

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

Identification

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Corporation name Housing York Inc. CMSM/DSSAB The Regional Municipality of York		I.D. No.	Year end (dd/mm/year) December 31, 2014	
Corporation address 1091 Gorham Road Newmarket, Ontario L3Y 8X7	Mailing address - same -	Program type		
		(A) PROVINCIAL REFORMED	Y/N	# of units
		(B) OTHER PROGRAMS		
		1. Sect 95 - MNP		1,038
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	Y	872
		6. Regional Program	Y	528
		7. Post 85 urban native		
Contact name Cristian Cupen	Position Finance Program Manager	Telephone number 905-830-4444 x72742	Fax number 905-895-5724	
	e-mail address cristian.cupen@york.ca	SHRA Section 103 No	SHRA Section 110 Market & RGI Yes	SHRA Section 106 100 % RGI No

Board of Directors DECLARATION (Must be signed by two members of the Board.)

We declare that, to the best of our knowledge and belief, the information provided in this Annual Information Return and the representations on Page 2 is true and correct.

Signature	Name Jack Heath	Position Chair	Date
Signature	Name Gino Rosati	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 year's. This form applies principally to provincially transferred housing groups who are subject to benchmarks. Service Managers at their discretion can use this form for LHC's and Federal Unilateral Projects. Form is prescribed by the Minister, SHRA 113(2).

Social Housing Annual Information Return

Year End: December 31, 2014

Housing York Inc.

Management Representation Report

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Note 1: The Social Housing Reform Act and its regulations are referred to as SHRA throughout these representations.

Note 2: If the answer to any question, other than number 5, is "No", please provide explanatory details.

Note 3: All questions are to be answered as of the end of the fiscal year. Question 11 to 13 should cover the fiscal year as well as the months preceding the filing of this report.

The following questions relate to the Provincially Reformed projects. The questions should be answered with respect to the provisions of the SHRA.

GOVERNANCE:

1) Does the corporation follow the required conflict of interest provisions? Y N NA

RESIDENT RELATIONS

2) Did the corporation select applicants as required? Y N

3) Were all RGI households charged the required correctly calculated rent? Y N NA

4) Did the corporation comply with its mandate and targeting plan in housing applicants, if applicable? Y N NA

FINANCIAL MANAGEMENT

5) Did the corporation receive a management letter from its auditors reporting deficiencies in internal controls or operations? (if yes, attach a copy of the letter.) Y N

6) Were all revenue and expenses properly allocated to any non-shelter component as required? Y N NA

7) Was the shelter component of the corporation's revenue used only for shelter purposes? Y N NA

8) Did the corporation fully invest its Capital/Replacement Reserve Fund under the SHSC program or in accordance with the project Operating Agreement? Y N NA

9) Did the corporation transfer the annual allocation to the Capital/Replacement Reserve and only expense eligible costs? Y N NA

10) Did the corporation comply with the requirement in the SHRA to participate in a system for group insurance of housing providers? Y N NA

11) Is the corporation free and clear of material contingent liabilities and legal disputes? Y N NA

MORTGAGE

12) Is the corporation in compliance with its obligation not to mortgage or encumber, replace or amend the mortgage? Y N

13) Are all other mortgages the corporation may have in good standing? Y N

14) Was the sector support mortgage cost excluded from shelter expenses and offset against sector revenue? (Co-ops only) Y N NA

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Statement of Financial Position (Corporate Balance Sheet)

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ASSETS

Cash and investments - capital reserve fund	Balance Sheet Notes & Details - A3S	310	0
-other (describe) _____		312	

Subsidies receivable from the service manager		320	
Accounts receivable-tenants	Balance Sheet Notes & Details - A3S	321	0
Accounts receivable-other (describe) _____		322	

Capital Assets (at cost):			
Shelter - devolved prior federal and provincial projects		325	
Non-shelter - devolved prior federal and provincial projects		327	
Sector support devolved prior co-ops only		328	
Other programs (describe) _____		329	
Total	Lines 325 to 329	330	0

Accumulated amortization - federal and provincial projects		334	
- other programs		335	
Net capital assets	Lines 330 - 334, 335	336	0

Subsidy Advance from Service Manager		350	
Other assets (describe) _____		351	

TOTAL ASSETS	Lines 310 + 312 + 320 + 321 + 322 + 336 + 350	355	0
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LIABILITIES

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

SURPLUS

Contributed surplus		380	
Capital reserve fund housing		384	
Other reserves (describe) _____		386	
Accumulated surplus/(deficit)	Balance Sheet Notes & Details - A3S	390	0

TOTAL LIABILITIES AND SURPLUS	Lines 360 to 390	395	0
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Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

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Balance Sheet Notes and Details

Capital Reserve Fund

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

310 A	
310 B	
310 C	
310 D	
310	0

Accounts Receivable

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

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

Internal Allocations

Accumulated Surplus/(Deficit)

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

390 C	
390 A	
390 B	
390	0

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

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Statement of Operations and Accumulated Surplus (Corporate)

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

Shelter Occupancy revenue

Rent-geared-to-income units	501		3,773,438
Market units	502		4,481,246
Gross occupancy revenue	Lines 501 + 502	504	8,254,684
Less: Vacancy loss on market units		505	102,229
Subtotal	Lines 504 - 505	510	8,152,455

Investment income (includes interest)		521	79,867
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Non-rental revenue (parking, laundry, etc.)		522	259,195
Net Subsidy Entitlement for the Year	Line 789 or Line 819	525	6,386,265
Total Revenue	Lines 510 to 525	530	14,877,782

Shelter expenses

Maintenance and administration		From A4 - Schedules Below	541		3,797,560
Utilities		From A4 - Schedules Below	542		978,126
Insurance			543		150,801
Bad debts			544		51,985
Mandatory transfer to capital reserve fund		From SM Subsidy Estimate/Approved Budget	547		667,920
Subtotal Operating expenses		Lines 541 to 547	548		5,646,392
Property taxes			549		1,241,075
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)			550		7,785,237
Total Shelter Expenses		Lines 548 to 550	565		14,672,704

NET INCOME (LOSS) - Provincial Reformed -Shelter		Lines 530 - 565	570		205,078
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Gifts and donations - (describe)			575		
Non shelter revenue (net)		Line 629 Col 3	576		7,917
Sector support (net) (co-ops only)			577		
Non-Shelter Net Income (Loss)		Lines 575 to 577	578		7,917
Net Income(Loss)-Provincial Reformed Total		Line 570 + Line 578	580		212,995

(B) Net Income (Loss)- Other Programs

Section 95(federal)MNP		From B1 - Line 1580	581		0
Section 95(federal)PNP			582		0
Section 26/27(federal)			583		0
Limited Dividend			584		0
Public Housing			585		0
Regional Program			586		244,219
Post-85 Urban Native(federal)			587		0
Consolidated Net Income(Loss)		Line 580 + Lines 581 - 587	589		457,214

CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)

		Provincial Reformed		Other Programs	Consolidated
	Shelter	Non-Shelter			
BALANCE, BEGINNING OF YEAR	590				0
Net income for the year	591	205,078	7,917	244,220	457,214
Other *	592				0
BALANCE, END OF YEAR	599	205,078	7,917	244,220	457,214

* Approved Spending as per Board of Directors.

Social Housing Annual Information Return

Year end: December 31, 2014

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	876,332
Building and equipment	541 B	691,123
Elevators	541 C	25,600
Electrical systems	541 D	55,345
Heating, air, ventilation and plumbing	541 E	163,089
Grounds	541 F	290,393
Painting	541 G	142,183
Waste Removal	541 H	146,524
Security	541 I	43,416
Other -- (describe) _____ <u>Life Safety Systems</u>	541 J	49,802
Other -- (describe) _____	541 K	
Other -- (describe) _____	541 L	
Subtotal Maintenance	541 P	2,483,806

Administration

Salaries, wages and benefits	541 Q	910,908
Management fees	541 R	
Materials and Services	541 S	402,847
Other -- (describe) _____	541 T	
Other -- (describe) _____	541 U	
Other -- (describe) _____	541 V	
Subtotal Administration	541 Y	1,313,755
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,797,560

LINE - 542 - UTILITIES

Electricity	542 A	482,924
Fuel	542 B	126,663
Water and Sewage	542 C	368,540
Other -- (describe) _____	542 D	
TOTAL UTILITIES	542 H	978,126

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Non-Shelter Income (Loss) - Provincial Reformed

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NON-SHELTER REVENUE		Care 01	Commercial & Other 02	Total 03
Commercial rent	610	0	0	0
Grants from Ministry of Health	611	0	0	0
Grants from Ministry of Community & Social Ser.	612	0	0	0
Other (describe) <u>ACL/Keswick Day Care</u>	613	37,592	0	37,592
Other (describe) _____	614	0	0	0
Total non-shelter revenue	Lines 610 to 614 615	37,592	0	37,592
NON-SHELTER EXPENSES				
Operating costs				
Maintenance salaries, wages and benefits	620	2,870	0	2,870
Maintenance materials and services	621	2,870	0	2,870
Utilities	622	2,959	0	2,959
Administration	623	957	0	957
Other (describe) <u>Grounds Keeping</u>	624	411	0	411
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624 625	10,067	0	10,067
Property taxes	626	2,846	0	2,846
Mortgage principal and interest	627	16,762	0	16,762
Total non-shelter expenses	Lines 625 to 627 628	29,675	0	29,675
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628 629	7,917	0	7,917

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Capital Reserve Fund (Housing)

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See Attached Schedule for Capital Reserve Activity

BALANCE, BEGINNING OF YEAR

Previous year's line 690

	Provincial	Blue Door	Regional	
	Reformed		Program	Total
651	2,579,895			2,579,895

Revenue

Mandatory transfer from operations

Line 547 /1547

652	667,920			667,920
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Investment income/(loss)

654	41,887			41,887
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Other Surplus Subsidy Share - 2014

655	205,078			205,078
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Total

Lines 652 to 655

660	3,494,780	0	0	3,494,780
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Expenses (by item or category)

Roofing

671	489,861			489,861
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Building

672	284,194			284,194
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Flooring

673	175,767			175,767
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Elevators

674	2,035			2,035
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Electrical

675	32,871			32,871
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Equipment

676	0			0
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Grounds

677	94,235			94,235
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Heating & Ventilation

678	172,549			172,549
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Plumbing Capital

679	5,342			5,342
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Life Safety

680	0			0
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Minor Capital

681	68,350			68,350
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Capital Overheads

682	308,251			308,251
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683				0
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Total expenses

Lines 671 to 683

685	1,633,455	0	0	1,633,455
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BALANCE, END OF YEAR

Lines 651 + 660 - 685

690	1,861,325	0	0	1,861,325
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ASSETS, END OF YEAR

Cash and investments

Line 310

695				
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DIFFERENCE Under (Over) Funded

Lines 690 - 695

699	1,861,325	0	0	1,861,325
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Instructions:

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

**Social Housing
Annual Information Return
Third and Subsequent Year Return
Housing York Inc.**

Year end: December 31, 2014

Unit Activity Data Report - Section 110, 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	
		Month		Month		Month		Month		Month		Month		Month		Month		Month		Month		Month		Month		
Glenwood Mews	2 B TH	11		11		11		11		11		11		11		10	1	10	1	11		11		11		132
	3 B TH	36	2	36	2	35	3	36	2	37	1	37	1	38		36	2	35	3	37	1	37	1	38		456
	4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
Keswick Gardens	1 B Apt	72	2	73	1	74	1	75		73	1	73	1	73	1	72	2	73	1	74		74		71	3	890
	2 B Apt	14		14		14		14		14		14		13	1	13	1	13	1	13	1	13	1	13	1	168
Springbrook Gardens	2 B TH	29		28		28		29		29		28	1	28	1	29		29		28	1	28	1	29		346
	3 B TH	34		34		34		34		34		34		33	1	34		34		34		34		34		408
Mulock Village	4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
	2 B TH	22	1	22	1	22	1	23		23		23		21	2	21	2	22	1	23		23		23	1	277
	3 B TH	55		55		55		55		55		55		54	2	56	1	57	1	58		57	1	57	1	675
	4 B TH	3		3		3		3		3		3		3		2	1	2	1	2	1	3		3		36
Heritage East	1 B Apt	37	-	36	-	36	-	36	-	36	-	33	3	33	3	33	3	34	2	36	-	36	-	35	1	433
	2 B Apt	52	2	53	1	52	2	54	-	53	1	53	1	50	4	52	3	52	3	52	2	53	1	52	2	650
	3 B Apt	4	1	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
Hadley Grange	1 B Apt	43	2	44	2	45	1	45	1	46		46		46		46		46		45	1	45	1	45	1	551
	2 B Apt	7		7		7		7		7		7		7		7		7		7		7		7		84
Brayfield Manor	2 B TH	12		12		12		12		12		12		12		12		12		12		12		12		144
	3 B TH	46		46		46		46		46		46		46		45		45		44	1	44	1	44	1	547
	4 B TH	4		4		4		4		4		4		4		4		4		4		4		4		48
Oxford Village	1 B Apt	22		22		22		22		21	1	21	1	21	1	21	1	21	1	20	2	19	3	20	2	264
	2 B Apt	3		3		3		3		3		3		3		2	1	2	1	3		3		3		36
Rose Town	1 B Apt	71		70	1	71		71		70	1	70	1	71		70	1	70	1	70	1	71		72		853
	2 B Apt	22		22		21	1	21	1	21	1	22		21	2	24		24		24		23	1	23	1	275
Woodbridge Lane	2 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36
	3 B Apt	6		6		6		5	2	5	2	5	2	5	2	5	2	4	3	4	3	4	3	4	3	81
	4 B Apt	2		2		2		2		2		2		2		2		2		2		2		2		24
Trinity Square (67813)	2 B TH	17		17	1	17	1	17		17		16		15	1	16		16		16		16		16		199
	3 B TH	14		13	1	15		15		15		15		16		16		16		16		16		16		184
	3 B TH (G)	5		6		6		6		6		6		6		6		5	1	5	1	5	1	6		71
	4 B TH	5		5		5		5		5		5		5		5		5		5		5		5		60
	2 B TH	11		11		11		11		11		11		11		11		11		11		11		11		132
Trinity Square (67814)	3 B TH	6		6		6		6		5		5		5		5		5		5		5		5		64
	3 B TH	39		38		38		38		38		38		38		38		38		38		38		38		457
Thornhill Green (67868)	4 B TH S	3		3		3		3		3		3		3		3		3		3		3		3		36
	4 B TH L																									-
Total RGI Units		714	10	714	10	716	10	721	6	717	8	713	11	706	21	708	21	709	21	714	15	714	15	714	17	8,725

GEARED TO INCOME

Project	Unit Type	1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		Total
		Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	
Glenwood Mews	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	3 B TH	10	-	8	2	9	1	9	1	10		10		10		10		10		10		10		10		120
Keswick Gardens	4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
	1 B Apt	13		13		12		12		12	1	13		13		13		12	1	13		13		13		154
Springbrook Gardens	2 B Apt	19		19		19		19		19		19		19		18	1	18	1	18	1	18	1	18	1	228
	2 B TH	7		8		8		7		7		7		7		7		7		7		7		7		86
Mulock Village	3 B TH	20		19	1	19	1	19	1	20		20		20		20		20		19	1	18	2	20	-	240
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Heritage East	2 B TH	9	1	9	1	10		10		10		10		10		10		10		9	1	9	1	9		119
	3 B TH	11	2	11	2	12	1	13		13		12	1	12		11		10		10		10		10		141
Hadley Grange	4 B TH																									-
	1 B Apt	6	1	6	2	6	2	6	2	6	2	8	-	7	1	8	-	8	-	8	-	8	-	8	-	95
Brayfield Manor	2 B Apt	16	-	16	-	16	-	16	-	16	-	16	-	15	1	13	2	14	1	16	-	16	-	16	-	190
	3 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
Oxford Village	1 B Apt	11		10		10		9	1	9	1	10		10		10		10		10		10		10		121
	2 B Apt	17		17		17		17		16	1	16	1	16	1	17		17		17		17		17		204
Woodbridge Lane	2 B TH	4		4		4		4		4		4		4		4		4		4		4		4		48
	3 B TH	14		14		14		14		14		14		14		13	2	13	2	13	2	12	3	13	2	173
Trinity Square (67813)	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	1 B Apt	6		6		6		6		6		6		6		6		6		6		6		6		72
Rose Town	2 B Apt	5		5		5		5		5		5		4	1	5		5		5		5		5		60
	1 B Apt	22		21	1	22		22		22		22		22		22		22		22		22		21		263
Trinity Square (67814)	2 B Apt	10		10		10		10		10		10		9		8		8		8		8		8		109
	2 B Apt	2		2		2		1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	15
Thornhill Green (67868)	4 B Apt	1		1		1		1		1		1		1		1		1		1		1		1		12
	2 B TH	10	1	10		10		10	1	10	1	11	1	11	1	11	1	11	1	12		12		12		137
Trinity Square (67814)	3 B TH	14		14		13		13		13		13		12		12		12		12		12		11	1	152
	3 B TH (G)	13		12		12		12		12		12		11	1	11	1	11	1	11	1	12		12		145
Woodbridge Lane	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Trinity Square (67814)	3 B TH	2		2		2		2		2	1	2	1	3		3		3		3		3		3		32
	3 B TH	53	1	54	1	54	1	54	1	54	1	55		55		55		54	1	53	2	54	1	54	1	659
Thornhill Green (67868)	4 B TH S	5		5		5		5		5		5		5		5		5		5		5		5		80
	4 B TH L																									-
Total Market Units		308	6	304	10	306	6	304	7	305	8	310	4	306	5	301	8	300	8	301	8	301	8	302	5	3,731
Total Portfolio Units		1,038		1,038		1,038		1,038		1,038		1,038		1,038		1,038		1,038		1,038		1,038		1,038		12,456

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

Year end: December 31, 2014

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

I. Operating subsidy

Total indexed benchmark operating costs	From SM Subsidy Estimate/Approved Budget	701	5,386,409
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,785,237
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	13,028,428
Operating subsidy	Lines 701 + 703 - 705	709	143,218

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	8,980,488
Actual market rents for RGI units	A8 Col. 08	714	9,932,153
Lesser of Line 713 or Line 714		715	8,980,488
Actual rental income from RGI households	A8 Col. 10	718	3,773,438
RGI subsidy	Line 715 - 718	719	5,207,050

III. Surplus repayment Revenue

Shelter occupancy revenue	Line 510	741	8,152,455
Investment income & non rental revenue	Line 521 + 522	742	339,062
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,591,343
Total revenue	Line 741 to 743	744	15,082,860
Less:			
Total shelter expenses	Line 585	750	14,672,704
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	410,156
Operating reserve allowance	D1 Line 3085 or 3095	755	0
Surplus/(Deficit)	Lines 751 - 755	759	410,156
Surplus repayable	50% of Line 759 (only if surplus)	760	205,078
Less: Service manager approved reduction	Enter \$ (up to the value in Line 760)	764	0
Net surplus repayable	Line 760 - 764	769	205,078

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	143,218
RGI subsidy	Line 719	772	5,207,050
Property taxes	Line 549	773	1,241,075
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,591,343
Less:			
Surplus repayment	Line 769	782	205,078
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	205,078
Net subsidy entitlement for the year	Line 779 - 785	789	6,386,265

V. Current year settlement

Net subsidy for the year	Line 789	791	6,386,265
Less Subsidy received the year		792	6,584,442
Settlement - subsidy payable to Group (repayable to SM)		795	(198,177)

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2014

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

Page A10

I. Subsidy for the year

Indexed Benchmark operating costs	From SM Subsidy Estimate/Approved Budget	801		
Property taxes	line 549	806		0
Mortgage principal and interest	line 550	807		0
Subtotal	Line 801 to 807	809		0
Less:				
Actual rents for RGI units	line 501	811		0
Non-Rental Revenue (including interest)	line 521 and 522	812		0
Surplus repayment (from below)	Line 829	813		0
Reduction in subsidy (Section 113 (9) SHRA)		814		
Subtotal	Line 811 to 814	816		0
Additional Subsidy		817		
Net subsidy entitlement for the year	Line 809 - 816 + 817	819		0

II. Surplus repayment

Indexed Operating costs	Line 801	821		
Less:				
Operating costs (actual)	line 548	822		0
Operating reserve allowance	Line 3107 or 3112	823		0
Subtotal	Line 822 to 823	825		0
Surplus	Line 821 - 825	826		0
Surplus repayable	50% of Line 826	827		0
Less: Service manager approved reduction	Enter \$ (up to the value in Line 827)	828		
Net surplus repayment	Line 827 - 828	829		0

III. Current year settlement

Net subsidy for the year	Line 819	831		
Less Subsidy received for the year		832		
Current year settlement	Line 831 - 832	833		0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2014

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program	<div style="display: flex; justify-content: space-between; font-size: small;"> Provincial Reformed Federal Unilateral Federal Unilateral Federal Unilateral Federal Unilateral </div>						
	MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
Revenue							
Occupancy Revenue (Shelter)							
RGI-Income Tested Units	1501				5,075,179		
Market Rent	1502					5,838,916	
Gross occupancy revenue	1504	0	0	0	0	5,075,179	5,838,916
Less: vacancy loss on market units	1505						162,421
Subtotal	1510	0	0	0	0	5,075,179	5,676,495
Investment income	1521				40,948	32,363	
Non-rental revenue/income	1522				223,483	233,161	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)	1523						
Subsidy - Operating Subsidy	1525				2,413,236	17,435	
Subsidy - Capital Subsidy	1526						
Subsidy- Other (describe)	1527					164,786	
AHP Provincial Funding							
Total Revenue	1530	0	0	0	0	7,752,846	6,124,240
Shelter Expenses:							
Maint & Admin (see B1 schedules below)	1541	0	0	0	0	3,915,019	1,942,452
Utilities(see B1 schedules below)	1542	0	0	0	0	1,251,685	631,693
Insurance	1543				192,297	100,310	
Bad Debts	1544				4,131	965	
Other	1545					1,532,316	
Lease Payments							
Capital reserve contribution	1547					1,073,965	
Subtotal Operating Expenses	1548	0	0	0	0	5,363,132	5,281,701
Municipal property taxes	1549				997,457	574,620	
Mortgage principal and interest	1550						
Other (describe)	1551				1,304,261		
Other (describe)	1561					23,700	
Capital Expenditures							
Opns Rsv Contribution							
Total Shelter Expenses	1565	0	0	0	0	7,664,850	5,880,021
Net income (loss) - Shelter	1570	0	0	0	0	87,995	244,219
Subsidy settlement-pay,(repayable to SM)	1571	0				87,995	
Shelter Surplus(Deficit) after settlement	1572	0	0	0	0	0	244,219
Gifts and Donations	1575						
Non-Shelter Surplus(Deficit) Net	1576	0	0	0	0	0	0
Program Net Income (Loss)	1580	0	0	0	0	0	244,219

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2014

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

Line - 1541 - Maintenance and Administration

Maintenance

Maintenance salaries, wages and benefits	1541 A
Building and equipment	1541 B
Elevators	1541 C
Electrical systems	1541 D
Heating, air, ventilation and plumbing	1541 E
Grounds	1541 F
Painting	1541 G
Waste Removal	1541 H
Security	1541 I
Other <u>Life Safety Systems</u>	1541 J
Other <u>Shelter</u>	1541 K
Other	1541 L
Subtotal Maintenance	1541 P

Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral
MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
581	582	583	584	585	586	587
				1,127,280	508,043	
				451,276	279,107	
				94,977	43,054	
				32,370	24,003	
				132,750	88,201	
				178,447	104,317	
				40,995	25,129	
				104,428	63,933	
				11,296	56,017	
				76,940	41,190	
				105,121		
0	0	0	0	2,355,882	1,232,993	0

Administration

Salaries, wages and benefits	1541 R
Management fees	1541 S
Materials and Services	1541 T
Other (describe)	1541 U
Other (describe)	1541 V
Other (describe)	1541 W
Subtotal Administration	1542 Y
Total Maintenance and Administration	1541 Z

				1,171,167	520,519	
				387,969	188,940	
0	0	0	0	1,559,137	709,459	0
0	0	0	0	3,915,019	1,942,452	0

LINE - 1542 - UTILITIES

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

				816,402	343,191	
				198,837	162,007	
				236,446	126,495	
0	0	0	0	1,251,685	631,693	0

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

Operating costs:

Budget

Previous year

From line 1640 Pr. Yr. Budget

1635

Inflation factor

2008 See Table Below, 2009 onward MAH SH Notification

1636

Budgeted Operating Costs

Line 1635 x 1636

1640

0

Actual Operating Costs

line 1548-1547

1641

0

Allowable costs

Lesser of budget or actual

Lesser of 1640 and 1641

1645

0

Municipal taxes

line 1549

1646

0

Mortgage principal and interest

line 1550

1647

0

Capital reserve contribution

line 1547

1648

0

Total

Lines 1645 to 1649

1650

0

Adjusted Total Revenue

Rent Inflation Factor

From MAH

1651

1.014

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

Less: Budgeted vacancy loss

current year budget

1654

Net minimum annual market revenue

Line 1653 - 1654

1655

0

Market rent revenue

1656

0

Adjusted market revenue

Greater of line 1655 or 1656

1660

0

Geared-to-income rent

1661

0

Non-Rental revenue(including interest)

1662

0

Adjusted total revenue

Line 1660 to 1663

1665

0

Subsidy Entitlement

Line 1650 - 1665

1680

0

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

1685

Settlement - subsidy payable to Group (repayable to SM)

1690

0

Social Housing Annual Information Return

Housing York Inc.

Year end: **December 31, 2014**

Statistical Information

Page C1

All Units Under Administration by Service Manager

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	Maple Glen 05	Provincial Reformed 06	Post-1985 Urban Native 07	Pre-1986 Urban Native 08
RGI households with incomes at or below the HILs										
Households assisted by program (at end of year)	2101 Households	843						705		
Non-RGI households and RGI households with incomes above the HILs										
Households assisted by program (end of year)	2105 Households							311		
Vacant units (end of year)	2106 Households	29						22		
Total households (All units under administration)	2107 TOTAL	872	0			0	0	1,038	0	0

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

Families-RGI households with incomes at or below HILs

Total number of targeted households	2111 Households	9						400		
Average annual gross household income	2113 \$	17,013						20,397		

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

Total number of non-targeted households	2116 Households	1						203		
---	-----------------	---	--	--	--	--	--	-----	--	--

Seniors-RGI households with incomes at or below the HILs

Total number of targeted households	2121 Households	826					37	293		
Average annual gross household income	2123 \$	16,689					16,536	21,292		

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

Total number of non-targeted households	2125 Households	7						108		
---	-----------------	---	--	--	--	--	--	-----	--	--

Non-elderly singles

RGI households with incomes at or below the HILs

Total number of targeted households	2131 Households							12		
Average annual gross household income	2133 \$							9,163		

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

Total number of non-targeted households	2135 Households									
---	-----------------	--	--	--	--	--	--	--	--	--

Special needs

RGI households with incomes at or below the HILs

Total number of targeted households	2141 Households									
Average annual gross household income	2143 \$									

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

Total number of non-targeted households	2145 Households									
---	-----------------	--	--	--	--	--	--	--	--	--

III. ADDITIONAL REQUIREMENTS - Service Level Standards

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

	Unit of Measure	Public Housing 01	Rent Supplement 02	Section 95 MNP 05	Provincial Reformed 06
2101 2151 Households	Households	843	0	0	705
2152 Households	Households	713			588
2153 Households	Households	2			91
2154 Households	Households				73

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

Social Housing Annual Information Return

Year end: December 31, 2014

Housing York Inc.

Targeting Plans

Page C2

I. Minimum RGI Unit Requirements

Project address / Portfolio No.	Total RGI	
	Units at Year End	
	Required	Actual
Glenwood Mews	52	51
Keswick Gardens	90	88
Springbrook Gardens	65	65
Mulock Village	84	85
Heritage East	97	95
Hadley Grange	52	53
Brayfield Manor	57	61
Oxford Village	27	25
Rosetown	93	96
Woodbridge Lane	9	12
Trinity Square	60	59
Thornhill Green	41	41
Total	727	731

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	-		17
Market units	-		5
Special needs units			
Total	0	0	22

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

Social Housing Annual Information Return

December 31, 2014

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

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 Shelter Income Line 751 3045

Subtotal Line 3040 + line 3045 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 755) Line 3075 - line 3080 3085

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

Total allowable operating reserve Line 3070 3090

Accumulated surplus, beginning of year Line 3040 3091

Operating reserve allowance (to line 755) Line 3090 - line 3091 (if positive) 3095

Calculation for General Subsidy - 100% RGI (Complete section only if sheet A 10 completed)

Accumulated surplus beginning of year Line 3002 3100

Indexed 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 - line 3106 3107

If line 3104 is positive operating reserve calculation is:

Indexed benchmark operating costs Line 3101 3110

Actual operating costs for the year Line 3102 3111

Operating reserve allowance (to line 823) Line 3110 - Line 3111 3112