

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

Identification

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Corporation name		I.D. No.	Year end (dd/mm/year)	
Housing York Inc.			December 31, 2013	
CMSMDSSAB				
The Regional Municipality of York				
Corporation address	Mailing address	Program type	Y/N	# of units
1091 Gorham Road Newmarket, Ontario L3Y 8X7	- same -	(A) PROVINCIAL REFORMED	Y	1,038
		(B) OTHER PROGRAMS		
		1. Sect 95 - MNP		
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	Y	872
		6. Regional Program	Y	431
		7. Post 85 urban native		
Contact name	Position	Telephone number	Fax number	
Cristian Cupen	Finance Program Manager	905-830-4444 x72742	905-895-5724	
	e-mail address	SHRA Section 103	SHRA Section 110 Market & RGI	SHRA Section 106 100 % RGI
	cristian.cupen@york.ca	No	Yes	No

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

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

Signature	Name	Position	Date
	Jack Heath	Chair	
Signature	Name	Position	Date
	Gino Rosati	Vice-Chair	

Note to auditors:

Auditors are required to complete the "Accountant's Report on Applying Specified Auditing Procedures in Respect of the Annual Information Return" and "Appendix A" per SHB Notification 05-02. These reports are available in the AIR Guide.

Instructions

This form to be used by all Private Non-Profit Housing Corporations, Municipal Non-Profit Housing Corporations, and Co-operative Housing Corporations to reconcile operations for the third and subsequent benchmark year's. This form applies principally to provincially transferred housing groups who are subject to benchmarks. Service Managers at their discretion can use this form for LHC's and Federal Unilateral Projects. Form is prescribed by the Minister, SHRA 113(2).

Social Housing Annual Information Return

Year End: December 31, 2013

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, 2013

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 - A35	310	0
-other (describe)		312	

Subsidies receivable from the service manager		320	
Accounts receivable-tenants	Balance Sheet Notes & Details - A35	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	
Loan Payable to York Region		369	
Other loans (describe)		370	
Other liabilities (describe)		375	

SURPLUS

Contributed surplus		380	
Capital reserve fund housing		384	
Other reserves (describe)		385	
Accumulated surplus/(deficit)	Balance Sheet Notes & Details - A35	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, 2013

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, 2013

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	3,593,097	
Market units		502	4,475,567	
Gross occupancy revenue		504	8,068,664	Line 501 + 502
Less: Vacancy loss on market units		505	116,089	
Subtotal		510	7,952,575	Line 504 - 505
Investment income (Includes interest)		521	68,211	
Non-rental revenue (parking, laundry, etc.)	Coin Laundry, Parking, Tenant Recoveries	522	255,585	
Net Subsidy Entitlement for the Year		525	6,371,378	Line 788 or Line 818
Total Revenue		530	14,647,749	Line 510 to 525
Shelter expenses				
Maintenance and administration		541	3,501,469	From A4 - Schedules Below
Utilities		542	892,630	From A4 - Schedules Below
Insurance		543	171,756	
Bad debts		544	57,736	
Mandatory transfer to capital reserve fund		547	664,663	From SM Subsidy Estimate/Approved Budget
Subtotal Operating expenses		548	5,288,254	Line 541 to 547
Property taxes		549	1,249,774	
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,785,772	
Total Shelter Expenses		555	14,323,800	Line 548 to 550
NET INCOME (LOSS) - Provincial Reformed -Shelter		570	323,949	Line 530 - 555
Gifts and donations - (describe)		575		
Non shelter revenue (net)		576	20,802	Line 629 Col 3
Sector support (net) (co-ops only)		577		
Non-Shelter Net Income (Loss)		578	20,802	Line 575 to 577
Net Income(Loss)-Provincial Reformed Total		580	344,751	Line 570 + Line 578

(B) Net Income (Loss)- Other Programs

Section 95(federal)MNP		581	0	From B1 - Line 1580
Section 95(federal)PNP		582	0	
Section 26/27(federal)		583	0	
Limited Dividend		584	0	
Public Housing		585	0	
Regional Program		586	322,618	
Post-85 Urban Native(federal)		587	0	
Consolidated Net Income(Loss)		589	667,369	Line 580 + Lines 581 - 587

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	323,949	322,618	667,369
Other *	592			0
BALANCE, END OF YEAR	599	323,949	322,618	667,369

* Approved Spending as per Board of Directors.

MMAH 01/09

Social Housing Annual Information Return

Year end: December 31, 2013

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	851,164
Building and equipment	541 B	616,698
Elevators	541 C	22,856
Electrical systems	541 D	55,694
Heating, air, ventilation and plumbing	541 E	168,449
Grounds	541 F	230,903
Painting	541 G	129,788
Waste Removal	541 H	134,506
Security	541 I	31,027
Other - (describe) <u>Life Safety Systems</u>	541 J	45,590
Other - (describe)	541 K	
Other - (describe)	541 L	
Subtotal Maintenance	541 P	2,286,674

Administration

Salaries, wages and benefits	541 Q	791,798
Management fees	541 R	
Materials and Services	541 S	422,998
Other - (describe)	541 T	
Other - (describe)	541 U	
Other - (describe)	541 V	
Subtotal Administration	541 Y	1,214,796
TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	3,501,469

LINE - 542 - UTILITIES

Electricity	542 A	481,345
Fuel	542 B	94,099
Water and Sewage	542 C	317,186
Other - (describe)	542 D	
TOTAL UTILITIES	542 H	892,630

Social Housing Annual Information Return

Year end: December 31, 2013

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
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
Other (describe) _____	614		0
Total non-shelter revenue	615	0	48,500
<small>Lines 610 to 614</small>			
NON-SHELTER EXPENSES			
Operating costs			
Maintenance salaries, wages and benefits	620		2,820
Maintenance materials and services	621		2,820
Utilities	622		3,559
Administration	623		940
Other (describe) <u>Grounds Keeping</u>	624		398
Subtotal Non-Shelter Operatng Exp	625	0	10,536
<small>Lines 620 to 624</small>			
Property taxes	626		397
Mortgage principal and interest	627		16,764
Total non-shelter expenses	628	0	27,698
<small>Lines 625 to 627</small>			
NET NON-SHELTER INCOME (LOSS)	629	0	20,802
<small>Lines 615 - 628</small>			

Social Housing Annual Information Return

Year end: December 31, 2013

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 Reformed	Blue Door	Regional Program	Total
651	3,099,198			3,099,198

Revenue

Mandatory transfer from operations

Line 547 / 1547

652	664,663			664,663
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Investment income/(loss)

654	69,152			69,152
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Other Surplus Subsidy Share (2013) / Fairy Lake Reserve

655	554,082			554,082
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Total

Lines 652 to 655

680	4,387,095	0	0	4,387,095
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Expenses (by item or category)

Roofing

671	496,416			496,416
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Building

672	307,349			307,349
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Flooring

673	201,974			201,974
-----	---------	--	--	---------

Life Safety Systems Capital

674				0
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Electrical

675	80,175			80,175
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Equipment

676				0
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Grounds

677	157,483			157,483
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Heating, Ventilation, Plumbing

678	160,334			160,334
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Plumbing Capital

679	9,871			9,871
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Elevators

680	3,459			3,459
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Minor Capital

681	39,421			39,421
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Capital Overheads

682	350,718			350,718
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683				0
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Total expenses

Lines 671 to 683

685	1,807,199	0	0	1,807,199
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BALANCE, END OF YEAR

Lines 651 + 680 - 685

690	2,579,895	0	0	2,579,895
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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	2,579,895	0	0	2,579,895
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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, 2013

Unit Activity Data Report - Sections 10, 106, Rent Supp.

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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	10		10		10		10		10		10		11		11		11		11		11		11		126
	3 B TH	36	2	36	2	37	1	38		38		38		38		38		38		35		33	2	33	2	447
	4 B TH	2		2		2		2		2		2		1	1	1	1	2		2		2		2		24
Kewick Gardens	1 B Apt	71	2	70	2	70	2	72		75		74		74		74		74		73	1	73	1	73	1	882
	2 B Apt	15	1	15	1	15		14		13	1	14		14		14		14		14		14		14		173
Springbrook Gardens	2 B TH	27	1	27	1	25	4	24	5	28	1	28	2	30		29	1	29		29		29		29		349
	3 B TH	33	1	33	1	34		34		32	2	33	1	33	1	34		33	1	33	1	33	1	34		408
Mulock Village	4 B TH	2		1		1		1		2		2		2		2		2		2		2		2		21
	2 B TH	26		26		25		25		25		25		25		24		24		23	1	23	1	23	1	297
Heritage East	3 B TH	55	1	55	1	56		56		55		54	1	55		55	-	54	2	64	2	56		55	1	668
	4 B TH	3		3		3		3		3		3		3		3	-	3		3		3		3		36
Hedley Grange	1 B Apt	36	2	37	1	36	2	35	3	37	1	38	-	36	-	38	-	38	-	38	-	38	-	38	-	466
	2 B Apt	51	2	52	1	53	-	53	-	52	1	52	1	51	2	51	2	51	2	51	2	51	2	52	1	637
	3 B Apt	4	-	3	1	3	1	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
Brayfield Manor	1 B Apt	44		44		43		40	3	40	3	43		43		44		44		44		42	2	41	3	523
	2 B Apt	7		7		7		7		7		7		7		7		7		7		7		7		84
Oxford Village	2 B TH	12	-	12		12		12		12		12		12		12		12		12		11	1	11	1	144
	3 B TH	44	2	43	3	45	1	45	1	45	1	46		46		44	1	44	1	44	1	45		45		647
	4 B TH	4	-	4		4		4		4		4		4		3	1	3	1	3	1	3	1	4		49
Rose Town	1 B Apt	22		22		22		22		22		22		22		22		22		22		22		22		264
	2 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36
Woodbridge Lane	1 B Apt	68	3	69	2	70	1	70	1	69	2	70	1	69	2	69	2	69	2	70	1	71		70	1	852
	2 B Apt	22	-	22	-	21	1	22	-	22	-	22	-	22	-	22	-	22	-	22	-	22	-	21	1	264
	3 B Apt	3		3		3		3		3		3		3		3		3		3		3		3		36
Trinity Square (67813)	3 B Apt	6		6		6		6		6		6		6		6		6		6		6		6		72
	4 B Apt	2		2		2		2		1		1		1		1	1	2		2		2		2		21
	2 B TH	17		17		17		17		17		17		16	1	16	1	17		17		17		17		204
Trinity Square (67814)	3 B TH	15		15		15	1	15	1	13	2	13	2	15	-	15	-	13	2	13	2	15		15		162
	3 B TH (G)	5		5		5		5		5		5		5		5		5		5		5		5		60
	4 B TH	5		5		5		5		5		5		5		5		5		5		5		5		60
Thornhill Green (67868)	2 B TH	11		11		11		11		11		11		11		11		11		11		11		11		132
	3 B TH	6		6		6		6		6		6		6		6		6		6		6		6		72
	3 B TH	39		39		39	-	39	-	39	-	39	-	38	1	37	2	37	2	37	2	39		39		468
Total RGI Units	4 B TH B	1		1		1	-	1	-	1	-	1	-	1	-	1		1		1		1		1		12
	4 B TH L	2		2		2		2		2		2		2		2		2		2		2		2		24
Total RGI Units		709	17	708	181	709	141	708	14	709	14	715	8	716	8	712	12	711	13	707	14	712	9	711	14	8,577

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 Meadows	2 B TH	2		2		2		2		2		1	1	1		1		1		1		1		1		18
	3 B TR	10		10		10		10		10		10		10		10		10		13		13		12	1	129
	4 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
Kenwick Gardens	1 B Apt	12	2	12	3	12	3	14	1	12		13		13		13		12	1	13		13		13		162
	2 B Apt	18	1	17		18		19		19		19		19		19		19		19		19		19		223
Springbrook Gardens	2 B TH	8		8		7		7		6	1	8	-	5	1	6		7		7		7		7		83
	3 B TH	20		20		20		20		20		19	1	19	-	19	1	20		20		20		20		240
	4 B TH	1		2		2		2		1		1		1		1		1		1		1		1		15
Mulock Village	2 B TH	7		7		7	1	7	1	7	1	8		8		7	2	6	1	9		9		9		99
	3 B TR	12		12		12		12		10	3	12	1	13		13	-	12	-	12		11	1	11	1	148
	4 B TH																									-
Heritage East	1 B Apt	6	-	4	2	4	2	4	2	5	1	5	1	5	1	5	1	6	-	6	-	6	-	6	-	72
	2 B Apt	15	2	15	2	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	16	-	203
	3 B Apt	2	-	2	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24
Hadley Grange	1 B Apt	12		12		12	1	13		13		13		13		11	1	12		12		11	1	11	1	149
	2 B Apt	17		17		17		17		17		17		17		17		17		17		17		17		204
Brayfield Manor	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		14	1	14	1	15		15		15		173
	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
Oxford Village	1 B Apt	6		6		6		6		6		6		6		6		6		6		6		6		72
	2 B Apt	5		5		5		5		5		5		5		5		5		5		5		5		60
Rose Town	1 B Apt	22		22		22	-	21	1	21	1	21	1	21	1	21	1	22		22		22		22		264
	2 B Apt	10		9	1	9	1	10		10		10		10		10		10		10		10		10		120
Woodbridge Lane	2 B Apt	-		-		-		-		-		-		-		-		-		-		-		-		-
	3 B Apt	2		2		2		2		2		2		2		2	-	2		2		2		2		24
	4 B Apt	1		1		1		1		2		2		2		2		1	-	1		1		1		15
Trinity Square (87813)	2 B TH	11		11		11		11		11		11		11		11		11		11		11		11		132
	3 B TH	13		13		12	-	11	1	11	2	10	3	11	2	13		13		13		13		13		154
	3 B TH (G)	13		13		13		13		13		13		13		13		13		12	1	12	1	12	1	158
Trinity Square (87814)	4 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	2 B TH	1		1		1		1		1		1		1		1		1		1		1		1		12
	3 B TH	2		2		2		2		2		2		2		2		2		2		2		2		24
Thornhill Green (87868)	3 B TH	54		54		54		51	3	51	3	53	1	54		53	1	53	1	53	1	52	2	52	2	648
	4 B TH S	1		1		1		1		1		1		1		1		1		1		1		1		12
	4 B TH L	4		4		4		4		4		4		4		4		4		4		4		4		48
Total Market Units		307	5	306	8	306	9	306	10	302	13	305	10	307	7	305	9	309	5	314	3	311	5	308	7	3,779
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		12,468

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
- (3) 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, 2013

Housing York Inc.

General Subsidy - Part VI SHRA - RGI Rental Schedule

Page A8

Project	Unit Type	Total Units	Prev. Year Total Indexed Benchmark Rent (Prev. AIR)	Curr. Year Market Rent Index (1.0000)	Curr. Year Indexed Benchmark Market Rent (Col 3 x Col. 4)	Current Actual Market Rent Per Month	Current RGI Unit Months (A7 Total)	Actual Market Rents RGI Units (Col 6 x Col. 7)	Indexed Benchmark Market Rents RGI Units (Col 6 x Col. 7)	Current Rental Income RGI Units
1	2	3	4	5	6	7	8	9	10	
Glenwood Mews	2 B TH	12	880	1.006	885	848	125	119,427	111,510	
	3 B TH	48	1,006	1.006	1,012	1,027	447	459,289	452,364	
	4 B TH	4	1,072	1.006	1,078	1,143	24	27,443	25,572	
Keywick Gardens	1 B Apt	87	782	0.999	791	907	882	800,007	697,662	
	2 B Apt	33	901	0.999	900	1,046	173	180,964	155,700	
Springbrook Gardens	2 B TH	36	1,106	1.006	1,113	1,209	349	421,877	398,437	
	3 B TH	54	1,242	1.006	1,249	1,353	408	562,699	509,592	
	4 B TH	3	1,334	1.006	1,342	1,476	21	31,000	28,182	
Melock Village	2 B TH	33	1,058	1.006	1,064	1,173	297	348,257	316,008	
	3 B TH	66	1,194	1.006	1,201	1,321	968	882,641	802,268	
	4 B TH	3	1,282	1.006	1,290	1,454	36	52,335	46,440	
Heritage East	1 B Apt	44	844	0.999	843	945	456	430,727	384,408	
	2 B Apt	70	980	0.999	979	1,102	637	701,870	623,623	
	3 B Apt	6	1,113	0.999	1,112	1,223	48	58,684	53,378	
Hadley Grange	1 B Apt	56	868	0.999	867	992	523	516,947	463,441	
	2 B Apt	24	1,005	0.999	1,004	1,155	84	87,042	84,336	
Brayfield Manor	2 B TH	18	1,060	1.006	1,066	1,168	144	168,198	153,504	
	3 B TH	60	1,197	1.006	1,204	1,316	547	718,618	658,688	
	4 B TH	5	1,282	1.006	1,290	1,442	48	69,210	61,820	
Oxford Village	1 B Apt	26	756	0.999	755	834	264	220,088	199,320	
	2 B Apt	6	874	0.999	873	993	36	35,758	31,428	
Rose Town	1 B Apt	93	867	1.025	889	977	862	832,418	757,428	
	2 B Apt	32	991	1.025	1,016	1,129	264	297,924	268,224	
Woodbridge Lane	2 B Apt	3	850	1.025	871	964	36	34,699	31,356	
	3 B Apt	8	957	1.025	981	1,081	72	77,798	70,832	
	4 B Apt	3	1,020	1.025	1,046	1,151	21	24,161	21,966	
Trinity Square (67813)	2 B TH	28	1,114	1.006	1,121	1,191	204	242,964	228,684	
	3 B TH	28	1,260	1.006	1,268	1,336	182	243,162	230,776	
	3 B TH (G)	18	1,300	1.006	1,308	1,418	60	85,060	78,480	
Trinity Square (67814)	4 B TH	6	1,367	1.006	1,375	1,488	60	89,280	82,500	
	2 B TH	12	1,088	1.006	1,105	1,158	132	152,858	145,960	
Thornhill Green (67868)	3 B TH	8	1,244	1.006	1,251	1,302	72	93,744	90,072	
	3 B TH	93	1,214	1.006	1,221	1,345	468	629,460	571,428	
	4 B TH S	2	1,281	1.006	1,289	1,414	12	16,968	15,468	
	4 B TH L	6	1,281	1.006	1,289	1,414	24	33,936	30,936	
Total		1,038					8,677	9,749,916	8,861,789	3,593,097

For 2008 See
Classification 67-88
(Enter as 0.00 or -0.00)

A7 Total Column

Line 501

For 2008 Classification 06-05 Future years released annually

Social Housing Annual Information Return

Year end: December 31, 2013

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	5,317,173
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,785,772
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	12,926,084
Operating subsidy	Lines 701 + 703 - 705	709	176,861

II. RGI subsidy

Indexed benchmark market rents for RGI units	A8 Col. 09	713	8,861,789
Actual market rents for RGI units	A8 Col. 08	714	9,749,916
Lesser of Line 713 or Line 714		715	8,861,789
Actual rental income from RGI households	A8 Col. 10	718	3,593,097
RGI subsidy	Line 715 - 718	719	5,268,692

III. Surplus repayment

Revenue

Shelter occupancy revenue	Line 510	741	7,952,575
Investment income & non rental revenue	Line 521 + 522	742	323,795
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,695,327
Total revenue	Line 741 to 743	744	14,971,697

Less:

Total shelter expenses	Line 565	760	14,323,800
Net income/loss - provincial reformed-shelter	Lines 744 - 750	761	647,898
Operating reserve allowance	D1 Line 3085 or 3095	755	0
Surplus/(Deficit)	Lines 751 - 755	759	647,898

Surplus repayable

50% of Line 759 (only if surplus)		760	323,949
Less: Service manager approved reduction	Enter \$ (up to the value in Line 760)	764	0
Net surplus repayable	Line 760 - 764	769	323,949

Social Housing Annual Information Return

Year end: December 31, 2013

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

Page A9

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	176,861
RGI subsidy		Line 719 772	5,268,692
Property taxes		Line 549 773	1,249,774
Additional subsidy		774	
Subtotal		Line 771 to 774 779	6,695,327
Less:			
Surplus repayment		Line 769 782	323,949
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal		Line 782 to 783 785	323,949
Net subsidy entitlement for the year		Line 779 - 785 789	6,371,378

V. Current year settlement

Net subsidy for the year	Line 789	791	6,371,378
Less Subsidy received the year		792	6,596,127
Settlement - subsidy payable to Group (repayable to SM)		795	(224,749)

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Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2013

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

Page A10

I. Subsidy for the year

Indexed Benchmark operating costs

From BM Subsidy Estimate/Approved Budget

801

Property taxes

line 549

806

 0

Mortgage principal and interest

line 550

807

 0

Subtotal

Line 801 to 807

809

 0

Less:

Actual rents for RGI units

line 501

811

 0

Non-Rental Revenue (including interest)

line 521 and 522

812

 0

Surplus repayment (from below)

Line 829

813

 0

Reduction in subsidy (Section 113 (9) SHRA)

814

Subtotal

Line 811 to 814

816

 0

Additional Subsidy

817

Net subsidy entitlement for the year

Line 809 - 816 + 817

819

 0

II. Surplus repayment

Indexed Operating costs

Line 801

821

 0

Less:

Operating costs (actual)

line 548

822

 0

Operating reserve allowance

Line 3107 or 3112

823

 0

Subtotal

Line 822 to 823

825

 0

Surplus

Line 821 - 825

826

 0

Surplus repayable

50% of Line 826

827

 0

Less: Service manager approved reduction

Enter 3 (up to the value in Line 827)

828

Net surplus repayment

Line 827 - 828

829

 0

III. Current year settlement

Net subsidy for the year

Line 819

831

 0

Less Subsidy received for the year

832

Current year settlement

Line 831 - 832

833

 0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2013

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program			Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Public Housing	Region Program	Federal Unilateral
			MNP (Sec95)	PNP(Sec95)	Sec26/27	Limited/Divided			UNative-Post85
Revenue									
	Occupancy Revenue (Shelter)		581	582	583	584	585	586	587
	RGI-Income Tested Units	1501					5,004,894		
	Market Rent	1502						4,927,521	
	Gross occupancy revenue	Line 1501 to 1502 1504	0	0	0	0	5,004,894	4,927,521	0
	Less: vacancy loss on market units	1505						197,221	
	Subtotal	Line 1504 - 1505 1510	0	0	0	0	5,004,894	4,730,300	0
	Investment Income	1521					35,339	23,249	
	Non-rental revenue/income	1522					235,000	167,421	
	Subsidy - Rent Supp (i.e. OCHAP & CHSP)	1523							
	Subsidy - Operating Subsidy	1525					2,466,658		
	Subsidy - Capital Subsidy	1526							
	Subsidy- Other (describe)	1527						164,786	
	AHP Provincial Funding	1527						164,786	
	Total Revenue	Line 1510 to 1525 1530	0	0	0	0	7,741,889	5,085,756	0
Shelter Expenses:									
	Maini & Admin (see B1 schedules below)	1541	0	0	0	0	3,740,618	1,399,688	0
	Utilities(see B1 schedules below)	1542	0	0	0	0	1,188,537	459,583	0
	Insurance	1543					160,258	65,150	
	Bad Debts	1544					11,610	362	
	Other	1545						1,305,515	
	Lease Payments	1545						1,305,515	
	Capital reserve contribution	1547						967,854	
	Subtotal Operating Expenses	1548	0	0	0	0	5,099,021	4,198,152	0
	Municipal property taxes	1549					861,917	564,986	
	Mortgage principal and interest	1550							
	Other (describe)	1561					1,125,957		
	Other (describe)	1561							
	Capital Expenditures	1561					1,125,957		
	Total Shelter Expenses	Line 1548 to 1561 1565	0	0	0	0	7,086,894	4,763,138	0
	Net Income (loss) - Shelter	Line 1530 - 1565 1570	0	0	0	0	654,995	322,618	0
	Subsidy settlement-pay.(repayable to SM)	MNP-B3 line 1690 1571	0				654,995		
	Shelter Surplus(Deficit) after settlement	Line 1570 + 1571 1672	0	0	0	0	0	322,618	0
	Gifts and Donations	1575							
	Non-Shelter Surplus(Deficit) Net	B2-Non-Shelter-Line 1629 1576	0	0	0	0	0	0	0
	Program Net Income (Loss)	1580	0	0	0	0	0	322,618	0

Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2013

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

Line - 1541 - Maintenance and Administration

Maintenance

		Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Public Housing	Federal Unilateral	Federal Unilateral
		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend		Region Program	UNative-Post85
		581	582	583	584	585	586	587
Maintenance salaries, wages and benefits	1541 A					1,014,156	387,851	
Building and equipment	1541 B					469,943	227,206	
Elevators	1541 C					87,345	17,347	
Electrical systems	1541 D					35,402	22,615	
Heating, air, ventilation and plumbing	1541 E					47,446	36,273	
Grounds	1541 F					159,111	53,766	
Painting	1541 G					32,441	12,818	
Waste Removal	1541 H					104,665	51,726	
Security	1541 I					9,419	23,078	
Other _____ Life Safety Systems	1541 J					74,966	28,638	
Other _____ Shelter	1541 K					176,999		
Other _____	1541 L							
Subtotal Maintenance	1541 P	0	0	0	0	2,191,895	861,318	0

Administration

Salaries, wages and benefits	1541 R					1,121,714	395,899	
Management fees	1541 S							
Materials and Services	1541 T					427,006	142,471	
Other (describe) _____ Sundry Services / Office Supply	1541 U							
Other (describe) _____ Telephone & Communication	1541 V							
Other (describe) _____	1541 W							
Subtotal Administration	1542 Y	0	0	0	0	1,548,720	538,370	0
Total Maintenance and Administration	1541 Z	0	0	0	0	3,740,616	1,399,688	0

LINE - 1542 - UTILITIES

Electricity	1542 A					744,076	273,699	
Fuel	1542 B					206,683	99,530	
Water and Sewage	1542 C					235,779	86,354	
Other (describe) _____	1542 D							
Total Utilities	1542 E	0	0	0	0	1,186,537	459,583	0

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Social Housing Annual Information Return MUNICIPAL NON-PROFIT HOUSING CORPORATIONS

December 31, 2013

Housing York Inc.

Unit Activity

Page B3

Unit type	NUMBER OF UNITS OCCUPIED and VACANT														Average			
	1st Month	2nd Month	3rd Month	4th Month	5th Month	6th Month	7th Month	8th Month	9th Month	10th Month	11th Month	12th Month						
	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.	Occ.	Vac.
GEARED-TO-INCOME																		0.00
Market	Bachelor																	0.00
	1 Bed Apt																	0.00
	2 Bed Apt																	0.00
	3 Bed Apt																	0.00
	3 Bed Apt																	0.00
	2 Bed TH																	0.00
	3 Bed TH																	0.00
	4 Bed TH																	0.00
																		0.00
Total Market																	0.00	
Total Project																	0.00	

Instructions:

- (1) Include the number of units available at the end of each period (occupied and vacant) for each classification.
- (2) The average number of units occupied or vacant shall be calculated to 2 decimal places.
- (3) A unit which becomes vacant retains its classification until it becomes occupied, at which time it assumes the classification of the new occupant.

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Social Housing Annual Information Return

Year end: December 31, 2013

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

Market rent revenue

1656

Adjusted market revenue

Greater of line 1655 or 1656

1660

Geared-to-income rent

1661

Non-Rental revenue(including interest)

1662

Adjusted total revenue

Line 1660 to 1663

1665

Subsidy Entitlement

Line 1650 - 1665

1680

Subsidy Paid (Maximum Federal Assistance and Municipal Contribution)

1685

Settlement - subsidy payable to Group (repayable to SM)

1690

Social Housing Annual Information Return

Year end: December 31, 2013

Housing York Inc.

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 06	Maple Glen 05	Provincial Reformed 08	Post-1985 Urban Native 07	Pre-1985 Urban Native 09
RGI households with incomes at or below the HILs											
Households assisted by program (at end of year)	2101	Households	844	-				37	711		
Non-RGI households and RGI households with incomes above the HILs											
Households assisted by program (end of year)	2105	Households	28						309		
Vacant units (end of year)	2106	Households							18		
Total households (All units under administration)	2107	TOTAL	872	0			0	37	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	10						393		
Average annual gross household income	2113	\$	18,531						18,714		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2118	Households							205		
Seniors-RGI households with incomes at or below the HILs											
Total number of targeted households	2121	Households	836					37	304		
Average annual gross household income	2123	\$	18,016					16,656	20,659		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2126	Households	27						104		
Non-elderly singles											
RGI households with incomes at or below the HILs											
Total number of targeted households	2131	Households							14		
Average annual gross household income	2133	\$							10,826		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2136	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	2146	Households									

III. ADDITIONAL REQUIREMENTS - Service Level Standards

		Unit of Measure	Public Housing 01	Rent Supplement 02	Section 95 MNP 05	Provincial Reformed 08
Households receiving RGI whose household income is at or below the household income limit established in regulation.		2101 2181	Households 844	0	37	711
High need households		2182	Households 543			480
Units modified to provide physical accessibility		2183	Households 2			91
Households receiving support services (All of the above information is as of year end.)		2184	Households -			73

Current Household Income Limit amounts by Service manager are found in O. Reg. 368/01 Tables 5 and 7

Social Housing Annual Information Return

Year end: December 31, 2013

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	48
Keswick Gardens	90	88
Springbrook Gardens	65	65
Mulock Village	84	83
Heritage East	97	96
Hadley Grange	52	51
Brayfield Manor	57	61
Oxford Village	27	25
Rosetown	93	93
Woodbridge Lane	9	11
Trinity Square	60	59
Thornhill Green	41	42
Total	727	722

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	-		11
Market units	-		7
Special needs units			
Total	0	0	18

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

MMAH 01/09

Social Housing Annual Information Return

December 31, 2013

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 1,038

Allowable operating reserve per unit 3030 0

Total allowable operating reserve Line 3025 x line 3030 3035 0

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

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

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

Accumulated surplus, beginning of year Line 3002 3040 N/A

Net Shelter Income Line 751 3045 N/A

Subtotal Line 3040 + line 3045 3060 N/A

Operating reserve eligibility determinant Line 3025 - 3060 3070 N/A

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

Total allowable operating reserve Line 3025 3075 N/A

Accumulated surplus, beginning of year Line 3040 3080 N/A

Operating reserve allowance (to line 755) Line 3075 - line 3080 3085 0

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

Total allowable operating reserve Line 3070 3090 N/A

Accumulated surplus, beginning of year Line 3040 3091 N/A

Operating reserve allowance (to line 755) Line 3090 - line 3091 (if positive) 3095 0

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

Accumulated surplus beginning of year Line 3002 3100 N/A

Indexed benchmark operating costs Line 801 3101 N/A

Actual operating costs for the year Line 822 3102 N/A

Difference Line 3101 - 3102 3103 N/A

Operating reserve eligibility determinant Line 3025 - (3002 + 3103) 3104 N/A

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

Total allowable operating reserve Line 3025 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