 B Apt	5		5		5		5		5		5		5		5		5		5		5		5		60
	2 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
	3 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
Woodbridge Lane	4 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
	1 B Apt	14	1	15		15		15		15		15		15		16		16		16		16		16		185
	2 B TH	17		17		17		17		17		17		17		17		17		17		18		18		206
Trinity Square (67813)	3 B TH (G)	5		5		4	1	4	1	5		5		5		5		5		5		5		5		60
	4 B TH	5		5		5		5		5		5		5		5		5		5		5		5		60
	2 B TH	11		11		11		11		11		11		11		11		11		11		11		11		132
Trinity Square (67814)	3 B TH	5		5		5		5		5		5		5		5		5		5		5		5		60
	4 B TH	5		5		5		5		5		5		5		5		5		5		5		5		60
	2 B TH	5		5		5		5		5		5		5		5		5		5		5		5		60
Thornhill Green (67868)	3 B TH	36		36		36		36		36		36		36		36		36		36		37		37		362
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		10
	4 B TH L	2		2		2		2		2		2		2		2		2		2		2		2		20
Total RGI Units		643	19	642	19	678	22	677	24	678	23	681	19	680	12	682	19	690	13	686	14	687	17	686	17	8,341

GEARED TO INCOME

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 News	2 B TH	3		3		3		3		2		2		2		2		2		1		2		1		35
	3 B TH	6	1	7	1	6	1	6	1	6	1	7	1	7	1	6	1	6	1	6	1	6	1	7	1	85
	4 B TH	2		2		2		2		2		2		2		2		2		1		1		1		24
	1 B Apt	12	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	156
Springbrook Gardens	2 B Apt	20	1	19	2	20	1	20	1	21		20	1	20	1	20	1	20	1	20	1	20	1	21		252
	2 B TH	10		10		10		10		10		10		10		10		10		10		10		9		120
	2 B TH	22	1	23	1	23	1	23	1	23	1	23	1	23	1	23	1	23	1	21		21		21		276
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Mulock Village	2 B TH	7		7		7		7		7		6	2	7		7		7		7		7		7		85
	3 B TH	14		14		13	1	13	1	12	2	12	2	12	2	13	1	14	-	12	2	12	2	13	1	168
	4 B TH	-		-		-		-		-		-		-		-		-		-		-		-		-
	1 B Apt	7		7		7		7		7		6	1	7		6	1	7		7		7		7		84
Heritage East	2 B Apt	18	1	18	1	19	1	19	1	19		18	1	18	1	17	2	18	1	18	2	18	1	18	1	230
	3 B Apt	3		3		3		3		3		3		3		2	1	3		3		2	1	2	1	36
	1 B Apt	7		7		7		7		7		7		7		8		8		8		8		8		89
	2 B Apt	19		19		19		19		19		19		19		19		18	1	18	1	17	2	19		228
Brayfield Manor	2 B TH	5		5		5		5		5		5		5		5		5		5		4		4		58
	3 B TH	20	1	21	1	20	1	20	1	20	1	20	1	20	1	20	1	20	1	21		21		20	1	252
	4 B TH	-		-		-		-		-		-		-		-		-		-		-		-		-
	1 B Apt	10		10		10		10		10		10		10		10		10		10		10		9	1	130
Oxford Village	2 B Apt	5		5		5		5		5		5		5		5		5		5		5		5		60
	1 B Apt	17	1	17	1	17	1	17	1	17	1	17	1	17	1	17	1	16	-	16	1	17	1	19	-	214
	2 B Apt	12	1	12	1	12	1	12	1	12	1	12	1	12	1	11	2	12	1	12	-	12	-	12	-	153
	2 B Apt	1		1		1		1		1		1		1		1		1		1		1		1		12
Woodbridge Lane	3 B Apt	3		3		3		3		3		3		3		2	1	3	-	2	1	2	1	2	1	36
	4 B Apt	1		1		1		1		1		1		1		1		1		1		1		1		12
	2 B TH	12	1	11	2	11	2	12	1	12	1	12	1	12	1	12	1	12	1	12	1	12	1	12	1	151
	4 B TH	11		10	1	10	1	10	1	10	1	10	1	10	1	11		11		11		10		9	1	130
Trinity Square (67813)	3 B TH (G)	11	2	11	2	12	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	13	1	156
	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
	3 B TH	3		3		3		3		3		3		3		3		3		3		2		2	1	36
Trinity Square (67814)	2 B TH	12	1	11	2	11	2	12	1	12	1	12	1	12	1	12	1	12	1	12	1	12	1	12	1	151
	3 B TH	11		10	1	10	1	10	1	10	1	10	1	10	1	11		11		11		10		9	1	130
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		156
	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Thornhill Green (67868)	3 B TH	3		3		3		3		3		3		3		3		3		3		2		2	1	36
	4 B TH	55	2	55	2	55	2	55	2	56	1	57	-	55	2	54	3	56	1	55	2	55	1	54	2	668
	4 B TH S	1		1		1		1		1		1		1		1		1		1		1		1		10
	4 B TH L	4		4		4		4		4		4		4		3	1	4		4		3	1	3	1	40
Total Market Units		264	11	265	11	324	14	326	11	326	11	325	13	322	15	317	20	324	11	319	17	313	21	316	18	3,913
Total Portfolio Units		907		937		1,038		1,038		1,000		1,038		1,038		1,038		1,039		1,038		1,038		1,039		ERROR

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

(2) See the Guide to the Annual Information Return for the definition of an RGI and Market unit.

Housing York Inc.

Year end: December 31, 2011

General Subsidy - Part VI SHRA - RGI Rental Schedule

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Project	Unit Type	Total Units	Prev. Year		Curr. Year		Current		Current		Indexed		Current Rental Income RGI Units
			Total Indexed Benchmark Mkt Rents (Prev. A/R)	Market Rent Index (Prev. A/R)	Market Rent Index (Col 3 x Col. 4)	Actual Market Rent Per Month	RGI Units (A/R Total) (Col 6 x Col. 7)	Actual Market Rents RGI Units (Col 6 x Col. 7)	Benchmark Market Rents RGI Units (Col 5 x Col. 6)				
Glenwood Meadows	2 B TH	12	854	0.70%	860	908	109	98,984	93,740				
	3 B TH	48	976	0.70%	983	983	491	482,795	482,653				
	4 B TH	4	1,041	0.70%	1,046	1,095	24	26,269	25,152				
	1 B Apt	87	780	-1.50%	768	865	888	767,690	681,984				
Koswick Gardens	2 B Apt	33	887	-1.50%	874	997	144	143,576	125,856				
	2 B TH	36	1,081		1,081	1,150	312	358,907	337,272				
	3 B TH	54	1,214		1,214	1,288	372	479,130	451,608				
	4 B TH	3	1,304		1,304	1,405	24	33,709	31,296				
Mullock Village	2 B TH	33	1,027	0.70%	1,034	1,114	311	346,397	321,574				
	3 B TH	68	1,159	0.70%	1,167	1,256	648	813,601	756,216				
	4 B TH	3	1,244	0.70%	1,253	1,381	36	49,724	45,108				
	1 B Apt	44	831	-1.50%	819	901	444	399,894	363,636				
Heritage East	2 B Apt	70	965	-1.50%	951	1,050	610	640,865	580,110				
	3 B Apt	6	1,096	-1.50%	1,080	1,166	36	41,967	39,680				
	1 B Apt	56	855	-1.50%	842	947	583	552,278	490,886				
	2 B Apt	24	990	-1.50%	975	1,103	60	66,171	58,500				
Brayfield Manor	2 B TH	16	1,029	0.70%	1,036	1,116	133	148,461	137,788				
	3 B TH	60	1,162	0.70%	1,170	1,258	468	588,584	547,560				
	4 B TH	5	1,244	0.70%	1,253	1,378	60	82,680	75,180				
	1 B Apt	28	744	-1.50%	733	793	216	171,219	159,328				
Oxford Village	2 B Apt	8	861	-1.50%	848	945	36	34,034	30,528				
	1 B Apt	93	862	0.70%	868	930	902	839,150	782,936				
	2 B Apt	32	985	0.70%	992	1,075	231	248,323	229,152				
	3 B Apt	3	845	0.70%	851	919	24	22,050	20,424				
Woodbridge Lane	3 B Apt	8	951	0.70%	958	1,030	60	81,811	57,460				
	4 B Apt	3	1,014	0.70%	1,021	1,096	24	26,315	24,504				
	2 B TH	28	1,089		1,089	1,147	185	212,195	201,465				
	3 B TH	28	1,232		1,232	1,287	206	265,122	253,792				
Trinity Square (67813)	3 B TH (G)	18	1,271		1,271	1,365	60	81,900	76,260				
	4 B TH	6	1,336		1,336	1,433	60	85,980	80,160				
	2 B TH	12	1,073		1,073	1,115	132	147,180	141,536				
	3 B TH	8	1,216		1,216	1,254	60	79,240	72,960				
Thornhill Green (67868)	3 B TH	93	1,187		1,187	1,278	362	462,636	429,694				
	4 B TH S	2	1,252		1,252	1,343	10	13,430	12,520				
	4 B TH L	6	1,252		1,252	1,343	20	26,060	25,040				
	Total		1,038				8,341	8,894,927	8,241,878	3,422,744			

For 2009, Significant 05-05 Future years released annually

Social Housing Annual Information Return

Year end: December 31, 2011

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	4,993,430
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,871,266
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	12,329,921
Operating subsidy	Lines 701 + 703 - 705	709	534,775

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	8,241,878
Actual market rents for RGI units	A8 Col. 06	714	8,894,927
Lesser of Line 713 or Line 714		715	8,241,878
Actual rental income from RGI households	A8 Col. 10	718	3,422,744
RGI subsidy	Line 715 - 718	719	4,819,134

III. Surplus repayment

Revenue

Shelter occupancy revenue	Line 510	741	7,692,996
Investment income & non rental revenue	Line 521 + 522	742	226,365
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,554,102
Total revenue	Line 741 to 743	744	14,473,463

Less:

Total shelter expenses	Line 565	750	14,405,008
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	68,455

Operating reserve allowance	D1 Line 3085 or 3095	755	0
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Surplus/(Deficit)	Lines 751 - 755	759	68,455
--------------------------	-----------------	-----	--------

Surplus repayable	50% of Line 759 (only if surplus)	760	34,227
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Less: Service manager approved reduction	Enter \$ (up to the value in Line 760)	764	0
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Net surplus repayable	Line 760 - 764	769	34,227
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Social Housing Annual Information Return

Year end: December 31, 2011

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	534,775
RGI subsidy	Line 719	772	4,819,134
Property taxes	Line 549	773	1,200,193
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,554,102
Less:			
Surplus repayment	Line 769	782	34,227
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	34,227
Net subsidy entitlement for the year	Line 779 - 785	789	6,519,875

V. Current year settlement

Net subsidy for the year	Line 789	791	6,519,875
Less Subsidy received the year		792	6,708,143
Settlement - subsidy payable to Group (repayable to SM)		795	(188,268)

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2011

Housing York Inc.

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, 2011

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program			Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral			Federal Unilateral
			MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
Revenue									
Occupancy Revenue (Shelter)									
RGI-Income Tested Units	1501						4,690,601	1,888,932	
Market Rent	1502								
Gross occupancy revenue	1504	Line 1501 to 1502	0	0	0	0	4,690,601	1,888,932	0
Less: vacancy loss on market units	1505								
Subtotal	1510	Line 1504 - 1505	0	0	0	0	4,690,601	1,888,932	0
Investment income	1521						34,097	10,515	
Non-rental revenue/income	1522						103,290	38,841	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)	1523								
Subsidy - Operating Subsidy	1525						1,999,998		
Subsidy - Capital Subsidy	1526								
Subsidy- Other (describe)	1527	AHP Provincial Funding						164,786	
Total Revenue	1530	Line 1510 to 1525	0	0	0	0	6,827,986	2,103,075	0
Shelter Expenses:									
Maint & Admin (see B1 schedules below)	1541		0	0	0	0	3,316,439	711,771	0
Utilities(see B1 schedules below)	1542		0	0	0	0	1,404,163	196,204	0
Insurance	1543						114,853	17,973	
Bad Debts	1544						3,011	1,001	
Other	1545	Lease Payments						810,298	
Capital reserve contribution	1547							140,007	
Subtotal Operating Expenses	1548		0	0	0	0	4,838,466	1,877,254	0
Municipal property taxes	1549						833,003	179,152	
Mortgage principal and interest	1550								
Other (describe)	1551	Capital Expenditures					930,817		
Other (describe)	1561								
Total Shelter Expenses	1565	Line 1548 to 1561	0	0	0	0	6,602,286	2,056,406	0
Net income (loss) - Shelter	1570	Line 1530 - 1565	0	0	0	0	225,700	46,669	0
Subsidy settlement-pay.(repayable to SM)	1571	MNP-B3 line 1690	0				225,700		
Shelter Surplus(Deficit) after settlement	1572	Line 1570 + 1571	0	0	0	0	(0)	46,669	0
Gifts and Donations	1575								
Non-Shelter Surplus(Deficit) Net	1576	B2-Non-Shelter-Line 1629	0	0	0	0	0	0	0
Program Net Income (Loss)	1580		0	0	0	0	(0)	46,669	0

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

Year end: December 31, 2011

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

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) **Life Safety Systems**
Other (describe) **Shelter**
Other (Public Housing Non-Recurring)
Subtotal Maintenance

1541 A
1541 B
1541 C
1541 D
1541 E
1541 F
1541 G
1541 H
1541 I
1541 J
1541 K
1541 L
1541 P

Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
581	582	583	584	585	586	587
				862,238	138,135	
				461,945	116,252	
				76,398	18,678	
				25,965	7,403	
				97,451	35,723	
				175,750	50,136	
				61,184	4,182	
				69,092	21,412	
				14,636	1,888	
				80,022	5,779	
				70,143		
0	0	0	0	1,994,824	399,589	0

Administration

Salaries, wages and benefits
Management fees
Materials and Services
Other (describe) **Sundry Services / Office Supply**
Other (describe) **Telephone & Communication**
Other (describe)
Subtotal Administration
Total Maintenance and Administration

1541 R
1541 S
1541 T
1541 U
1541 V
1541 W
1542 Y
1541 Z

				980,624	230,735	
				309,476	72,462	
				31,515	8,985	
0	0	0	0	1,321,615	312,182	0
0	0	0	0	3,316,439	711,771	0

LINE - 1542 - UTILITIES

Electricity
Fuel
Water and Sewage
Other (describe) **Energy Mgmt. Debt Repayment**
Total Utilities

1542 A
1542 B
1542 C
1542 D
1542 E

				709,955	115,530	
				252,860	45,514	
				189,742	35,159	
				251,606		
0	0	0	0	1,404,163	196,204	0

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Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2011

Non-Shelter - All programs except Provincial Reformed

Page B2

PROGRAM	Provincial Reformed							Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
	MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	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	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 Operatng Expenses	1625	0	0	0	0	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	0	0	0	0	
Non-Shelter Surplus (Deficit) Net	1629	0	0	0	0	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, 2011

Unit Activity

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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	Average												
		Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	
GEARED-TO-INCOME																										0.00
Market	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
																										0.00
																								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.

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Social Housing Annual Information Return

Year end: December 31, 2011

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

Lesser of 1640 and 1641

1645

0

Municipal taxes

line 1549

1646

0

Mortgage principal and interest

line 1550

1647

0

Capital reserve contribution

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 $A \times C \times 12$
	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		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

Year end: December 31, 2011

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

Households assisted by program (end of year)

Vacant units (end of year)

Total households (All units under administration)

Unit of Measure	Public Housing	Rent Supplement	Limited Dividend	Section 25 & 27	Section 95 PNP	Section 95 MNP	Provincial Reformed	Post-1985 Urban Native	Pre-1986 Urban Native
2101 Households	855	-					703		
2102 Households	17						336		
2103 Households	872	0			0	0	1,039	0	0
TOTAL									

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 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

Unit of Measure	Public Housing	Rent Supplement	Limited Dividend	Section 25 & 27	Section 95 PNP	Section 95 MNP	Provincial Reformed	Post-1985 Urban Native	Pre-1986 Urban Native
2111 Households	6						404		
2112 Households	20,947						14,505		
2113 Households	4						216		
2121 Households	849						297		
2122 Households	17,349						18,862		
2123 Households	13						118		
2131 Households							15		
2132 Households							15,606		
2133 Households							2		
2141 Households									
2142 Households									
2143 Households									
2144 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.)

Unit of Measure	Public Housing	Rent Supplement	Section 95 MNP	Provincial Reformed
2101 Households	855	-	0	703
2102 Households				
2103 Households				
2104 Households				

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

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2011

Housing York Inc.

Targeting Plans

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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	60		17
Market units	63		18
Special needs units			
Total	123	0	35

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?

Number

n/a

Social Housing Annual Information Return

December 31, 2011

Housing York Inc.

General Subsidy - Part VI SHRA - Operating Reserve

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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

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3025 **1,038**

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**