ATTACHMENT 3

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

Identification Page A1

Corporation name	I.D. No.	Year end (dd/mm/year)
Housing York Inc.		December 31, 2019
CMSM/DSSAB		
The Regional Municipality of York		

Corporation address	Mailing address
1091 Gorham Road Newmarket, Ontario L3Y 8X7	- same -

Program type	Y/N	# of units
(A) PROVINCIAL REFORMED	Y	1,025
(B) OTHER PROGRAMS		
1. Sect 95 - MNP		
2. Sect 95 - Private		
3. Sect 26/27		
4. Limited Dividend		
5. Public Housing	Y	840
6. Regional Program	Y	897
7. Post 85 urban native		

Contact name	Position	Telephone number	Fax number
Michelle Willson	CFO, Housing York Inc.	905-830-4444 x76064	905-895-5724

e-mail address	SHRA Section 103	SHRA Section 110 Market & RGI	SHRA Section 106 100 % RGI
michelle.willson@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
	John Taylor	Chair	
Signature	**Name**	**Position**	**Date**
	Iain Lovatt	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, 2019

Housing York Inc.

Management Representation Report

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?	X	Y		N		NA
RESIDENT RELATIONS							
2)	Did the corporation select applicants as required?	X	Y		N		
3)	Were all RGI households charged the required correctly calculated rent ?	X	Y		N		NA
4)	Did the corporation comply with its mandate and targeting plan in housing applicants, if applicable?	X	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	X	N		
6)	Were all revenue and expenses properly allocated to any non-shelter component as required ?	X	Y		N		NA
7)	Was the shelter component of the corporation's revenue used only for shelter purposes?	X	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?	X	Y		N		NA
9)	Did the corporation transfer the annual allocation to the Capital/Replacement Reserve and only expense eligible costs?	X	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?	X	Y		N		NA
11)	Is the corporation free and clear of material contingent liabilities and legal disputes?	X	Y		N		NA
MORTGAGE							
12)	Is the corporation in compliance with its obligation not to mortgage or encumber, replace or amend the mortgage?	X	Y		N		
13)	Are all other mortgages the corporation may have in good standing?	X	Y		N		
14)	Was the sector support mortgage cost excluded from shelter expenses and offset against sector revenue? (Co-ops only)		Y		N	X	NA

This page intentionally left blank

Social Housing Annual Information Return

Year end: December 31, 2019 — **Housing York Inc.**

Statement of Financial Position (Corporate Balance Sheet) — Page A3

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 devoved 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		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

This page intentionally left blank

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

Balance Sheet Notes and Details

Capital Reserve Fund

- Invested in SHSC	310 A	
- To be transferred (current yr. cont.)	310 B	
- Federal Groups (funds invested in GIC's, etc.)	310 C	
- Other (describe) _____	310 D	
- Total Capital Reserves	310	0

Accounts Receivable

- Current Tenants	321 A	
- Former Tenants	321 B	
- Allowance for Bad Debts	321 C	
- Other (describe) _____	321 D	
- Other (describe) _____	321 E	
- Total Accounts Receivable - Tenants	321	0

Internal Allocations 390 C

Accumulated Surplus/(Deficit)

- Provincially Reformed	390 A	
- Federal Programs	390 B	
- Total Accumulated Surplus/(Deficit)	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, 2019 — **Housing York Inc.**

Statement of Operations and Accumulated Surplus (Corporate)

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

Shelter Occupancy revenue			
Rent-geared-to-income units		501	4,607,822
Market units		502	4,313,163
Gross occupancy revenue	Lines 501 + 502	504	8,920,985
Less: Vacancy loss on market units		505	6,904
Subtotal	Lines 504 - 505	510	8,914,081
Investment income (includes interest)		521	105,928
Non-rental revenue (parking, laundry, etc.)	Coin Laundry, Parking, Tenant Recoveries	522	263,295
Net Subsidy Entitlement for the Year	Line 789 or Line 819	525	6,050,306
Total Revenue	Lines 510 to 525	530	15,333,610
Shelter expenses			
Maintenance and administration	From A4 - Schedules Below	541	4,776,977
Utilities	From A4 - Schedules Below	542	1,062,982
Insurance		543	171,007
Bad debts		544	45
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	722,648
Subtotal Operating expenses	Lines 541 to 547	548	6,733,660
Property taxes		549	1,331,997
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	7,284,077
Total Shelter Expenses	Lines 548 to 550	565	15,349,734
NET INCOME (LOSS) - Provincial Reformed -Shelter	Lines 530 - 565	570	(16,124)
Gifts and donations - (describe)		575	
Non shelter revenue (net)	Line 629 Col 3	576	16,124
Sector support (net) (co-ops only)		577	
Non-Shelter Net Income (Loss)	Lines 575 to 577	578	16,124
Net Income(Loss)-Provincial Reformed Total	Line 570 + Line 578	580	0

(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	0
Post-85 Urban Native(federal)	"	587	0
Consolidated Net Income(Loss)	Line 580 + Lines 581 - 587	589	0

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	(16,124)	16,124	0	0
Other *	592				0
BALANCE, END OF YEAR	599	(16,124)	16,124	0	0

* Approved Spending as per Board of Directors.

Social Housing
Annual Information Return

Year end: December 31, 2019 — **Housing York Inc.**

Statement of Operations and Accumulated Surplus (Corporate) — A4 - Schedules

Line - 541 - Maintenance and Administraton

Maintenance

Maintenance salaries, wages and benefits		541 A	1,037,091
Building and equipment		541 B	920,370
Elevators		541 C	25,416
Electrical systems		541 D	62,510
Heating, air, ventilation and plumbing		541 E	270,534
Grounds		541 F	406,440
Painting		541 G	91,747
Waste Removal		541 H	119,931
Security		541 I	79,291
Other - (describe)	Life Safety Systems	541 J	97,062
Other - (describe)		541 K	
Other - (describe)		541 L	
Subtotal Maintenance		541 P	3,110,393

Administration

Salaries, wages and benefits		541 Q	1,193,478
Management fees		541 R	
Materials and Services		541 S	340,555
Other - (describe)	Discretionary Contribution - Capital Reserve	541 T	85,962
Other - (describe)	Discretionary Contribution - Other Reserves	541 U	85,963
Other - (describe)	Other Subsidy - AC Buyback Program	541 V	(39,373)
Subtotal Administration		541 Y	1,666,585
TOTAL MAINTENANCE AND ADMINISTRATION		541 Z	4,776,977

LINE - 542 - UTILITIES

Electricity		542 A	454,739
Fuel		542 B	152,140
Water and Sewage		542 C	456,103
Other - (describe)		542 D	
TOTAL UTILITIES		542 H	1,062,982

Social Housing
Annual Information Return

Year end: December 31, 2019 **Housing York Inc.**

Non-Shelter Income (Loss) - Provincial Reformed

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) Keswick Day Care		613	48,406		48,406
Other (describe)		614			0
Total non-shelter revenue	Lines 610 to 614	615	48,406	0	48,406
NON-SHELTER EXPENSES					
Operating costs					
Maintenance salaries, wages and benefits		620	3,135		3,135
Maintenance materials and services		621	3,135		3,135
Utilities		622	3,810		3,810
Administration		623	1,045		1,045
Other (describe) Grounds Keeping		624	1,474		1,474
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624	625	12,599	0	12,599
Property taxes		626	2,938		2,938
Mortgage principal and interest		627	16,745		16,745
Total non-shelter expenses	Lines 625 to 627	628	32,282	0	32,282
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628	629	16,124	0	16,124

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

Capital Reserve Fund (Housing)

See Attached Schedule for Capital Reserve Activity

			Provincial Reformed	Blue Door	Regional Program	Total
BALANCE, BEGINNING OF YEAR	Previous year's line 690	651	77,572			77,572
Revenue						
Mandatory transfer from operations	Line 547 /1547	652	722,648			722,648
Investment income/(loss)		654				0
Other		655				0
Total	Lines 652 to 655	660	800,220	0	0	800,220
Expenses (by item or category)						
		671				0
		672				0
		673				0
Schedule not required to be completed as per SM.		674				0
		675				0
		676				0
		677				0
		678				0
		679				0
		680				0
		681				0
		682				0
		683				0
Total expenses	Lines 671 to 683	685	0	0	0	0
BALANCE, END OF YEAR	Lines 651 + 660 - 685	690	800,220	0	0	800,220
ASSETS, END OF YEAR						
Cash and investments	Line 310	695				
DIFFERENCE Under (Over) Funded	Lines 690 - 695	699	800,220	0	0	800,220

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, 2019

Unit Activity Data Report - Section 110, 106, Rent Supp.

			1st Month		2nd Month		3rd Month		4th Month		5th Month		6th Month		7th Month		8th Month		9th Month		10th Month		11th Month		12th Month		
	Project	Unit Type	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Occ	Vac	Total
GEARED TO INCOME	Glenwood Mews	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
		3 B TH	34	1	34	1	35	-	35	-	34	1	34	1	35	-	34	1	33	2	33	1	34	-	34	-	417
		4 B TH	3	1	3	1	4	-	4	-	4	-	4	-	4	-	4	-	3	1	4	-	4	-	4	-	48
	Keswick Gardens	1 B Apt	76	1	75	2	75	2	77	-	75	1	76	-	74	2	74	3	75	2	76	1	77	-	77	-	921
		2 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
	Springbrook Gardens	2 B TH	24	1	24	1	24	1	25	-	25	-	24	1	24	1	24	1	24	1	25	-	25	-	25	-	300
		3 B TH	29	3	30	2	31	1	31	1	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	384
		4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	Mulock Village	2 B TH	24	-	24	-	24	-	24	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	296
		3 B TH	56	1	56	1	55	1	56	-	56	-	55	-	54	1	54	1	55	-	55	-	55	-	55	-	667
		4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	Heritage East Sr (67805)	1 B Apt	28	-	28	-	28	-	28	-	28	-	27	1	26	2	26	1	27	-	27	-	27	-	26	1	331
		2 B Apt	23	-	23	-	23	-	23	-	23	-	22	-	22	-	22	-	21	2	23	-	23	-	23	-	273
		3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heritage East Fam (67869)	1B Apt	12	-	12	-	12	-	12	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	152
		2B Apt	31	1	31	1	31	1	31	1	32	-	32	-	32	-	32	-	32	-	32	-	32	-	32	-	384
		3B Apt	5	-	5	-	5	-	5	-	5	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	53
	Hadley Grange	1 B Apt	50	-	50	-	50	-	50	-	50	-	50	-	50	-	50	-	47	2	48	1	48	1	49	-	596
		2 B Apt	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
	Brayfield Manor	2 B TH	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	144
		3 B TH	39	-	39	-	39	-	39	-	39	-	39	-	39	-	37	1	38	-	37	1	37	1	38	-	463
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	Oxford Village	1 B Apt	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	24	-	288
		2 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	Rose Town	1 B Apt	83	-	83	-	83	-	83	-	83	-	82	1	82	1	83	1	83	1	82	2	84	-	84	-	1,001
		2 B Apt	27	-	27	-	27	-	27	-	27	-	27	-	27	-	27	1	28	-	28	-	28	-	28	-	329
	Woodbridge Lane	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(site redeveloped)	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Trinity Square (67813)	2 B TH	16	1	18	-	17	1	18	-	18	-	17	-	17	-	17	-	17	-	16	1	17	-	17	-	208
		3 B TH	15	-	15	-	15	-	15	-	15	-	15	-	15	-	14	-	14	-	14	-	14	-	14	-	175
		3 B TH (G)	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
		4 B TH	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	72
	Trinity Square (67814)	2 B TH	11	-	11	-	11	-	11	-	10	1	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
		3 B TH	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
	Thornhill Green (67868)	3 B TH	41	-	41	1	41	1	41	1	41	1	41	1	40	2	41	1	42	-	42	1	42	1	43	-	506
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
																											-
	Total RGI Units		739	10	741	10	742	8	747	3	747	4	742	5	738	9	736	11	736	11	739	8	744	3	746	1	8,980

MARKET

Project	Unit Type	1st Month Occ	1st Month Vac	2nd Month Occ	2nd Month Vac	3rd Month Occ	3rd Month Vac	4th Month Occ	4th Month Vac	5th Month Occ	5th Month Vac	6th Month Occ	6th Month Vac	7th Month Occ	7th Month Vac	8th Month Occ	8th Month Vac	9th Month Occ	9th Month Vac	10th Month Occ	10th Month Vac	11th Month Occ	11th Month Vac	12th Month Occ	12th Month Vac	Total
Glenwood Mews	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	3 B TH	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	14	-	14	-	14	-	159
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Keswick Gardens	1 B Apt	10	-	10	-	10	-	10	-	11	-	11	-	11	-	10	-	10	-	10	-	10	-	10	-	123
	2 B Apt	20	-	20	-	20	-	20	-	20	-	19	1	20	-	20	-	20	-	20	-	20	-	20	-	240
Springbrook Gardens	2 B TH	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
	3 B TH	22	-	22	-	22	-	22	-	21	1	22	-	22	-	22	-	22	-	22	-	22	-	22	-	264
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulock Village	2 B TH	9	-	9	-	9	-	9	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	100
	3 B TH	11	-	11	-	12	-	12	-	12	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	149
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage East Sr (67805)	1 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	1	-	1	-	1	-	5
	2 B Apt	4	-	4	-	4	-	4	-	4	-	5	-	5	-	5	-	4	-	4	-	4	-	4	-	51
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage East Fam (67869)	1B Apt	4	-	4	-	4	-	4	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	40
	2B Apt	12	-	12	-	12	-	12	-	11	1	11	1	11	1	10	2	11	1	11	1	11	1	11	1	144
	3B Apt	1	-	1	-	1	-	1	-	1	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	19
Hadley Grange	1 B Apt	6	-	6	-	6	-	6	-	6	-	6	-	6	-	6	-	7	-	7	-	7	-	7	-	76
	2 B Apt	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
Brayfield Manor	2 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	3 B TH	21	-	21	-	21	-	21	-	21	-	21	-	21	-	22	-	22	-	22	-	22	-	22	-	257
	4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
Oxford Village	1 B Apt	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	2 B Apt	5	-	5	-	5	-	5	-	4	1	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
Rose Town	1 B Apt	10	-	10	-	10	-	10	-	10	-	10	-	10	-	9	-	9	-	9	-	9	-	9	-	115
	2 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	4	-	4	-	4	-	4	-	4	-	55
Woodbridge Lane	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(site redeveloped)	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Square (67813)	2 B TH	11	-	10	-	10	-	10	-	10	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	128
	3 B TH	14	-	14	-	14	-	14	-	14	-	14	-	14	-	15	-	15	-	15	-	15	-	15	-	173
	3 B TH (G)	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Square (67814)	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	3 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thornhill Green (67868)	3 B TH	52	-	51	-	51	-	51	-	51	-	51	-	51	-	51	-	51	-	50	-	50	-	50	-	610
	4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
																										-
																										-
Total Market Units		276	-	274	-	275	-	275	-	271	3	276	2	277	1	276	2	277	1	277	1	277	1	277	1	3,320
Total Portfolio Units		1,025		1,025		1,025		1,025		1,025		1,025		1,025		1,025		1,025		1,025		1,025		1,025		12,300

Instructions:

(1) Include the number of units available at the end of each period (whether occupied or vacant) for each classification

(2) A unit which becomes vacant retains its classification until it becomes occupied, at which time it assumes the classification of the new occupant

(2) See the Guide to the Annual Information Return for the definition of an RGI and Market unit.

MMAH 01/09

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

General Subsidy - Part VI SHRA - RGI Rental Schedule

Project	Unit Type	Total Units	Prev. Year Total Indexed Benchmark Mkt Rents (Prev. AIR)	Curr. Year Market Rent Index (1.00xx)	Curr. Year Indexed Benchmark Market Rent (Col 3 x Col. 4)	Current Actual Market Rent Per Month	Current RGI Unit Months (A7Total)	Actual Market Rents RGI Units (Col 6 x Col. 7	Indexed Benchmark Market Rents RGI Units (Col 5 x Col. 7)	Current Rental Income RGI Units
	1	2	3	4	5	6	7	8	9	10
Glenwood Mews	2 B TH	12	922	1.018	939	1,047	132	138,204	123,948	
	3 B TH	48	1,055	1.018	1,074	1,138	417	474,546	447,858	
	4 B TH	4	1,124	1.018	1,144	1,283	48	61,584	54,912	
Keswick Gardens	1 B Apt	87	847	1.018	862	1,003	921	923,763	793,902	
	2 B Apt	33	964	1.018	981	1,156	156	180,336	153,036	
Springbrook Gardens	2 B TH	36	1,161	1.018	1,182	1,338	300	401,400	354,600	
	3 B TH	54	1,302	1.018	1,325	1,497	384	574,848	508,800	
	4 B TH	3	1,400	1.018	1,425	1,633	36	58,788	51,300	
Mulock Village	2 B TH	33	1,110	1.018	1,130	1,292	296	382,432	334,480	
	3 B TH	68	1,252	1.018	1,275	1,457	667	971,819	850,425	
	4 B TH	3	1,345	1.018	1,369	1,603	36	57,708	49,284	
Heritage East Sr (67805)	1 B Apt	28	904	1.018	920	1,046	331	346,226	304,520	
	2 B Apt	27	1,048	1.018	1,067	1,217	273	332,241	291,291	
Heritage East Fam (67869)	1B Apt	16	904	1.018	920	1,041	152	158,232	139,840	
	2B Apt	44	1,048	1.018	1,067	1,214	384	466,176	409,728	
	3B Apt	6	1,190	1.018	1,211	1,347	53	71,391	64,183	
Hadley Grange	1 B Apt	56	929	1.018	946	1,095	596	652,620	563,816	
	2 B Apt	24	1,075	1.018	1,094	1,274	156	198,744	170,664	
Brayfield Manor	2 B TH	16	1,112	1.018	1,132	1,288	144	185,472	163,008	
	3 B TH	60	1,255	1.018	1,278	1,452	463	672,276	591,714	
	4 B TH	5	1,345	1.018	1,369	1,592	48	76,416	65,712	
Oxford Village	1 B Apt	28	808	1.018	823	925	288	266,400	237,024	
	2 B Apt	8	935	1.018	952	1,100	36	39,600	34,272	
Rose Town	1 B Apt	93	926	1.018	943	1,076	1,001	1,077,076	943,943	
	2 B Apt	32	1,058	1.018	1,077	1,244	329	409,276	354,333	
Woodbridge Lane	2 B Apt			-						
(site redeveloped)	3 B Apt			-						
	4 B Apt			-						
Trinity Square (67813)	2 B TH	28	1,169	1.018	1,190	1,300	208	270,400	247,520	
	3 B TH	29	1,321	1.018	1,345	1,457	175	254,975	235,375	
	3 B TH (G)	17	1,363	1.018	1,388	1,546	96	148,416	133,248	
	4 B TH	6	1,433	1.018	1,459	1,623	72	116,856	105,048	
Trinity Square (67814)	2 B TH	12	1,152	1.018	1,173	1,263	132	166,716	154,836	
	3 B TH	8	1,304	1.018	1,327	1,420	96	136,320	127,392	
Thornhill Green (67868)	3 B TH	93	1,274	1.018	1,297	1,482	506	749,892	656,282	
	4 B TH	8	1,344	1.018	1,368	1,558	48	74,784	65,664	
	Total	1,025		For 2008 See Shnotification 07-09 (Enter as 0.00 or -0.00))			8,980	11,095,933	9,781,958	4,607,822
							A7 Total Column			Line 501

For 2009 Shnotification 08-05 Future years released annually

Social Housing
Annual Information Return

Year end: December 31, 2019

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	5,902,448
Mortgage principal and interest payment (shelter component only)	Line 550	703	7,284,077
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	13,642,351
Operating subsidy	Lines 701 + 703 - 705	709	(455,826)

II. RGI subsidy

Indexed benchmark market **rents** for RGI units	A8 Col. 09	713	9,781,958
Actual market rents for RGI units	A8 Col. 08	714	11,095,933
Lesser of Line 713 or Line 714		715	9,781,958
Actual rental income from RGI households	A8 Col. 10	718	4,607,822
RGI subsidy	Line 715 - 718	719	5,174,136

III. Surplus repayment

Revenue

Shelter occupancy revenue	Line 510	741	8,914,081
Investment income & non rental revenue	Line 521 + 522	742	369,223
Net subsidy entitlement for the year	Line 549, 709, 719	743	6,050,306
Total revenue	Line 741 to 743	744	15,333,610

Less:

Total shelter expenses	Line 565	750	15,349,734
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	(16,124)
Operating reserve allowance	D1 Line 3085 or 3095	755	0
Surplus/(Deficit)	Lines 751 - 755	759	0
Surplus repayable	50% of Line 759 (only if surplus)	760	0
Less: Service manager approved reduction	Enter $ (up to the value in Line 760)	764	0
Net surplus repayable	Line 760 - 764	769	0

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	(455,826)
RGI subsidy	Line 719	772	5,174,136
Property taxes	Line 549	773	1,331,997
Additional subsidy		774	
Subtotal	Line 771 to 774	779	6,050,306
Less:			
Surplus repayment	Line 769	782	0
Reduction in subsidy (Section 113 (9) SHRA)		783	
Subtotal	Line 782 to 783	785	0
Net subsidy entitlement for the year	Line 779 - 785	789	6,050,306

V. Current year settlement

Net subsidy for the year	Line 789	791	6,050,306
Less Subsidy received the year		792	6,358,536
Settlement - subsidy payable to Group (repayable to SM)		795	(308,230)

This Page Intentionally left blank.

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

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

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	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 $ (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

Year end: December 31, 2019

Housing York Inc.

Revenue and Expenses-All programs except Provincial Reformed

Program			Provincial Reformed MNP (Sec95)	Federal Unilateral PNP(Sec95)	Federal Unilateral Sec26/27	Federal Unilateral LimitedDividend	Public Housing	Region Program	Federal Unilateral UNative-Post85
Revenue			581	582	583	584	585	586	587
Occupancy Revenue (Shelter)									
RGI-Income Tested Units		1501					5,383,161		
Market Rent		1502					16,389	7,074,495	
Gross occupancy revenue	Line 1501 to 1502	1504	0	0	0	0	5,399,550	7,074,495	0
Less: vacancy loss on market units		1505						189,468	
Subtotal	Line 1504 - 1505	1510	0	0	0	0	5,399,550	6,885,027	0
Investment income		1521					54,713	53,877	
Non-rental revenue/income		1522					318,855	437,277	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)		1523						2,409,084	
Subsidy - Operating Subsidy		1525					1,371,985		
Subsidy - Capital Subsidy		1526					1,947,500		
Subsidy- Other (describe)	AHP/MMAH/Addnl Reg Funding	1527					1,086,253	511,821	
Total Revenue	Line 1510 to 1525	1530	0	0	0	0	10,178,855	10,297,086	0
Shelter Expenses:									
Maint & Admin (see B1 schedules below)		1541	0	0	0	0	4,239,808	3,609,144	0
Utilities(see B1 schedules below)		1542	0	0	0	0	1,318,737	1,116,629	0
Insurance		1543					180,779	139,023	
Bad Debts		1544					9,137	7,267	
Other	Lease Payments	1545						1,527,922	
Capital reserve contribution		1547					3,282,941	2,408,345	
Subtotal Operating Expenes		1548	0	0	0	0	9,031,402	8,808,330	0
Municipal property taxes		1549					878,665	951,446	
Mortgage principal and interest		1550							
Other (describe)		1551					0	0	
Other (describe)	Other Reserve Contribution	1561					268,788	537,310	
Total Shelter Expenses	Line 1548 to 1561	1565	0	0	0	0	10,178,855	10,297,086	0
Net income (loss) - Shelter	Line 1530 - 1565	1570	0	0	0	0	0	0	0
Subsidy settlement-pay.(repayble to SM)	MNP-B3 line 1690	1571	0						
Shelter Surplus(Deficit) after settlement	Line 1570 + 1571	1572	0	0	0	0	0	0	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	0	0

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

Revenue and Expenses-All programs except Provincial Reformed — **B1 Schedules**

Line - 1541 - Maintenance and Administraton

		Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral		Federal Unilateral	Federal Unilateral
Maintenance		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
		581	582	583	584	585	586	587
Maintenance salaries, wages and benefits	1541 A					1,047,785	792,918	
Building and equipment	1541 B					681,805	648,738	
Elevators	1541 C					59,474	87,477	
Electrical systems	1541 D					34,388	44,941	
Heating, air, ventilation and plumbing	1541 E					197,313	328,644	
Grounds	1541 F					250,704	224,393	
Painting	1541 G					65,228	45,789	
Waste Removal	1541 H					75,021	39,670	
Security	1541 I					39,122	88,669	
Other Life Safety Systems	1541 J					155,361	71,662	
Other	1541 K							
Other	1541 L							
Subtotal Maintenance	1541 P	0	0	0	0	2,606,200	2,372,900	0
Administration								
Salaries, wages and benefits	1541 R					1,261,677	954,782	
Management fees	1541 S							
Materials and Services	1541 T					371,931	281,461	
Other (describe)	1541 U							
Other (describe)	1541 V							
Other (describe)	1541 W							
Subtotal Administration	1542 Y	0	0	0	0	1,633,608	1,236,244	0
Total Maintenance and Administration	1541 Z	0	0	0	0	4,239,808	3,609,144	0

LINE - 1542 - UTILITIES

Electricity	1542 A					763,955	522,469	
Fuel	1542 B					158,078	220,118	
Water and Sewage	1542 C					396,705	374,041	
Other (describe)	1542 D							
Total Utilities	1542 E	0	0	0	0	1,318,737	1,116,629	0

This Page Intentionally left blank.

Social Housing
Annual Information Return

Year end: December 31, 2019

Housing York Inc.

Non-Shelter - All programs except Provincial Reformed

PROGRAM		Provincial Reformed MNP (Sec95)	Federal Unilateral PNP(Sec95)	Federal Unilateral Sec26/27	Federal Unilateral LimitedDividend	Public Housing	Federal Unilateral UNative-Pre86	Federal Unilateral UNative-Post86
REVENUE		581	582	583	584	585	586	587
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	0
EXPENSES								
Maintenance salaries, wages and benefits	1620							
Maintenance materials and services	1621							
Utilities	1622							
Administration	1623							
Other (describe)	1624							
Subtotal Non-Shelter Operatng Expenses	1625	0	0	0	0	0	0	0
Property taxes	1626							
Mortgage principal and interest	1627							
Total non-shelter expenses	1628	0	0	0	0	0	0	0
Non-Shelter Surplus (Deficit) Net	1629	0	0	0	0	0	0	0

This Page Intentionally left blank.

Social Housing
Annual Information Return
MUNICIPAL NON-PROFIT HOUSING CORPORATIONS

December 31, 2019

Housing York Inc.

Unit Activity

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

This Page Intentionally left blank.

Social Housing
Annual Information Return

Year end: December 31, 2019 **Housing York Inc.**

Subsidy Entitlement Calculation- Section 95 NHA - MNP

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

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		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

Year end: December 31, 2019

Housing York Inc.

Statistical Information

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	TTP 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	832				29	66	738		
Non-RGI households and RGI households with incomes above the HILs											
Households assisted by program (end of year)	2105	Households	2				21	17	282		
Vacant units (end of year)	2106	Households	6				-	1	5		
Total households (**All units under administration**)	2107	TOTAL	840	0			50	84	1,025	0	0

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

Families-RGI households with incomes at or below HILs											
Total number of targeted households	2111	Households	10						400		
Average annual gross household income	2113	$	16,659						24,187		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2115	Households	-				-		208		
Seniors-RGI households with incomes at or below the HILs											
Total number of targeted households	2121	Households	822				13	66	338		
Average annual gross household income	2123	$	20,849				17,640	20,912	23,176		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2125	Households	2				16	17	74		
Non-elderly singles											
RGI households with incomes at or below the HILs											
Total number of targeted households	2131	Households					16				
Average annual gross household income	2133	$					13,144				
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2135	Households					5				
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

			Unit of Measure	Public Housing 01	Rent Supplement 02	Section 95 MNP 05	Provincial Reformed 06
Households receiving RGI whose household income is at or below the household income limit established in regulation.	2101	2151	Households	832	0	66	738
High need households		2152	Households	701			587
Units modified to provide physical accessibility		2153	Households	1			94
Households receiving support services (All of the above information is as of year end.)		2154	Households				15

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

Social Housing
Annual Information Return

Year end: December 31, 2019 | **Housing York Inc.**

Targeting Plans

I. Minimum RGI Unit Requirements

Project address / Portfolio No.	Total RGI Units at Year End	
	Required	Actual
Glenwood Mews	52	49
Keswick Gardens	90	90
Springbrook Gardens	65	60
Mulock Village	84	83
Heritage East - Seniors	49	49
Heritage East - Family	52	49
Hadley Grange	61	62
Brayfield Manor	57	54
Oxford Village	27	27
Rosetown	103	112
Woodbridge Lane	-	-
Trinity Square	60	64
Thornhill Green	41	47
Total	**741**	**746**

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	-		1
Market units	-		1
Special needs units			
Total	**0**	**0**	**2**

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
	n/a

Social Housing
Annual Information Return

December 31, 2019

Housing York Inc.

General Subsidy - Part VI SHRA - Operating Reserve

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	1,025
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 3035 -3060)	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 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 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