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REPORT ON THE RESULTS OF APPLYING SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN

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

As specifically agreed, we have performed the procedures described in Appendix A, to assist the Service Manager in assessing Housing York Inc.'s (the "Corporation") compliance with the Social Housing Reform Act and regulations and the information in the Annual Information Return for the year ended December 31, 2006. This engagement to apply agreed-upon procedures was performed in accordance with standards established by The Canadian Institute of Chartered Accountants. The sufficiency of the procedures is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described in Appendix A either for the purpose for which this report has been requested or for any other purpose.

The results of our procedures are documented in Appendix A. Our audit of the Corporation's financial statements for the year ended December 31, 2006 was not directed to the information in the Annual Information Return. The procedures in Appendix A do not constitute an audit of the Annual Information Return and, therefore, we express no opinion on the information in the Annual Information Return for the year ended December 31, 2006. Had we performed additional procedures, other matters might have come to our attention that we would have reported to you.

This letter is for use solely by the Service Manager in assessing the Corporation's compliance with the Social Housing Reform Act and regulations and the information in the Annual Information Return, and is not intended to be and should not be used by anyone else.

A handwritten signature in black ink that reads 'KPMG LLP' with a long horizontal line underneath.

Chartered Accountants

Toronto, Canada

March 16, 2007

Housing York Inc.

Results of Specified Auditing Procedures on the Annual Information Return ("AIR")

For the year ended December 31, 2006

APPENDIX A

SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN	RESULTS OF SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN
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, 2006.	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, 2006.
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, 2006 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, 2006 and found no differences in responses.
4. Ask the questions on the AIR Page A2 to a representative of the Board of Directors and comment on any different responses.	We asked the questions on the AIR Page A2 to a representative of the Board of Directors and found no differences in responses.
5. Agree the underlying financial records of the Corporation to the audited financial statements for the period ending December 31, 2006.	We found no significant exceptions.
6. 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.	We found no significant exceptions.
7. 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.

Housing York Inc.

Results of Specified Auditing Procedures on the Annual Information Return ("AIR") (continued)

For the year ended December 31, 2006

APPENDIX A

SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN	RESULTS OF SPECIFIED AUDITING PROCEDURES ON THE ANNUAL INFORMATION RETURN
8. 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.
9. 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.
10. Agree the description of the items and related amounts (Line 701 to Line 795) on Page A7 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.
11. Agree the description of the items and related amounts (Line 801 to Line 833) on Page A8 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 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.
13. 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.	We found no significant exceptions.
14. Agree the description of the items and related amounts (Line 1635 to Line 1690) on Page B3 of the AIR to the underlying financial records of the Corporation.	We found no significant exceptions.

SOCIAL HOUSING - ANNUAL INFORMATION RETURN

FIRST YEAR - PROVINCIAL REFORMED PROGRAM (under SHRA)

AND OTHER HOUSING PROGRAMS

Identification

Page A1

Corporation name		I.D. No.		Year end	
HOUSING YORK INC. (Excl. TS)				December 31, 2006	
CMSM/DSSAB					
Corporation address		Mailing address		Program type	
1091 Gorham Street, Unit # 104 Newmarket, ON L3Y 8X7		1091 Gorham Street, Unit # 104 Newmarket, ON L3Y 8X7		(A) PROVINCIAL REFORMED	
				(B) OTHER PROGRAMS	
				1. Sect 95 - MNP	
				2. Sect 95 - Private	
				3. Sect 26/27	
				4. Limited Dividend	
				5. Public Housing	
				6. Pre-86 Urban native	
				7. Post 85 urban native	
				Y	872
Contact name		Position		Telephone number	
Katherine Campbell		Program Manager, Fin. & Admin.		905-830-4444 x2732	
				Fax number	
				905-895-5724	
		e-mail address		SHRA Section 103	
		katherine.campbell@york.ca		Yes	
				SHRA Section 110	
				No	
				SHRA Section 106	
				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. 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

Social Housing Annual Information Return

Year End: December 31, 2006

HOUSING YORK INC. (Excl. TS)

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, 2006

HOUSING YORK INC. (Excl. TS)

Statement of Financial Position (Corporate Balance Sheet)

Page A3

ASSETS

Cash and investments - capital reserve fund	Balance Sheet Notes & Details	310	6,536,434
-other (describe) <u>Operating Funds</u>		312	5,843,663
Subsidies receivable from the service manager		320	
Accounts Receivable-tenants	Balance Sheet Notes & Details	321	126,205
Accounts Receivable-other (describe) <u>Sundry A/R + PPD Exps + GST</u>		322	480,918
Capital assets (at cost):			
Shelter		325	115,661,384
Non-shelter		327	
Sector support (co-ops only)		329	
Total	Lines 325 to 329	330	115,661,384
Accumulated amortization		334	19,305,491
Net capital assets	Lines 330 - 334	335	96,355,893
Other assets - (describe) _____		350	
TOTAL ASSETS	Lines 310 + 312 + 320 + 321+322+335 + 350	355	109,343,113

LIABILITIES

Subsidies payable to the service manager		360	984,386
Mortgage loans		368	96,040,893
Other loans-(describe) _____		370	
Other liabilities-(describe) <u>A/P, Payroll, Accrual and Deferral</u>		375	2,994,574

SURPLUS

Contributed surplus		380	
Capital reserve fund (housing)		384	6,227,986
Other reserves-(describe) <u>Insurance, Emergency Power, Energy Mgmt.</u>		386	1,414,190
Accumulated surplus/(deficit)	Balance Sheet Notes & Details	390	1,681,083

TOTAL LIABILITIES AND SURPLUS

Lines 360 to 390	395	109,343,113
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Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

Supplemental Information (Corporate Balance Sheet)

Page A3S

Balance Sheet Notes and Details

Capital Reserve

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

310 A	6,078,292
310 B	
310 C	
310 D	458,142
310	6,536,434

Accounts Receivable

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

321 A	97,000
321 B	29,205
321 C	
321 D	
321	126,205

Accumulated Surplus/(Deficit)

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

390 A	1,681,083
390 B	
390	1,681,083

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

Statement of Operations and Accumulated Surplus (Corporate)

Page A4

(A) Statement of Operations (Revenue and Expenses) Provincial Reformed (Section 103 and 106)

Shelter Occupancy revenue

Rent-gear-to-income units	501	2,739,695
Market units	502	2,919,024
Gross occupancy revenue	Lines 501 + 502	504 5,658,719
Less: Vacancy loss on market units	505	117,707
Subtotal	Lines 504 - 505	510 5,541,012

Investment income

521 123,491

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

522 118,624

Net Subsidy Entitlement for the Year

Line 789 or Line 819 525 5,875,982

Total Revenue

530 11,659,110

Shelter expenses

Maintenance and Administration	From A4 - Schedules Below	541 2,549,634
Utilities	From A4 - Schedules Below	542 645,212
Insurance		543 66,467
Bad Debts		544 65,148
Mandatory transfer to capital reserve fund	From Benchmark	547 467,145
Subtotal Operating Expenses	Lines 541 to 547	548 3,793,606
Property taxes		549 861,221
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550 6,837,490
Total Shelter Expenses	Lines 548 to 550	555 11,492,317

NET INCOME (LOSS) - Provincial Reformed -Shelter

Lines 530 - 555 570 166,793

Gifts and donations

575

Non shelter revenue (net)

Line 629 Col 3 576 12,798

Sector support (net) (co-ops only)

577

Non-Shelter Net Income (Loss)

Lines 575 to 577 578 12,798

Net Income(Loss)-Provincial Reformed Total

Line 570 + Line 578 580 179,591

(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

Pre-85 Urban Native(federal)

" 586 0

Post-85 Urban Native(federal)

" 587 0

Consolidated Net Income(Loss)

589 179,591

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

Provincial Reformed

	Shelter	Non-Shelter	Other Programs	Consolidated
BALANCE, BEGINNING OF YEAR	590 1,480,431			1,480,431
Net income for the year	591 166,793	12,798	0	179,591
Other	592			0
BALANCE, END OF YEAR	599 1,647,224	12,798	0	1,660,022

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

Statement of Operations and Accumulated Surplus (Corporate)

A4 - Schedules

Line - 541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits	541 A	696,838
Building and equipment	541 B	550,726
Elevators	541 C	25,193
Electrical systems	541 D	26,763
Heating, air, ventilation and plumbing	541 E	117,034
Grounds	541 F	115,159
Painting	541 G	95,080
Waste Removal	541 H	63,267
Security	541 I	21,090
Other - (describe) <u>Life Safety Systems</u>	541 J	56,673
Other - (describe) _____	541 K	
Other - (describe) _____	541 L	
Subtotal	541 P	1,767,821

Administration

Salaries, wages and benefits	541 Q	576,218
Management fees	541 R	
Materials and Services	541 S	205,595
Other - (describe) _____	541 T	
Other - (describe) _____	541 U	
Other - (describe) _____	541 V	
Subtotal	541 Y	781,813
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	2,549,634

LINE - 542 - UTILITIES

Electricity	542 A	404,184
Fuel	542 B	127,020
Water and Sewage	542 C	114,007
Other - (describe) <u>Non Shelter Portion</u>	542 D	
TOTAL UTILITIES	542 H	645,212

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

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 Offices</u>	613	15,400		15,400
Other (describe) <u>Keswick Adult Day Care</u>	614	33,100		33,100
Total non-shelter revenue	615	48,500	0	48,500

Lines 610 to 614

NON-SHELTER EXPENSES

Operating costs

Maintenance salaries, wages and benefits	620	2,310		2,310
Maintenance materials and services	621	2,310		2,310
Utilities	622	10,919		10,919
Administration	623	770		770
Other (describe) <u>Grounds Keeping</u>	624	367		367

Subtotal Non-Shelter Operatng Exp

Lines 620 to 624

	625	16,676	0	16,676
Property taxes	626	2,247		2,247
Mortgage principal and interest	627	16,779		16,779

Total non-shelter expenses

Lines 625 to 627

	628	35,702	0	35,702
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NET NON-SHELTER REVENUE (LOSS)

Lines 615 - 628

	629	12,798	0	12,798
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Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

Capital Reserve Fund (Housing)

Page A6

		Provincial	Section 95	Program	
		Reformed	MNP	Name	Total
BALANCE, BEGINNING OF YEAR	Previous year's line 690	651	5,717,050		5,717,050
Revenue					
Mandatory transfer from operations	Line 547 / 1547	652	467,145	0	467,145
Investment income		654	211,192		211,192
Other		655	41,497		41,497
Total	Lines 652 to 655	660	6,436,884	0	6,436,884
Expenses (by item or category)					
Roofing		671	104,477		104,477
Building		672	159,446		159,446
Flooring		673	160,924		160,924
Elevator		674	134,825		134,825
Electrical		675	32,738		32,738
Equipment		676	30,799		30,799
Grounds		677	576,036		576,036
Life Safety Systems		678	54,288		54,288
Heating, Ventilation, Plumbing		679	123,161		123,161
Painting		680	6,000		6,000
		681			0
		682			0
		683			0
Total expenses	Lines 671 to 683	685	1,382,693	0	1,382,693
BALANCE, END OF YEAR	Lines 651 + 660 - 685	690	5,054,191	0	5,054,191
ASSETS, END OF YEAR					
Cash and investments	Line 310	695	5,054,770		5,054,770
DIFFERENCE Under (Over) Funded	Lines 690 - 695	699	(579)	0	(579)

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

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

General Subsidy - Part VI SHRA (Section 103)

Page A7

I. Mortgage subsidy

Principal and interest expense	Line 550	701	6,837,490
Affordable mortgage payment (from final Benchmark)		705	5,520,139
Subsidy phase-in		706	
Subtotal	Lines 705 - 706	708	5,520,139
Mortgage subsidy	Lines 701 - 708	709	1,317,351

II. RGI subsidy

Benchmark market rents for RGI units	Sch. D1 Col. 07	713	6,603,897
Actual market rents for RGI units	Sch. D1 Col. 06	714	6,894,607
Lesser of Line 713 or Line 714		715	6,603,897
Actual rental income from RGI households	Sch. D1 Col. 8	718	2,739,695
RGI subsidy	Line 715 - 718	719	3,864,202

III. Surplus repayment

Revenue:

Market units	Line 502 - Line 505	741	2,801,317
RGI units	Line 501	742	2,739,695
RGI subsidy	Line 719	743	3,864,202

Subtotal	Lines 741 to 743	745	9,405,214
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Investment	line 521	747	123,491
Non-rental revenue	line 522	748	118,624

Total revenue	Lines 745 to 748	750	9,647,329
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Operating costs (s. 103 (11))

	Line 548	751	3,793,606
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Net Actual Operating Income/Affordable Mortgage Payment

	Line 750 - 751	752	5,853,724
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Less:

Affordable mortgage payment(benchmark)	Line 705	755	5,520,139
Operating reserve allowance	Line 3085 or 3095	757	0

Subtotal	Line 755 to 757	759	5,520,139
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Surplus/Deficit	Line 752 - 759	760	333,585
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Surplus repayable

	50% of Line 760	762	166,792
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Less: Service manager approved reduction (if less than 50%)

\$	764	
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Net surplus repayable	Line 762 - 764	769	166,792
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Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

General Subsidy - Part VI SHRA (Section 103)

Page A7

A7 - CONTINUED

IV. Subsidy for the year

Mortgage subsidy	Line 709	771	1,317,351
RGI subsidy	Line 719	772	3,864,202
Property taxes	Line 549	773	861,221
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,042,774
Less:			
Surplus repayment	Line 769	782	166,792
Reduction in subsidy (Section 112 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	166,792
Net subsidy entitlement for the year	Line 779 - 785	789	5,875,982

V. Current year settlement

Net subsidy for the year	Line 789	791	5,875,982
Less Subsidy received the year		792	6,131,856
Settlement - subsidy payable to Group (repayable to SM)		795	(255,874)

MMAH 01/07

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

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

Page A8

I. Subsidy for the year

Benchmark operating Costs	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 112 (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

Benchmark 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 (if less than 50%)	\$ 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. (Excl. TS)

Year end: December 31, 2006

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program Revenue	MNP (Sec95)	PNP(Sec95)	Sec26/27	Limited/Dividend	Public Housing	UNative-Pre86	UNative-Post86
	581	582	583	584	585	586	587
Occupancy Revenue (Shelter)					4,472,045		
RGI-Income Tested Units							
Market Rent							
Gross occupancy revenue	0	0	0	0	4,472,045	0	0
Less: vacancy loss on market units							
Subtotal	0	0	0	0	4,472,045	0	0
Investment income					59,767		
Non-rental income					98,473		
Subsidy - Rent Supp (i.e. OCHAP & CHSP)							
Subsidy - see Guide to Annual Information Return					1,095,837		
Subsidy- Other-(describe)							
Subsidy- Other-(describe)							
Total Revenue	0	0	0	0	5,726,122	0	0

1501
1502
1504
1505
1510
1521
1522
1523
1525
1526
1527
1530

Line 1501 to 1502

Line 1504 - 1505

Line 1510 to 1525

Shelter Expenses:

Maint & Admin (see B1 schedules)	0	0	0	0	2,352,140	0	0
Utilities(see B1 schedules)	0	0	0	0	1,012,370	0	0
Insurance					71,605		
Bad Debts					4,864		
Other							
Capital reserve contribution							
Subtotal Operating Expenses	0	0	0	0	3,440,979	0	0
Property taxes					777,476		
Mortgage principal and interest							
Other - (describe)					1,024,248		
Other - (describe)							
Total Shelter Expenses	0	0	0	0	5,242,703	0	0

1541
1542
1543
1544
1545
1547
1548
1549
1550
1551
1561
1565

Capital Expenditures

Line 1548 to 1561

Net income (loss) - Shelter

Subsidy settlement-pay / (repayable to SM)	0	0	0	0	483,420	0	0
Shelter Surplus/(Deficit) after settlement	0	0	0	0	483,420	0	0

1570
1571
1572

Line 1530 - 1565

MNP-B3 line 1690

Line 1570 + 1571

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

1575
1576
1580

B2-Non-Shelter-Line 1629

Social Housing Annual Information Return

HOUSING YORK INC. (Excl. TS)

Year end: December 31, 2006

BI 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

MNP (Sec9S)	PNP(Sec9S)	Sec26/27	Limited/Dividend	Public Housing	UNative-Pre86	UNative-Post86
581	582	583	584	585	586	587
				667,101		
				339,813		
				57,497		
				33,147		
				94,819		
				120,232		
				27,508		
				51,071		
				521		
				75,125		
0	0	0	0	1,466,835	0	0

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

Administration

Salaries, wages and benefits
Management fees
Materials and Services
Other(describe)
Other(describe)
Other(describe)
Subtotal Administration
Total Maintenance and Administration

				676,977		
				208,328		
0	0	0	0	885,305	0	0
0	0	0	0	2,352,140	0	0

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

LINE - 1542 - UTILITIES

Electricity
Fuel
Water and Sewage
Other(describe)
Total Utilities

				612,740		
				262,667		
				136,963		
0	0	0	0	1,012,370	0	0

1542 A
1542 B
1542 C
1542 D
1542 E

Social Housing

Annual Information Return

HOUSING YORK INC. (Excl. TS)

Year end: December 31, 2006

Non-Shelter-All programs except Provincial Reformed

Page B2

PROGRAM	MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	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							
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

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B3

Operating costs:

Budget

Previous year

Inflation factor

See table below

Budgeted Operating Costs

Line 1635 x 1636

Actual Operating Costs

line 1548-1547

Allowable costs

Lesser of budget or actual

Municipal taxes

Mortgage principal and interest

Capital reserve contribution

Lesser of 1640 and 1641

line 1549

line 1550

line 1547

Total

Lines 1645 to 1649

Adjusted Total Revenue

Rent Inflation Factor

From MAH

1651

1.0210

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	0
1 Bed Apt	0.00		0	0
2 Bed Apt	0.00		0	0
3 Bed Apt	0.00		0	0
2 Bed TH	0.00		0	0
3 Bed TH	0.00		0	0
4 Bed TH	0.00		0	0
0	0.00		0	0
0	0.00		0	0
Total	1652	0.00	1653	0

Less: Budgeted vacancy loss

current year budget

Net minimum annual market revenue

Line 1653 - 1654

Market rent revenue

Adjusted market revenue

Greater of line 1655 or 1656

Geared-to-income rent

Non-Rental revenue(including interest)

Adjusted total revenue

Line 1660 to 1663

Subsidy Entitlement

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

Line 1650 - 1665

Settlement - subsidy payable to Group (repayable to SM)

December 31, 2006

HOUSING YORK INC. (Excl. TS)

Page B4

Unit Activity

Bachelor

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 01/07

This page not applicable to HYI

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Excl. TS)

Statistical Information

Page C1

I. Households assisted by program type-at year end	Unit of Measure	Public Housing 01	Rent Supplement 02	Limited Dividend 03	Section 26 & 27 04	Section 95 PNP 05	Section 95 MNP 05	Provincial Reformed 06	Post-1985 Urban Native 07	Pre-1985 Urban Native 08
RGI households with incomes at or below the HILs	Households	872						580		
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)	Households							257		
Vacant units (end of year)	Households							837		
Total households	TOTAL	872	0	0	0	0	0	0	0	0

II. Household types assisted and average gross incomes (at year end)

Families-RGI households with incomes at or below HILs										
Total number of targeted households	Households	10						291		
Average annual gross household income	\$	25,260						16,035		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	Households							118		
Seniors-RGI households with incomes at or below the HILs										
Total number of targeted households	Households	862						280		
Average annual gross household income	\$	15,466						18,063		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	Households							135		

Non-elderly singles

RGI households with incomes at or below the HILs										
Total number of targeted households	Households							9		
Average annual gross household income	\$							6,764		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	Households							4		

Special needs

RGI households with incomes at or below the HILs										
Total number of targeted households	Households									
Average annual gross household income	\$									
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	Households									

III. ADDITIONAL REQUIREMENTS - Service Level Standards

Unit of Measure	Public Housing 01	Rent Supplement 02	Section 95 MNP 05	Provincial Reformed 06
Households receiving RGI whose household income is at or below the household income limit established in regulation.	Households	872	0	580
High need households	Households	728		481
Units modified to provide physical accessibility	Households	1		67
Households receiving support services (All of the above information is as of year end.)	Households			61

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

Social Housing
Annual Information Return
First Year Return
HOUSING YORK INC. (Excl. TS)

December 31, 2006

Page D1

General Subsidy - Part VI SHRA - RGI Rental Schedule

Project	Unit Type	Market Rent per Month	Benchmark market rent	Unit months		Actual Market Rents (RGI units) Col 2 x col 5	Benchmark MR (RGI units) Col 3 x col 5	Rental Income (RGI units)
				All Units	RGI Units			
				4	5	6	7	8
Glenwood Mews	2 B TH	826	819	144	122	100,772	99,918	2,739,695
	3 B TH	895	936	576	485	434,075	434,075	
	4 B TH	996	998	48	29	28,884	28,884	
Keswick Gardens	1 B Apt	791	731	1,044	816	645,456	596,496	
	2 B Apt	913	831	396	104	94,952	86,424	
Springbrook Gardens	2 B TH	1,052	1,016	432	286	300,872	290,576	
	3 B TH	1,178	1,140	648	469	552,482	534,660	
	4 B TH	1,284	1,225	36	24	30,816	29,400	
Mullock Village	2 B TH	1,017	984	396	286	290,862	281,424	
	3 B TH	1,146	1,111	816	721	826,266	801,031	
	4 B TH	1,262	1,192	36	36	45,432	42,912	
Heritage East	1 B Apt	822	779	528	432	355,104	336,528	
	2 B Apt	959	904	840	519	497,721	469,176	
	3 B Apt	1,065	1,027	72	33	35,145	33,891	
Hadley Grange	1 B Apt	864	801	672	552	476,928	442,152	
	2 B Apt	1,006	929	288	72	72,432	66,888	
Brayfield Manor	2 B TH	1,017	986	192	145	147,465	142,970	
	3 B TH	1,145	1,113	720	502	574,790	558,726	
	4 B TH	1,256	1,192	60	59	74,104	70,328	
Oxford Village	1 B Apt	725	698	336	251	181,975	175,198	
	2 B Apt	864	807	96	24	20,736	19,368	
Rosetown	1 B Apt	851	818	1,116	934	794,834	764,012	
	2 B Apt	982	936	384	165	162,030	154,440	
Woodbridge Lane	2 B Apt	839	802	36	36	30,204	28,872	
	3 B Apt	940	903	96	96	90,240	86,688	
	4 B Apt	1,001	962	36	30	30,030	28,860	
Total				10,044	7,228	6,894,807	6,603,897	2,739,695

MMAH 01/07

* RGI Units Occupied and Vacant - see guide for complete definition of RGI unit

**Social Housing
Annual Information Return
First Year Return
HOUSING YORK INC. (Excl. TS)**

December 31, 2006

Unit Activity Data Report - Section 103, 106, Rent Supp.

Page D2

			1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		
Project	Unit Type	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Total	
GEARED TO INCOME	Glenwood Mews	2 B TH	10		10		10		10		10		10		10		11		10		10		10		10		122
		3 B TH	41		41		41		40		40		40		40		40		41		40		41		41		485
		4 B TH	3		3		2		2		2		2		2		2		3		3		3		3		29
	Keswick Gardens	1 B Apt	68		68		68		68		68		68		67		68		68		68		68		69		816
		2 B Apt	9		9		9		8		8		9		8		9		9		9		9		9		104
	Springbrook Gardens	2 B TH	27		26		26		22		23		23		23		23		23		23		24		23		286
		3 B TH	42		41		39		39		38		38		38		38		39		39		39		39		469
		4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
	Mullock Village	2 B TH	27		27		26		25		24		25		24		23		22		21		21		21		286
		3 B TH	56		56		58		60		60		61		61		61		62		62		62		62		721
		4 B TH	3		3		3		3		3		3		3		3		3		3		3		3		36
	Heritage East	1 B Apt	36		35		35		36		36		36		36		36		36		36		37		37		432
		2 B Apt	43		42		45		44		44		43		45		46		44		42		41		40		519
		3 B Apt	2		2		2		3		3		3		3		3		3		3		3		3		33
	Hadley Grange	1 B Apt	46		46		46		46		46		46		46		46		46		46		46		46		552
		2 B Apt	6		6		6		6		6		6		6		6		6		6		6		6		72
	Brayfield Manor	2 B TH	12		12		12		12		12		12		12		11		12		13		13		13		145
		3 B TH	41		41		41		41		43		43		43		43		42		42		41		41		502
		4 B TH	4		5		5		5		5		5		5		5		5		5		5		5		59
	Oxford Village	1 B Apt	20		20		20		20		20		21		21		21		22		22		22		22		251
		2 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
	Rosetown	1 B Apt	79		79		79		77		77		77		78		78		78		78		77		77		934
		2 B Apt	12		12		12		14		15		15		14		14		14		14		14		15		165
	Woodbridge Lane	2 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36
		3 B Apt	8		8		8		8		8		8		8		8		8		8		8		8		96
		4 B Apt	3		3		3		3		3		3		2		2		2		2		2		2		30
																											0
		Total RGI		605	0	602	0	603	0	599	0	601	0	604	0	602	0	603	0	604	0	603	0	601	0	601	0
MARKET	Glenwood Mews	2 B TH	2		2		2		2		2		2		2		1		1		2		2		2		22
		3 B TH	7		7		7		8		8		8		8		8		8		7		8		7		91
		4 B TH	1		1		2		2		2		2		2		2		2		1		1		1		19
	Keswick Gardens	1 B Apt	19		19		19		19		19		19		20		19		19		19		19		18		228
		2 B Apt	24		24		24		25		25		24		25		25		24		24		24		24		292
	Springbrook Gardens	2 B TH	9		10		10		14		13		13		13		13		13		13		12		13		146
		3 B TH	12		13		15		15		16		16		16		16		15		15		15		15		179
		4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	Mullock Village	2 B TH	6		6		7		8		9		8		9		10		11		12		12		12		110
		3 B TH	12		12		10		8		8		7		7		7		6		6		6		6		95
		4 B TH	-		-		-		-		-		-		-		-		-		-		-		-	0	
	Heritage East	1 B Apt	8		9		9		8		8		8		8		8		8		8		7		7		96
		2 B Apt	27		28		25		26		26		27		25		24		26		28		29		30		321
		3 B Apt	4		4		4		3		3		3		3		3		3		3		3		3		39
	Hadley Grange	1 B Apt	10		10		10		10		10		10		10		10		10		10		10		10		120
		2 B Apt	18		18		18		18		18		18		18		18		18		18		18		18		216
	Brayfield Manor	2 B TH	4		4		4		4		4		4		4		5		4		3		3		4		47
		3 B TH	19		19		19		19		17		17		17		17		18		18		19		19		218
		4 B TH	1		-		-		-		-		-		-		-		-		-		-		-		1
	Oxford Village	1 B Apt	8		8		8		8		8		7		7		7		6		6		6		6		85
		2 B Apt	6		6		6		6		6		6		6		6		6		6		6		6		72
	Rosetown	1 B Apt	14		14		14		16		16		16		15		15		15		15		16		16		182
		2 B Apt	20		20		20		18		17		17		18		18		18		18		18		17		219
	Woodbridge Lane	2 B Apt	-		-		-		-		-		-		-		-		-		-		-		-		0
		3 B Apt	-		-		-		-		-		-		-		-		-		-		-		-		0
		4 B Apt	-		-		-		-		-		-		1		1		1		1		1		1		6
																											0
		Total Market		232	0	235	0	234	0	238	0	236	0	233	0	235	0	234	0	233	0	234	0	236	0	236	0
	Total Portfolio		837		837		837		837		837		837		837		837		837		837		837		837		10,044

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.

Social Housing Annual Information Return

December 31, 2006

HOUSING YORK INC. (Excl. TS)

General Subsidy - Part VI SHRA - Operating Reserve

Page D3

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

Accumulated surplus (deficit) beginning of the year

3002

Number of units

Page A1 3025

Allowable operating reserve per unit

3030

Total allowable operating reserve

Line 3025 x line 3030 3035

**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

Net Operating Income-AMP(Actual)

Line 752 3045

Affordable Mortgage Payment-benchmark

Line 705 3047

Subtotal

Line 3040+ line 3045 minus line 3047 3060

Operating reserve eligibility determinant

Line 3035 - 3060 3070

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

Total allowable operating reserve

Line 3035 3075

Accumulated surplus, beginning of year

Line 3040 3080

Operating reserve allowance (to line 757)

Line 3075 - line 3080 3085

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

Net Operating Income (AMP Actual)

Line 3045 3090

Affordable Mortgage Payment-benchmark

Line 3047 3091

Operating reserve allowance (to line 757)

Line 3090 - line 3091 (if positive) 3095

Calculation for General Subsidy - 100% RGI (Complete section only if sheet A8 completed)

Accumulated surplus beginning of year

Line 3002 3100

Benchmark operating costs

Line 801 3101

Actual operating costs for the year

Line 822 3102

Difference

Line 3101 - 3102 3103

Operating reserve eligibility determinant

Line 3035 - (3002 + 3103) 3104

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

Total allowable operating reserve

Line 3035 3105

Accumulated surplus, beginning of year

Line 3002 3106

Operating reserve allowance (to line 823)

Line 3105 less line 3106 3107

If line 3104 is positive operating reserve calculation is:

Benchmark Operating Costs

Line 3101 3110

Actual operating costs

Line 3102 3111

Operating reserve allowance (to line 823)

Line 3110 less 3111 3112