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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. (Trinity Square Only)			December 31, 2006	
CMSM/DSSAB				
Corporation address	Mailing address	Program type	Y/N	# of units
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	100
Contact name	Position	Telephone number	Fax number	
Katherine Campbell	Program Manager, Fin. & Admin.	905-830-4444 x2732	905-895-5724	
e-mail address		SHRA Section 103	SHRA Section 110	SHRA Section 106
katherine.campbell@york.ca		Yes	No	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. (Trinity Square Only)

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. (Trinity Square Only)

Statement of Financial Position (Corporate Balance Sheet)

Page A3

ASSETS

Cash and investments - capital reserve fund	Balance Sheet Notes & Details	310	0
-other (describe) _____		312	

Subsidies receivable from the service manager		320	
Accounts Receivable-tenants	Balance Sheet Notes & Details	321	0
Accounts Receivable-other (describe) _____		322	

Capital assets (at cost):			
Shelter		325	
Non-shelter		327	
Sector support (co-ops only)		329	
Total	Lines 325 to 329	330	0

Accumulated amortization		334	
Net capital assets	Lines 330 - 334	335	0

Other assets - (describe) _____		350	
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TOTAL ASSETS	Lines 310 + 312 + 320 + 321+322+335 + 350	355	0
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LIABILITIES

Subsidies payable to the service manager		360	
Mortgage loans		368	
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	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, 2006

HOUSING YORK INC. (Trinity Square Only)

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) _____
- 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) _____
- Total Accounts Receivable - Tenants

321 A	
321 B	
321 C	
321 D	
321	0

Accumulated Surplus/(Deficit)

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

390 A	
390 B	
390	0

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

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-geared-to-income units	501	228,352
Market units	502	426,520
Gross occupancy revenue	Lines 501 + 502 504	654,872
Less: Vacancy loss on market units	505	21,170
Subtotal	Lines 504 - 505 510	633,702

Investment income

521 14,754

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

522 431

Net Subsidy Entitlement for the Year

Line 789 or Line 819 525 576,288

Total Revenue

530 1,225,175

Shelter expenses

Maintenance and Administration	From A4 - Schedules Below 541	256,835
Utilities	From A4 - Schedules Below 542	42,106
Insurance	543	14,046
Bad Debts	544	2,951
Mandatory transfer to capital reserve fund	From Benchmark 547	46,323
Subtotal Operating Expenses	Lines 541 to 547 548	362,261
Property taxes	549	92,638
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)	550	743,152
Total Shelter Expenses	Lines 548 to 550 565	1,198,051

NET INCOME (LOSS) - Provincial Reformed -Shelter

Lines 530 - 565 570 27,124

Gifts and donations

575

Non shelter revenue (net)

Line 629 Col 3 576 0

Sector support (net) (co-ops only)

577

Non-Shelter Net Income (Loss)

Lines 575 to 577 578 0

Net Income(Loss)-Provincial Reformed Total

Line 570 + Line 578 580 27,124

(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 27,124

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

Provincial Reformed

	Shelter	Non-Shelter	Other Programs	Consolidated
BALANCE, BEGINNING OF YEAR	590			0
Net income for the year	591 27,124	0	0	27,124
Other	592			0
BALANCE, END OF YEAR	599 27,124	0	0	27,124

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

Statement of Operations and Accumulated Surplus (Corporate)

A4 - Schedules

Line - 541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits	541 A	71,232
Building and equipment	541 B	53,471
Elevators	541 C	0
Electrical systems	541 D	4,775
Heating, air, ventilation and plumbing	541 E	9,787
Grounds	541 F	12,816
Painting	541 G	13,090
Waste Removal	541 H	3,233
Security	541 I	5,023
Other - (describe) _____	541 J	
Other - (describe) _____	541 K	
Other - (describe) _____	541 L	
Subtotal	541 P	173,427

Administration

Salaries, wages and benefits	541 Q	57,943
Management fees	541 R	
Materials and Services	541 S	25,465
Other - (describe) _____	541 T	
Other - (describe) _____	541 U	
Other - (describe) _____	541 V	
Subtotal	541 Y	83,408
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	256,835

LINE - 542 - UTILITIES

Electricity	542 A	4,806
Fuel	542 B	4,758
Water and Sewage	542 C	32,541
Other - (describe) _____	542 D	
TOTAL UTILITIES	542 H	42,106

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

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) _____	613			0
Other (describe) _____	614			0
Total non-shelter revenue	Lines 610 to 614 615	0	0	0
NON-SHELTER EXPENSES				
Operating costs				
Maintenance salaries, wages and benefits	620			0
Maintenance materials and services	621			0
Utilities	622			0
Administration	623			0
Other (describe) _____	624			0
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	0	0	0
Property taxes	626			0
Mortgage principal and interest	627			0
Total non-shelter expenses	Lines 625 to 627 628	0	0	0
NET NON-SHELTER REVENUE (LOSS)	Lines 615 - 628 629	0	0	0

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

Capital Reserve Fund (Housing)

Page A6

		Provincial	Section 95	Program	
		Reformed	MNP	Name	Total
BALANCE, BEGINNING OF YEAR	Previous year's line 690	651	0		0
Revenue					
Mandatory transfer from operations	Line 547 /1547	652	46,323	0	46,323
Investment income		654	36,504		36,504
Other		655	1,043,645		1,043,645
Total	Lines 652 to 655	660	1,126,472	0	1,126,472
Expenses (by item or category)					
Flooring		671	27,376		27,376
Life Safety Systems		672	3,750		3,750
Heating, Ventilation, Plumbing		673	6,540		6,540
		674			0
		675			0
		676			0
		677			0
		678			0
		679			0
		680			0
		681			0
		682			0
		683			0
Total expenses	Lines 671 to 683	685	37,666	0	37,666
BALANCE, END OF YEAR	Lines 651 + 660 - 685	690	1,088,806	0	1,088,806
ASSETS, END OF YEAR					
Cash and investments	Line 310	695	1,088,806		0
DIFFERENCE Under (Over) Funded	Lines 690 - 695	699	0	0	1,088,806

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. (Trinity Square Only)

General Subsidy - Part VI SHRA (Section 103)

Page A7

I. Mortgage subsidy

Principal and interest expense	Line 550	701	743,152
Affordable mortgage payment (from final Benchmark)		705	759,653
Subsidy phase-in		706	
Subtotal	Lines 705 - 706	708	759,653
Mortgage subsidy	Lines 701 - 708	709	(16,501)

II. RGI subsidy

Benchmark market rents for RGI units	Sch. D1 Col. 07	713	755,627
Actual market rents for RGI units	Sch. D1 Col. 06	714	787,431
Lesser of Line 713 or Line 714		715	755,627
Actual rental income from RGI households	Sch. D1 Col. 8	718	228,352
RGI subsidy	Line 715 - 718	719	527,275

III. Surplus repayment

Revenue:

Market units	Line 502 - Line 505	741	405,350
RGI units	Line 501	742	228,352
RGI subsidy	Line 719	743	527,275
Subtotal	Lines 741 to 743	745	1,160,977
Investment	line 521	747	14,754
Non-rental revenue	line 522	748	431
Total revenue	Lines 745 to 748	750	1,176,162
Operating costs (s. 103 (11))	Line 548	751	362,261
Net Actual Operating Income/Affordable Mortgage Payment	Line 750 - 751	752	813,901
Less:			
Affordable mortgage payment(benchmark)	Line 705	755	759,653
Operating reserve allowance	Line 3085 or 3095	757	0
Subtotal	Line 755 to 757	759	759,653
Surplus/Deficit	Line 752 - 759	760	54,248
Surplus repayable	50% of Line 760	762	27,124
Less: Service manager approved reduction (if less than 50%)	\$	764	
Net surplus repayable	Line 762 - 764	769	27,124

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

General Subsidy - Part VI SHRA (Section 103)

Page A7

A7 - CONTINUED

IV. Subsidy for the year

Mortgage subsidy	Line 709	771	(16,501)
RGI subsidy	Line 719	772	527,275
Property taxes	Line 549	773	92,638
Additional subsidy		774	
Subtotal	Line 771 to 774	779	603,412
Less:			
Surplus repayment	Line 769	782	27,124
Reduction in subsidy (Section 112 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	27,124
Net subsidy entitlement for the year	Line 779 - 785	789	576,288

V. Current year settlement

Net subsidy for the year	Line 789	791	576,288
Less Subsidy received the year		792	610,170
Settlement - subsidy payable to Group (repayable to SM)		795	(33,882)

MMAH 01/07

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

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. (Trinity Square Only)

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)							
RGI-Income Tested Units							
Market Rent							
Gross occupancy revenue	0	0	0	0	0	0	0
Less: vacancy loss on market units							
Subtotal	0	0	0	0	0	0	0
Investment income							
Non-rental income							
Subsidy - Rent Supp (i.e. OCHAP & CHSP)							
Subsidy -see Guide to Annual Information Return							
Subsidy- Other-(describe)							
Subsidy- Other-(describe)							
Total Revenue	0	0	0	0	0	0	0
Shelter Expenses:							
Maint & Admin (see B1 schedules)	0	0	0	0	0	0	0
Utilities(see B1 schedules)	0	0	0	0	0	0	0
Insurance							
Bad Debts							
Other							
Capital reserve contribution							
Subtotal Operating Expenses	0	0	0	0	0	0	0
Property taxes							
Mortgage principal and interest							
Other - (describe)							
Other - (describe)							
Total Shelter Expenses	0	0	0	0	0	0	0
Net income (loss) - Shelter	0	0	0	0	0	0	0
Subsidy settlement-pay (repayable to SM)	0						
Shelter Surplus(Deficit) after settlement	0	0	0	0	0	0	0
Gifts and Donations							
Non-Shelter Surplus(Deficit) Net	0	0	0	0	0	0	0
Program Net Income (Loss)	0	0	0	0	0	0	0

Revenue and Expenses-All programs except Provincial Reformed

Year end: December 31, 2006

[illegible][illegible][illegible]

Social Housing

Annual Information Return

HOUSING YORK INC. (Trinity Square Only)

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

MMAH 01/07

This page not applicable to Trinity Square

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B3

Operating costs:

Budget

Previous year

Inflation factor

See table below

Budgeted Operating Costs

Actual Operating Costs

1635

1636

Line 1635 x 1636

line 1548-1547

1640

1641

0

0

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

1645

1646

1647

1648

0

0

0

0

Total

Lines 1645 to 1649

1650

0

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 $A \times C \times 12$
	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

Net minimum annual market revenue

Market rent revenue

Adjusted market revenue

Geared-to-income rent

Non-Rental revenue(including interest)

Adjusted total revenue

current year budget

Line 1653 - 1654

Greater of line 1655 or 1656

Line 1660 to 1663

Line 1650 - 1665

1654

1655

1656

1660

1661

1662

1665

1680

1685

1690

0

0

0

0

0

0

0

0

Subsidy Entitlement

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

Settlement - subsidy payable to Group (repayable to SM)

December 31, 2006

Page B4

[illegible]

- 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 unit it replaces.

This page not applicable to Trinity Square

Social Housing Annual Information Return

Year end: December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

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-1986 Urban Native 08
Households							62		
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)							38		
Vacant units (end of year)									
TOTAL	0	0	0	0	0	0	100	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								
Average annual gross household income	\$						62		
Non-RGI households and RGI households with incomes above the HILS							14,008		
Total number of non-targeted households	Households						38		
Seniors-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								
Non-elderly singles									
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								
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	0	0	0	62
Households				54
Households				18
Households				

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

Social Housing

December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

Targeting Plans

Page C2

I. Minimum RGI Unit Requirements

[illegible][illegible]

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	4	n/a	n/a
Market units	7	n/a	n/a
Special needs units		n/a	n/a
Total	11	n/a	3

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

0

December 31, 2006

Page D1

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Social Housing Annual Information Return First Year Return HOUSING YORK INC. (Trinity Square Only)

December 31, 2006

Page D2

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

Project	Unit Type	1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Total
		Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	
GEARED TO INCOME	Trinity Square (67813)																									165
	2 B TH																									194
	3 B TH																									91
	4 B TH																									42
MARKET	Trinity Square (67814)																									120
	2 B TH																									70
	3 B TH																									0
																										0
Total RGI		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	682
MARKET	Trinity Square (67813)																									115
	2 B TH																									86
	3 B TH																									89
	4 B TH																									18
MARKET	Trinity Square (67814)																									10
	2 B TH																									0
	3 B TH																									0
																										0
Total Market		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	318
Total Portfolio		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000

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.

MMAH 01/07

Social Housing Annual Information Return

December 31, 2006

HOUSING YORK INC. (Trinity Square Only)

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