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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 System Manager")

As specifically agreed, we have performed the procedures described in Appendix A, to assist the Service System 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, 2009. 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 of the year ended December 31, 2009 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, 2009. Had we performed the 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 System 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". The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Accountants, Licensed Public Accountants

Toronto, Canada
May 18, 2010

Housing York Inc.

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

For the year ended December 31, 2009

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, 2009.	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, 2009.
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, 2009 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, 2009 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, 2009.	We found no significant exceptions.
5. 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")

For the year ended December 31, 2009

Appendix A

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 and 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 A7 of the AIR and the underlying financial records of the Corporation.	We found no significant exceptions.
10. Agree the description of the items and related amounts (Line 1501 to Line 1580) on Page B1 (and B1 Schedules) of the AIR and the underlying financial records of the Corporation.	We found no significant exceptions.

SOCIAL HOUSING - ANNUAL INFORMATION RETURN THIRD AND SUBSEQUENT YEARS PROVINCIAL REFORMED AND OTHER HOUSING PROGRAMS

Identification

Page A1

Corporation name Housing York Inc. CMSM/DSSAB The Regional Municipality of York		I.D. No. Year end (dd/mm/year) December 31, 2009									
Corporation address 1091 Gortiam Road Newmarket, Ontario L3Y 8X7	Mailing address - same -	Program type (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. Regional Program 7. Post 85 urban native	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Y/N</th> <th># of units</th> </tr> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">937</td> </tr> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">872</td> </tr> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">168</td> </tr> </table>	Y/N	# of units	Y	937	Y	872	Y	168
Y/N	# of units										
Y	937										
Y	872										
Y	168										
Contact name Katherine Campbell	Position Program Mgr Finance & Admin	Telephone number 905-830-4444 x2732	Fax number 905-895-5724								
e-mail address katherine.campbell@york.ca		SHRA Section 103 No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SHRA Section 110 Market & RG</th> <th>SHRA Section 106 100% RG</th> </tr> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> </table>	SHRA Section 110 Market & RG	SHRA Section 106 100% RG	Yes	No				
SHRA Section 110 Market & RG	SHRA Section 106 100% RG										
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 Brenda Hogg	Position Chair	Date
Signature	Name Vito Spatafora	Position Vice-Chair	Date

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 years. 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, SMRA 113(2).

Social Housing Annual Information Return

Year End: December 31, 2009

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, 2009

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

Page A3

ASSETS

Cash and investments - capital reserve fund	Balance Sheet Notes & Details - A38	310	
-other (describe)		312	
Subsidies receivable from the service manager		320	
Accounts receivable-tenants	Balance Sheet Notes & Details - A38	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		381	
Other reserves (describe)		388	
Accumulated surplus/(deficit)	Balance Sheet Notes & Details - A38	390	0

TOTAL LIABILITIES AND SURPLUS

Lines 360 to 390 395 0

Social Housing Annual Information Return

Year end: December 31, 2009

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, 2009

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

Page 1 of 2

(A) Statement of Operations (Revenue and Expenses) Provincial Reformed (Section 106 and 110)**Shelter Occupancy revenue**

Rent-geared-to-income units

3,140,864

Market units

3,528,454

Gross occupancy revenue

Lines 601 + 602

6,669,318

Less: Vacancy loss on market units

117,320

Subtotal

Lines 604 + 605

6,551,998

Investment Income (Includes interest)

79,829

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

Coin Laundry, Parking, Tenant Recoveries

137,232

Net Subsidy Entitlement for the Year

Line 789 of Line 819

6,622,791

Total Revenue

Lines 518 to 620

13,391,850

Shelter expenses

Maintenance and administration

From A1 - Schedules Below

3,110,090

Utilities

From A1 - Schedules Below

754,288

Insurance

97,569

Bad debts

82,141

Mandatory transfer to capital reserve fund

From B1 - Quarterly Estimate/Approved Budget

557,047

Subtotal Operating expenses

Lines 511 to 547

4,501,116

Property taxes

1,088,844

Mortgage principal and interest (excluding Sector Support and/or non-shelter component)

7,715,159

Total Shelter Expenses

Lines 549 to 552

13,384,918

NET INCOME (LOSS) - Provincial Reformed - Shelter

Lines 559 + 560

6,932

Gifts and donations - (describe)

Non shelter revenue (net)

Line 829 Col 3

62,356

Sector support (net) (co-ops only)

Non-Shelter Net Income (Loss)

Lines 578 to 577

62,356

Net Income(Loss)-Provincial Reformed Total

Line 670 + Line 578

69,288

(B) Net Income (Loss)- Other Programs

Section 95(federal)MNP

From B1 - Line 1580

0

Section 95(federal)PNP

0

Section 26/27(federal)

0

Limited Dividend

0

Public Housing

0

Regional Program

0

Post-85 Urban Native(federal)

0

Consolidated Net Income(Loss)

Line 580 + Lines 581 - 587

69,288

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

		Provincial Reformed			Consolidated
		Shelter	Non-Shelter	Other Programs	
BALANCE, BEGINNING OF YEAR	590	1,818,118			1,818,118
Net income for the year	691	6,932	62,358	0	69,288
Other "	692	(6,638)			(6,638)
BALANCE, END OF YEAR	599	1,818,412	67,532	0	1,885,944

* Approved Spending as per Board of Directors.

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2009

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	1,014,957
Building and equipment	541 B	553,232
Elevators	541 C	26,618
Electrical systems	541 D	39,990
Heating, air, ventilation and plumbing	541 E	161,742
Grounds	541 F	158,888
Painting	541 G	127,120
Waste Removal	541 H	90,941
Security	541 I	56,947
Other - (describe) Life Safety Systems	541 J	34,379
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	2,284,814

Administration

Salaries, wages and benefits	541 Q	615,013
Management fees	541 R	
Materials and Services	541 S	230,283
Other - (describe)	541 T	
Other - (describe)	541 U	
Other - (describe)	541 V	
Subtotal Administration	541 Y	845,276
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,110,090

LINE - 542 - UTILITIES

Electricity	542 A	363,935
Fuel	542 B	163,370
Water and Sewage	542 C	171,290
Other - (describe) EM Debt Repayment	542 D	55,873
TOTAL UTILITIES	542 H	754,268

Social Housing Annual Information Return

Year end: December 31, 2009

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) <u>EM Debt Repayment</u>	614		43,324	43,324
Total non-shelter revenue	Lines 610 to 614 615	48,500	43,324	91,824

NON-SHELTER EXPENSES

Operating costs

Maintenance salaries, wages and benefits	620	2,626		2,626
Maintenance materials and services	621	2,626		2,626
Utilities	622	3,579		3,579
Administration	623	875		875
Other (describe) <u>Grounds Keeping</u>	624	509		509
Subtotal Non-Shelter Operating Exp	Lines 620 to 624 625	10,215	0	10,215
Property taxes	626	2,480		2,480
Mortgage principal and interest	627	16,774		16,774
Total non-shelter expenses	Lines 625 to 627 628	29,468	0	29,468
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	19,032	43,324	62,356

Social Housing Annual Information Return

Year end: December 31, 2009

Housing York Inc.

Capital Reserve Fund (Housing)

Page 36

See Attached Schedule for Capital Reserve Activity

BALANCE, BEGINNING OF YEAR

Previous year's line 690

Provincial	Blue Door	Regional	Total
Reformed		Program	
651 4,751,773			4,751,773

Revenue

Mandatory transfer from operations

Line 547 / 1547

652 557,047

Investment income/(loss)

654 170,088

Other

655 0

Total

Lines 652 to 655

660 5,478,908 0 0 5,478,908

Expenses (by item or category)

Roofing

671 57,750

Building

672 700,888

Flooring

673 186,840

Life Safety Systems Capital

674 16,951

Electrical

675 (1,156)

Equipment

676 34,677

Grounds

677 107,144

Heating, Ventilation, Plumbing

678 121,680

Painting

679 45,680

Elevators

680 3,500

681 0

682 0

683 0

Total expenses

Lines 671 to 683

685 1,273,954 0 0 1,273,954

BALANCE, END OF YEAR

Lines 651 + 680 + 685

690 4,204,954 0 0 4,204,954

ASSETS, END OF YEAR

Cash and Investments

Line 310

695

DIFFERENCE Under (Over) Funded

Lines 690 + 695

699 4,204,954 0 0 4,204,954

Instructions:

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

Social Housing

Annual Information Return

Third and Subsequent Year Return

Housing York Inc.

Year end: December 31, 2009

Unit Activity Data Report: Section 110-108, Rent Supp. Page AT

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		
L'Ermec Mised	2 B TH	8	1	9	1	8	1	9	1	9	1	9	1	9	1	9	1	9	1	9	1	9	1	9	1	114	
	3 B TH	30	5	29	3	33	3	35	3	34	2	33	3	32	3	33	4	34	3	35	2	34	3	34	3	433	
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	31	
Kestwick Gardens	1 B Apt	70	3	72	1	70	4	72	9	73	1	73	1	73	1	69	4	66	4	70	3	71	2	72	3	661	
	2 B Apt	5	1	6	1	8	2	6	1	8	2	9	2	8	3	11	1	12	1	11	1	12	1	12	1	130	
	2 B TH	24	2	23	2	23	3	24	3	25	1	25	1	24	1	24	1	24	1	24	1	24	1	25	1	307	
Springbrook Gardens	2 B TH	28	2	29	2	29	2	29	2	29	1	30	1	30	1	30	1	30	1	30	1	30	1	31	1	367	
	3 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	31	
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	31	
Meadow Village	2 B TH	18	1	19	1	20	1	20	1	20	3	21	3	22	1	22	1	22	1	23	1	23	1	24	1	265	
	3 B TH	53	5	53	6	50	0	48	6	48	6	53	5	53	4	53	4	54	4	54	4	56	2	54	3	666	
	4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36	
Heddon East	1 B Apt	36	1	39	1	37	1	37	1	36	1	37	1	37	1	37	1	36	1	36	1	35	2	36	1	445	
	2 B Apt	44	1	44	2	43	2	43	2	44	2	46	1	44	2	44	2	45	1	45	2	45	2	44	3	533	
	3 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36	
Heddon Grange	1 B Apt	46	1	45	1	46	1	46	1	43	3	41	4	43	4	45	2	48	1	47	1	45	2	46	1	557	
	2 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	5	-	5	-	59	
	2 B TH	10	1	10	1	10	1	10	1	11	1	11	1	11	1	11	1	11	1	12	1	12	1	12	1	138	
Oxford Village	2 B TH	33	6	34	5	35	5	36	4	38	2	38	2	38	1	37	1	37	1	38	1	40	1	41	1	473	
	3 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	63	
	4 B TH	21	-	19	1	19	1	20	1	20	1	20	1	20	1	20	1	20	1	20	1	20	1	20	1	241	
Rosa Town	1 B Apt	74	2	75	1	76	1	76	1	76	1	77	1	77	1	75	1	76	1	76	1	76	1	76	1	916	
	2 B Apt	17	1	17	1	18	1	18	1	18	1	18	1	18	1	18	1	18	1	18	1	18	1	18	1	218	
	3 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24	
Woodbridge Lane	1 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48	
	2 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12	
	3 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12	
Trinity Square (67813)	2 B TH	18	2	16	-	15	1	15	1	14	2	14	2	15	1	15	1	15	1	16	-	16	-	16	-	194	
	3 B TH	15	-	15	-	15	2	15	2	16	1	17	-	17	-	16	-	16	-	17	-	16	-	16	-	198	
	3 B TH (O)	7	-	7	1	7	1	7	1	6	1	5	1	7	1	7	1	7	1	7	1	7	1	7	1	84	
Trinity Square (67814)	2 B TH	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	59	
	3 B TH	10	1	10	1	10	1	11	1	10	1	11	1	11	1	11	1	11	1	11	1	11	1	11	1	132	
	4 B TH	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	84	
Total RGI Units		671	38	609	33	613	36	621	32	618	24	629	26	624	23	630	24	636	22	642	17	645	18	644	16	8780	

[illegible]

ප්‍රකාශන:

(11) The number of units attributable to the end of each period (whether accumulated or not) for each class of location.

(2) A unit which bears no direct relation with climate control or which does not account for more than 1 per cent of the energy consumed by the building.

See the Guide to the Annual Information Return for the calculation of an RCI and Market value.

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2008

General Subsidy - Part VI SHRA - RGI Rental Schedule

Page A8

Project	Unit Type	Total Units	Prev. Year		Curr. Year		Current		Current		Current		Current Rental Income RGI Units
			Total Mixed Benchmark Mkt Renta (Prev. ARI)	Market Rent Index 0.00%	Market Rent Index 0.00%	Indexed Benchmark Market Rent (Col 3 x Col 4)	Actual Market Rent	Per Month	Actual Market Rent	Per Month	Actual Market Rent	Per Month	
Glenwood Meadows	2 B TH	12	838	1.80%	1.80%	853	876	114	88,884	7,407	89,762	7,476	10
	3 B TH	48	938	1.80%	1.80%	976	960	433	411,350	33,863	411,350	33,863	
Kearney Gardens	4 B TH	4	1,022	1.80%	1.80%	1,040	1,057	31	32,787	2,732	32,787	2,732	10
	1 B Apt	87	781	1.80%	1.80%	775	837	861	757,397	63,116	757,397	63,116	
Springbrook Gardens	2 B Apt	33	895	1.80%	1.80%	881	868	130	125,880	10,487	125,880	10,487	10
	2 B TH	35	1,040	1.80%	1.80%	1,059	1,114	307	241,998	20,166	241,998	20,166	
Mallock Village	3 B TH	54	1,158	1.80%	1.80%	1,189	1,249	397	456,853	38,071	456,853	38,071	10
	4 B TH	3	1,254	1.80%	1.80%	1,277	1,387	14	119,054	9,921	119,054	9,921	
Hortega East	2 B TH	83	1,086	1.80%	1.80%	1,026	1,080	256	287,280	23,940	287,280	23,940	10
	3 B TH	68	1,138	1.80%	1.80%	1,158	1,218	895	834,230	69,519	834,230	69,519	
Hortega East	4 B TH	3	1,221	1.80%	1.80%	1,243	1,240	36	46,240	3,853	46,240	3,853	10
	1 B Apt	44	810	1.80%	1.80%	825	872	445	388,040	32,337	388,040	32,337	
Hadley Grange	2 B Apt	70	941	1.80%	1.80%	958	1,017	553	552,401	46,033	552,401	46,033	10
	3 B Apt	6	1,059	1.80%	1.80%	1,086	1,129	38	40,844	3,404	40,844	3,404	
Hadley Grange	1 B Apt	55	834	1.80%	1.80%	849	917	567	510,769	42,564	510,769	42,564	10
	2 B Apt	24	966	1.80%	1.80%	983	1,087	55	59,732	4,978	59,732	4,978	
Bradford Manor	2 B TH	16	1,010	1.80%	1.80%	1,028	1,079	138	148,902	12,408	148,902	12,408	10
	3 B TH	50	1,140	1.80%	1.80%	1,181	1,215	473	671,688	55,974	671,688	55,974	
Oxford Village	4 B TH	5	1,221	1.80%	1.80%	1,243	1,332	83	70,888	5,907	70,888	5,907	10
	1 B Apt	28	728	1.80%	1.80%	739	768	241	186,888	15,574	186,888	15,574	
Roxe Town	2 B Apt	8	840	1.80%	1.80%	855	917	36	42,072	3,506	42,072	3,506	10
	1 B Apt	93	851	1.80%	1.80%	864	902	918	926,732	77,244	926,732	77,244	
Woodbridge Lane	2 B Apt	32	873	1.80%	1.80%	885	1,042	218	225,072	18,756	225,072	18,756	10
	3 B Apt	3	835	1.80%	1.80%	828	889	24	21,335	1,778	21,335	1,778	
Trinity Square (608-63)	3 B Apt	8	939	1.80%	1.80%	951	938	46	37,904	3,158	37,904	3,158	10
	4 B Apt	3	1,001	1.80%	1.80%	993	1,082	12	12,744	1,062	12,744	1,062	
Trinity Square (608-63)	2 B TH	28	1,048	1.80%	1.80%	1,067	1,081	194	231,824	19,319	231,824	19,319	10
	3 B TH	28	1,186	1.80%	1.80%	1,207	1,227	188	212,368	18,031	212,368	18,031	
Trinity Square (608-63)	3 B TH (608-63)	18	1,223	1.80%	1.80%	1,245	1,300	84	108,000	9,000	108,000	9,000	10
	4 B TH	8	1,286	1.80%	1.80%	1,308	1,384	80	13,840	1,153	13,840	1,153	
Trinity Square (608-63)	2 B TH	12	1,032	1.80%	1.80%	1,057	1,082	132	140,184	11,682	140,184	11,682	10
	3 B TH	8	1,170	1.80%	1.80%	1,191	1,193	76	100,212	8,351	100,212	8,351	
Total		867						7,850	8,095,808	665,748	8,095,808	665,748	10

For 608-63
Shred at 100 x 400

For 2009 StreetView/08-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-16

Social Housing Annual Information Return

Year end: December 31, 2009

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

I. Operating subsidy

Total indexed benchmark operating costs	From SM Subsidy Estimate/Approved Budget	701	4,411,882
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,715,159
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	11,044,835
Operating subsidy	Lines 701 + 703 - 705	709	1,082,206

II. RGI subsidy

Indexed benchmark market rents for RGI units	AS Col. 09	713	7,819,738
Actual market rents for RGI units	AS Col. 08	714	8,026,928
Lesser of Line 713 or Line 714		715	7,819,738
Actual rental income from RGI households	AS Col. 10	718	3,140,864
RGI subsidy	Line 715 - 718	719	4,678,874

III. Surplus repayment

Revenue

Shelter occupancy revenue	Line 510	744	8,551,998
Investment income & non rental revenue	Line 521 + 522	742	217,061
Net subsidy entitlement for the year	Line 548, 709, 719	743	6,629,824
Total revenue	Line 741 to 743	744	13,398,883

Less:

Total shelter expenses	Line 565	750	13,384,948
Net income/loss - provincial reformed shelter	Lines 744 - 750	751	4,865

Operating reserve allowance	D1 Line 3065 or 3085	766	0
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Surplus/(Deficit)	Lines 751 - 755	759	13,865
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Surplus repayable	50% of Line 759 (only if surplus)	760	6,933
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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	6,933
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Social Housing Annual Information Return

Year end: December 31, 2009

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

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V. Subsidy for the year

Operating subsidy	Line 709	771	1,082,206
RGI subsidy	Line 719	772	4,478,874
Property taxes	Line 549	773	1,068,644
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,629,724
Less:			
Surplus repayment	Line 769	782	6,933
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	6,933
Net subsidy entitlement for the year	Line 779 - 785	789	6,622,791

V. Current year settlement

Net subsidy for the year	Line 789	791	6,622,791
Less Subsidy received the year		792	6,667,038
Settlement - subsidy payable to Group (repayable to SM)		795	(44,247)

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Social Housing Annual Information Return

Year end: December 31, 2009

Housing York Inc.

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

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I. Subsidy for the year

Indexed Benchmark operating costs

From SM Subsidy Estimate/Approved Budget

801

Property taxes

Line 549

806

Mortgage principal and interest

Line 550

807

Subtotal

Line 801 to 807

808

Less:

Actual rents for RGI units

Line 801

811

Non-Rental Revenue (including interest)

Line 821 and 822

812

Surplus repayment (from below)

Line 826

815

Reduction in subsidy (Section 113 (9) SHRA)

814

Subtotal

Line 811 to 814

818

Additional Subsidy

817

Net subsidy entitlement for the year

Line 808 - 818 + 817

819

II. Surplus repayment

Indexed Operating costs

Line 801

821

Less:

Operating costs (actual)

Line 848

822

Operating reserve allowance

Line 8107 or 8112

823

Subtotal

Line 822 to 823

825

Surplus

Line 821 - 825

826

Surplus repayable

50% of Line 826

827

Less: Service manager approved reduction

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

828

Net surplus repayment

Line 827 - 828

829

III. Current year settlement

Net subsidy for the year

Line 819

831

Less Subsidy received for the year

832

Current year settlement

Line 831 - 832

833

Social Housing Annual Information Return

Year end: December 31, 2009

Housing York Inc.

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Revenue and Expenses-All programs except Provincial Reformed

Program Revenue	PNP (Sec 95)	Federal Unilateral	Fed-aid Unilateral	United Unilateral	Public Housing	Regional Program	Relative Post 85
Occupancy Revenue (Shelter)	581	582	583	584	585	586	587
RG-Income Tested Units					4,740,668	1,782,084	
Market Rent							
Gross occupancy revenue	0	0	0	0	4,740,668	1,782,084	0
Less: vacancy loss on market units							
Subtotal	0	0	0	0	4,740,668	1,782,084	0
Investment Income							
Non-rental revenue/income					42,374	10,837	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)					133,358	77,996	
Subsidy - Operating Subsidy					2,173,908		
Subsidy - Capital Subsidy							
Subsidy - Other (describe)							
Total Revenue	0	0	0	0	7,090,306	1,870,917	0

Shelter Expenses:							
Maint & Admin (see B1 schedules below)	1545	0	0	0	2,083,229	635,630	0
Utilities (see B1 schedules below)	1502	0	0	0	1,214,340	216,816	0
Insurance	1543				85,508	16,995	
Bad Debts	1544				10,543		
Other	1545					665,996	
Capital reserve contribution	1546	0	0	0	4,463,640	1,700,448	0
Subtotal Operating Expenses	1547				820,325	170,489	
Municipal property taxes	1548						
Mortgage principal and interest	1549				910,844		
Other (describe)	1550						
Other (describe)	1551	0	0	0	1,320,917		0
Total Shelter Expenses	1552	0	0	0	997,466		0
Net income (loss) - Shelter	1553						
Subsidy settlement pay (repayable to St)	1554						
Shelter Surplus (Deficit) after settlement	1555						

Gifts and Donations	1556						
Non-Shelter Surplus (Deficit) Net	1557						
Program Net Income (Loss)	1558						

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PROGRAM	Federal Unilateral							Federal Unilateral
	MDP (Sec95)	PNP (Sec95)	Sec2627	Limited Dividend	Public Housing	UNative-Pre86	UNative-Post86	
REVENUE	681	682	683	684	686	688	687	
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	
EXPENSES	1820							
Maintenance salaries, wages and benefits	1821							
Maintenance materials and services	1822							
Utilities	1823							
Administration	1824							
Other (describe)	1825	0	0	0	0	0	0	
Subtotal Non-Shelter Operating Expenses	1826	0	0	0	0	0	0	
Property taxes	1827							
Mortgage principal and interest	1828	0	0	0	0	0	0	
Total non-shelter expenses	1829	0	0	0	0	0	0	
Non-Shelter Surplus (Deficit) Net								

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Social Housing Annual Information Return

Year end: December 31, 2009

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

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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

Actual Operating Costs

line 1548-1547

1641

Allowable costs

Lesser of budget or actual

Greater of 1640 and 1641

1645

Municipal taxes

line 1549

1648

Mortgage principal and interest

line 1550

1647

Capital reserve contribution

line 1547

1649

Total

Lines 1645 to 1649

1650

Adjusted Total Revenue

Rent Inflation Factor

From MAH

1651

1.014

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

Less: Budgeted vacancy loss

current year budget

1654

Net minimum annual market revenue

Line 1653 - 1654

1655

Market rent revenue

1658

Adjusted market revenue

Greater of line 1655 or 1658

1660

Gear-to-income rent

1661

Non-Rental revenue(including interest)

1662

Adjusted total revenue

Line 1660 to 1663

1665

Subsidy Entitlement

Line 1660 - 1665

1680

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

1686

Settlement - subsidy payable to Group (repayable to SM)

1690

Social Housing Annual Information Return

Year ends: December 31, 2009

Housing York Loc.

Statistical Information

Page C1

All Units Under Administration by Service Manager

I. Households assisted by program type-at year end

RGI households with incomes at or below the HILs

Households assisted by program (at end of year)

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

Vacant units (end of year)

Total Households (All units under administration)

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

Families-RGI households with incomes at or below the HILs

Total number of targeted households

Average annual gross household income

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

Total number of non-targeted households

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.)

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

Year end: December 31, 2009

Targeting Plans

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[illegible][illegible]

Geared-to-income
Market units
Special needs units
Total

Unit Move-outs during year	Vacancy months during year	Vacant units at year end
66		16
59		16
125	0	32

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, 2009

Housing York Inc.

General Subsidy - Part VI SHRA - Operating Reserve

Page D1

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

Choose Yes or No 3000 ☐ Yes

Accumulated surplus (deficit) beginning of the year

3002

Number of units

Page A1 3025 937

Allowable operating reserve per unit

3030 0

Total allowable operating reserve

Line 3025 x line 3030 3035 0

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

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

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

Accumulated surplus, beginning of year

Line 3002 3040 N/A

Net Shelter Income

Line 3041 3045 N/A

Subtotal

Line 3040 + line 3045 3050 N/A

Operating reserve eligibility determinant

Line 3035 - 3050 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 301 3101 N/A

Actual operating costs for the year

Line 302 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