ATTACHMENT 3

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, 2024

CMSM/DSSAB
The Regional Municipality of York

Corporation address	Mailing address
17150 Yonge Street, 5th Floor Newmarket, Ontario L3Y 8V3	- 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	
7. Post 85 urban native		

Contact name	Position	Telephone number	Fax number
Ellen Boudreau	CFO, Housing York Inc.	905-830-4444	905-895-5724

e-mail address	SHRA Section 103	SHRA Section 110 Market & RGI	SHRA Section 106 100 % RGI
ellen.boudreau@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, 2024

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?	☒ 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

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Social Housing
Annual Information Return

Year end: December 31, 2024

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

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Social Housing
Annual Information Return

Year end: **December 31, 2024**

Housing York Inc.

Supplemental Information (Corporate Balance Sheet)

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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, 2024

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	4,795,625
Market units		502	5,030,514
Gross occupancy revenue	Lines 501 + 502	504	9,826,139
Less: Vacancy loss on market units		505	11,540
Subtotal	Lines 504 - 505	510	9,814,599
Investment income (includes interest)		521	203,944
Non-rental revenue (parking, laundry, etc.)	Coin Laundry, Parking, Tenant Recoveries	522	328,877
Net Subsidy Entitlement for the Year	Line 789 or Line 819	525	5,183,724
Total Revenue	Lines 510 to 525	530	15,531,144
Shelter expenses			
Maintenance and administration	From A4 - Schedules Below	541	5,399,968
Utilities	From A4 - Schedules Below	542	1,439,377
Insurance		543	370,047
Bad debts		544	149,481
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	849,044
Subtotal Operating expenses	Lines 541 to 547	548	8,207,916
Property taxes		549	1,497,594
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	5,840,451
Total Shelter Expenses	Lines 548 to 550	565	15,545,961
NET INCOME (LOSS) - Provincial Reformed -Shelter	Lines 530 - 565	570	(14,818)
Gifts and donations - (describe)		575	
Non shelter revenue (net)	Line 629 Col 3	576	14,818
Sector support (net) (co-ops only)		577	
Non-Shelter Net Income (Loss)	Lines 575 to 577	578	14,818
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	(14,818)	14,818	0	0
Other *	592				0
BALANCE, END OF YEAR	599	(14,818)	14,818	0	0

* Approved Spending as per Board of Directors.

Social Housing
Annual Information Return

Year end: December 31, 2024

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	1,169,653
Building and equipment		541 B	1,206,095
Elevators		541 C	41,935
Electrical systems		541 D	112,965
Heating, air, ventilation and plumbing		541 E	459,118
Grounds		541 F	437,362
Painting		541 G	117,735
Waste Removal		541 H	176,797
Security		541 I	99,025
Other - (describe)	Life Safety Systems	541 J	81,036
Other - (describe)	Prior Yr Subsidy Settlement	541 K	(158,511)
Other - (describe)		541 L	
Subtotal Maintenance		541 P	3,743,209
Administration			
Salaries, wages and benefits		541 Q	1,676,593
Management fees		541 R	
Materials and Services		541 S	434,200
Other - (describe)	Discretionary Contribution - Capital Reserve	541 T	(227,017)
Other - (describe)	Discretionary Contribution - Other Reserves	541 U	(227,017)
Other - (describe)	Contribution - Other Reserves	541 V	0
Subtotal Administration		541 Y	1,656,759
	TOTAL MAINTENANCE AND ADMINISTRATION	541 Z	5,399,968

LINE - 542 - UTILITIES

Electricity		542 A	498,298
Fuel		542 B	179,018
Water and Sewage		542 C	762,061
Other - (describe)		542 D	
	TOTAL UTILITIES	542 H	1,439,377

Social Housing
Annual Information Return

Year end: December 31, 2024

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	48,351		48,351
Other (describe)		614			0
Total non-shelter revenue	Lines 610 to 614	615	48,351	0	48,351
NON-SHELTER EXPENSES					
Operating costs					
Maintenance salaries, wages and benefits		620	3,425		3,425
Maintenance materials and services		621	3,425		3,425
Utilities		622	4,715		4,715
Administration		623	1,142		1,142
Other (describe) Grounds Keeping		624	724		724
Subtotal Non-Shelter Operatng Exp	Lines 620 to 624	625	13,431	0	13,431
Property taxes		626	3,381		3,381
Mortgage principal and interest		627	16,721		16,721
Total non-shelter expenses	Lines 625 to 627	628	33,533	0	33,533
NET NON-SHELTER INCOME (LOSS)	Lines 615 - 628	629	14,818	0	14,818

Social Housing
Annual Information Return

Year end: December 31, 2024

Housing York Inc.

General Subsidy - Part VI SHRA - RGI Rental Schedule

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Project	Unit Type 1	Total Units 2	Prev. Year Total Idexed Benchmark Mkt Rents (Prev. AIR) 3	Curr. Year Market Rent Index (1.00xx) 4	Curr. Year Indexed Benchmark Market Rent (Col 3 x Col. 4) 5	Current Actual Market Rent Per Month 6	Current RGI Unit Months (A7Total) 7	Actual Market Rents RGI Units (Col 6 x Col. 7 8	Indexed Benchmark Market Rents RGI Units (Col 5 x Col. 7) 9	Current Rental Income RGI Units 10
Glenwood Mews	2 B TH	12	996	1.025	1,021	1,131	132	149,292	134,772	
	3 B TH	48	1,139	1.025	1,167	1,226	396	485,496	462,132	
	4 B TH	4	1,213	1.025	1,243	1,365	44	60,060	54,692	
Keswick Gardens	1 B Apt	87	865	1.025	887	1,087	872	947,864	773,464	
	2 B Apt	33	985	1.025	1,010	1,254	116	145,464	117,160	
Springbrook Gardens	2 B TH	36	1,253	1.025	1,284	1,453	304	441,712	390,336	
	3 B TH	54	1,404	1.025	1,439	1,626	333	541,458	479,187	
	4 B TH	3	1,510	1.025	1,548	1,772	24	42,528	37,152	
Mulock Village	2 B TH	33	1,198	1.025	1,228	1,403	286	401,258	351,208	
	3 B TH	68	1,352	1.025	1,386	1,582	596	942,872	826,056	
	4 B TH	3	1,451	1.025	1,487	1,741	36	62,676	53,532	
Heritage East Sr (67805)	1 B Apt	28	923	1.025	946	1,133	302	342,166	285,692	
	2 B Apt	27	1,072	1.025	1,099	1,319	264	348,216	290,136	
Heritage East Fam (67869)	1B Apt	16	923	1.025	946	1,128	132	148,896	124,872	
	2B Apt	44	1,072	1.025	1,099	1,316	384	505,344	422,016	
	3B Apt	6	1,215	1.025	1,245	1,460	60	87,600	74,700	
Hadley Grange	1 B Apt	56	949	1.025	973	1,186	605	717,530	588,665	
	2 B Apt	24	1,099	1.025	1,126	1,379	203	279,937	228,578	
Brayfield Manor	2 B TH	16	1,200	1.025	1,230	1,392	156	217,152	191,880	
	3 B TH	60	1,355	1.025	1,389	1,568	466	730,688	647,274	
	4 B TH	5	1,451	1.025	1,487	1,719	48	82,512	71,376	
Oxford Village	1 B Apt	28	827	1.025	848	1,005	311	312,555	263,728	
	2 B Apt	8	955	1.025	979	1,194	12	14,328	11,748	
Rose Town	1 B Apt	93	936	1.018	953	1,166	1,013	1,181,158	965,389	
	2 B Apt	32	1,069	1.018	1,088	1,348	360	485,280	391,680	
Woodbridge Lane	2 B Apt									
(site redeveloped)	3 B Apt									
	4 B Apt									
Trinity Square (67813)	2 B TH	28	1,233	1.025	1,264	1,409	216	304,344	273,024	
	3 B TH	28	1,394	1.025	1,429	1,579	156	246,324	222,924	
	3 B TH (G)	18	1,439	1.025	1,475	1,675	108	180,900	159,300	
	4 B TH	6	1,512	1.025	1,550	1,758	64	112,512	99,200	
Trinity Square (67814)	2 B TH	12	1,216	1.025	1,246	1,384	120	166,080	149,520	
	3 B TH	8	1,376	1.025	1,410	1,555	96	149,280	135,360	
Thornhill Green (67868)	3 B TH	93	1,376	1.025	1,410	1,612	549	884,988	774,090	
	4 B TH	8	1,450	1.025	1,486	1,694	48	81,312	71,328	
	Total	1,025					8,812	11,799,782	10,122,171	4,795,625
				For 2008 See Shnotification 07-09 (Enter as 0.00 or -0.00))			A7 Total Column			Line 501

For 2009 Shnotification 08-05 Future years released annually

MMAH 01/09

Social Housing
Annual Information Return

Year end: December 31, 2024

Housing York Inc.

Capital Reserve Fund (Housing)

See Attached Schedule for Capital Reserve Activity

			Provincial Reformed	Other Programs	Invmt Income	Total
BALANCE, BEGINNING OF YEAR	Previous year's line 690	651	968,622	20,637,764	1,913,296	23,519,682
Revenue						
Mandatory transfer from operations	Line 547 /1547	652	849,044	4,710,670		5,559,714
Investment income/(loss)		654			944,042	944,042
Other Addn'l capital subsidy/discretionary contribution		655	2,714,499	1,452,801		4,167,300
Total	Lines 652 to 655	660	4,532,165	26,801,235	2,857,338	34,190,738
Expenses (by item or category)						
Roofing		671	556,146	949,011		1,505,157
Building Interior/Unit Turnover		672	211,656	675,991		887,647
Building Exterior		673	2,429,752	560,708		2,990,460
Elevators		674	0	0		0
Electrical		675	199,073	688,304		887,377
Equipment		676	613,008	26,802		639,810
Grounds		677	2,192,687	528,716		2,721,403
Life Safety		678	4,559	197,907		202,466
Heating & Ventilation		679	48,378	860,252		908,630
Plumbing		680	11,173	52,028		63,201
Building Security		681	30,400	580		30,980
Other		682	55,099	35,772		90,871
Capital Overhead		683	652,158	469,829		1,121,987
Total expenses	Lines 671 to 683	685	7,004,089	5,045,900	0	12,049,989
BALANCE, END OF YEAR	Lines 651 + 660 - 685	690	(2,471,924)	21,755,335	2,857,338	22,140,749
ASSETS, END OF YEAR						
Cash and investments	Line 310	695				
DIFFERENCE Under (Over) Funded	Lines 690 - 695	699	(2,471,924)	21,755,335	2,857,338	22,140,749

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, 2024

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	33	-	33	-	33	-	32	1	32	1	32	1	33	-	33	-	32	1	32	1	33	-	33	-	396
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	3	-	3	-	3	-	3	-	44
	Keswick Gardens	1 B Apt	73	-	72	1	73	-	70	2	72	-	71	2	72	1	72	1	73	-	72	-	71	1	71	2	872
		2 B Apt	11	1	11	3	10	2	10	-	9	-	9	-	9	-	8	-	8	-	8	-	8	1	8	-	116
	Springbrook Gardens	2 B TH	27	-	26	-	26	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	25	-	304
		3 B TH	28	-	28	-	28	-	27	-	27	-	27	-	28	-	28	-	28	-	28	-	28	-	28	-	333
		4 B TH	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	Mulock Village	2 B TH	23	-	23	-	24	-	24	-	24	-	24	-	23	1	23	1	24	-	24	-	24	-	24	-	286
		3 B TH	52	-	52	-	51	-	49	-	49	-	49	-	49	-	49	-	49	-	49	-	49	-	49	-	596
		4 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
	Heritage East Sr (67805)	1 B Apt	23	2	23	2	25	-	23	2	23	2	24	1	25	-	25	-	23	2	24	1	26	-	26	-	302
		2 B Apt	22	-	21	1	22	-	22	-	22	-	22	-	22	-	22	-	22	-	21	1	22	-	22	-	264
		3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heritage East Fam (67869)	1B Apt	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	132
		2B Apt	32	-	31	1	31	1	32	-	32	-	32	-	31	1	31	1	32	-	32	-	32	-	32	-	384
		3B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
	Hadley Grange	1 B Apt	50	-	50	-	50	-	50	-	50	-	50	-	50	-	51	-	51	-	51	-	51	-	50	1	605
		2 B Apt	16	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	17	-	203
	Brayfield Manor	2 B TH	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	12	1	13	-	156
		3 B TH	39	-	39	-	37	2	38	1	39	-	39	-	39	-	39	-	40	-	38	-	38	-	38	-	466
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
	Oxford Village	1 B Apt	25	-	25	1	26	-	26	-	26	-	26	-	26	-	26	-	26	-	26	-	26	-	26	-	311
		2 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	Rose Town	1 B Apt	85	-	85	-	84	1	83	2	85	-	84	-	84	-	83	1	83	1	83	1	84	-	83	1	1,013
		2 B Apt	29	1	29	1	29	1	29	1	30	-	30	-	30	-	30	-	30	-	30	-	30	-	30	-	360
	Woodbridge Lane	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(site redeveloped)	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Trinity Square (67813)	2 B TH	18	-	17	1	18	-	18	-	18	-	18	-	18	-	17	1	18	-	18	-	18	-	18	-	216
		3 B TH	13	-	12	1	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	13	-	156
		3 B TH (G)	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
		4 B TH	5	-	5	-	6	-	6	-	6	-	6	-	6	-	4	-	5	-	5	-	5	-	5	-	64
	Trinity Square (67814)	2 B TH	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	120
		3 B TH	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	8	-	96
	Thornhill Green (67868)	3 B TH	44	1	45	1	46	1	46	1	46	1	46	1	46	1	46	1	43	1	43	1	43	1	43	1	549
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
																											-
Total RGI Units			733	5	729	13	734	8	725	10	730	4	729	5	731	4	727	6	726	5	723	5	726	4	725	5	8,812

			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
MARKET	Glenwood Mews	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
		3 B TH	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	180
		4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	1	-	1	-	4
	Keswick Gardens	1 B Apt	14	-	14	-	14	-	15	-	15	-	14	-	14	-	14	-	14	-	15	-	15	-	14	-	172
		2 B Apt	20	1	19	-	20	1	23	-	24	-	24	-	24	-	24	1	24	1	24	1	24	-	25	-	280
	Springbrook Gardens	2 B TH	9	-	10	-	10	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	11	-	128
		3 B TH	25	1	25	1	25	1	26	1	26	1	26	1	26	-	26	-	26	-	26	-	26	-	26	-	315
		4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	Mulock Village	2 B TH	9	1	9	1	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	110
		3 B TH	16	-	16	-	17	-	19	-	19	-	19	-	19	-	19	-	19	-	19	-	19	-	19	-	220
		4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heritage East Sr (67805)	1 B Apt	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	2	-	2	-	34
		2 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
		3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Heritage East Fam (67869)	1B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
		2B Apt	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	12	-	144
		3B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	Hadley Grange	1 B Apt	6	-	6	-	6	-	6	-	6	-	6	-	5	1	5	-	5	-	5	-	5	-	5	-	67
		2 B Apt	7	1	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	85
	Brayfield Manor	2 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	36
		3 B TH	21	-	21	-	21	-	21	-	21	-	20	1	20	1	20	1	20	-	22	-	22	-	22	-	254
		4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	Oxford Village	1 B Apt	3	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	25
		2 B Apt	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	84
	Rose Town	1 B Apt	8	-	8	-	8	-	8	-	8	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	103
		2 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	Woodbridge Lane	2 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(site redeveloped)	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		4 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Trinity Square (67813)	2 B TH	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	120
		3 B TH	15	-	15	-	15	-	15	-	15	-	15	-	15	-	16	-	15	-	15	-	15	-	15	-	181
		3 B TH (G)	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
		4 B TH	1	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	1	-	1	-	1	-	7
	Trinity Square (67814)	2 B TH	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
		3 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Thornhill Green (67868)	3 B TH	46	2	46	1	46	-	46	-	46	-	46	-	46	-	46	-	49	-	49	-	48	1	47	2	567
		4 B TH	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
																											-
Total Market Units			281	6	280	3	281	2	289	1	290	1	289	2	288	2	290	2	293	1	296	1	294	1	293	2	3,488
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.

Social Housing Annual Information Return

Year end: December 31, 2024

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	6,981,253
Mortgage principal and interest payment (shelter component only)	Line 550	703	5,840,451
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	705	14,462,120
Operating subsidy	Lines 701 + 703 - 705	709	(1,640,416)

II. RGI subsidy

Indexed benchmark market **rents** for RGI units	A8 Col. 09	713	10,122,171
Actual market rents for RGI units	A8 Col. 08	714	11,799,782
Lesser of Line 713 or Line 714		715	10,122,171
Actual rental income from RGI households	A8 Col. 10	718	4,795,625
RGI subsidy	Line 715 - 718	719	5,326,546

III. Surplus repayment

Revenue			
Shelter occupancy revenue	Line 510	741	9,814,599
Investment income & non rental revenue	Line 521 + 522	742	532,820
Net subsidy entitlement for the year	Line 549, 709, 719	743	5,183,724
Total revenue	Line 741 to 743	744	15,531,144
Less:			
Total shelter expenses	Line 565	750	15,545,961
Net income/loss - provincial reformed-shelter	Lines 744 - 750	751	(14,818)
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	
Net surplus repayable	Line 760 - 764	769	0

Social Housing
Annual Information Return

Year end: December 31, 2024

Housing York Inc.

General Subsidy - Part VI SHRA (Section 110)

A9 - CONTINUED

V. Subsidy for the year

Operating subsidy	Line 709	771	(1,640,416)
RGI subsidy	Line 719	772	5,326,546
Property taxes	Line 549	773	1,497,594
Additional subsidy		774	
Subtotal	Line 771 to 774	779	5,183,724
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	5,183,724

V. Current year settlement

Net subsidy for the year	Line 789	791	5,183,724
Less Subsidy received the year		792	5,183,724
Settlement - subsidy payable to Group (repayable to SM)		795	0

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Social Housing
Annual Information Return

Housing York Inc.

Year end: December 31, 2024

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
Housing York Inc.

Year end: December 31, 2024

Revenue and Expenses-All programs except Provincial Reformed

Page B1

				Provinciall Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral			Federal Unilateral
Program				MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	PH Program	RH Program	UNative-Post85
Revenue										
Occupancy Revenue (Shelter)				581	582	583	584	585	586	587
RGI-Income Tested Units			1501					5,799,607		
Market Rent			1502					289,374	13,108,696	
Gross occupancy revenue		Line 1501 to 1502	1504	0	0	0	0	6,088,981	13,108,696	0
Less: vacancy loss on market units			1505						49,668	
Subtotal		Line 1504 - 1505	1510	0	0	0	0	6,088,981	13,059,028	0
Investment income			1521					110,610	139,883	
Non-rental revenue/income			1522					393,987	1,069,639	
Subsidy - Rent Supp (i.e. OCHAP & CHSP)			1523						2,620,764	
Subsidy - Operating Subsidy			1525					1,544,706		
Subsidy - Capital Subsidy			1526					2,192,670		
Subsidy- Other (describe)	AHP/Add Reg Funding/Ops Rsv		1527					702,640	6,978	
Total Revenue		Line 1510 to 1525	1530	0	0	0	0	11,033,594	16,896,292	0
Shelter Expenses:										
Maint & Admin (see B1 schedules below)			1541	0	0	0	0	4,897,489	7,015,201	0
Utilities(see B1 schedules below)			1542	0	0	0	0	1,564,767	1,825,867	0
Insurance			1543					351,368	350,185	
Bad Debts			1544					8,416	108,957	
Other	Lease Payments		1545						2,313,330	
Capital reserve contribution			1547					2,895,865	2,543,546	
Subtotal Operating Expenes			1548	0	0	0	0	9,717,904	14,157,085	0
Municipal property taxes			1549					999,555	1,809,039	
Mortgage principal and interest			1550							
Other (describe)	Capital Expenditures		1551					0	0	
Other (describe)	Other Reserve Contribution		1561					316,134	930,168	
Total Shelter Expenses		Line 1548 to 1561	1565	0	0	0	0	11,033,594	16,896,292	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
Housing York Inc.

Year end: December 31, 2024

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

Line - 1541 - Maintenance and Administraton

		Provinciall 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					944,858	1,289,907	
Building and equipment	1541 B					1,083,477	1,225,557	
Elevators	1541 C					113,800	153,497	
Electrical systems	1541 D					69,294	54,728	
Heating, air, ventilation and plumbing	1541 E					297,784	949,645	
Grounds	1541 F					266,499	316,443	
Painting	1541 G					66,839	144,669	
Waste Removal	1541 H					76,546	53,995	
Security	1541 I					104,255	153,958	
Other Life Safety Systems	1541 J					133,148	171,528	
Other SI Operating Expenses	1541 K						124,362	
Other	1541 L							
Subtotal Maintenance	1541 P	0	0	0	0	3,156,500	4,638,290	0

Administration								
Salaries, wages and benefits	1541 R					1,380,724	1,873,840	
Management fees	1541 S							
Materials and Services	1541 T					360,265	503,071	
Other (describe)	1541 U							
Other (describe)	1541 V							
Other (describe)	1541 W							
Subtotal Administration	1542 Y	0	0	0	0	1,740,989	2,376,911	0
Total Maintenance and Administration	1541 Z	0	0	0	0	4,897,489	7,015,201	0

LINE - 1542 - UTILITIES

Electricity	1542 A					799,334	709,359	
Fuel	1542 B					230,459	405,339	
Water and Sewage	1542 C					534,974	711,168	
Other (describe)	1542 D							
Total Utilities	1542 E	0	0	0	0	1,564,767	1,825,867	0

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Social Housing
Annual Information Return

Housing York Inc.

Year end: December 31, 2024

Non-Shelter - All programs except Provincial Reformed

Page B2

		Provinciall Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral		Federal Unilateral	Federal Unilateral
PROGRAM		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	UNative-Pre86	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

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Social Housing
Annual Information Return
MUNICIPAL NON-PROFIT HOUSING CORPORATIONS

Housing York Inc.

December 31, 2024

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.

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Social Housing
Annual Information Return

Year end: **December 31, 2024**

Housing York Inc.

Subsidy Entitlement Calculation- Section 95 NHA - MNP

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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, 2024

Housing York Inc.

Statistical Information

All Units Under Administration by Service Manager		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
I. Households assisted by program type-at year end											
RGI households with incomes at or below the HILs											
Households assisted by program (at end of year)	2101	Households	810		▨	▨	29	71	714		
Non-RGI households and RGI households with incomes above the HILs											
Households assisted by program (end of year)	2105	Households	22		▨	▨	21	12	304		
Vacant units (end of year)	2106	Households	8		▨	▨	-	1	7		
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	8		▨	▨	4		381		
Average annual gross household income	2113	$	20,185		▨	▨	33,684		26,607		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2115	Households	-				2		225		
Seniors-RGI households with incomes at or below the HILs											
Total number of targeted households	2121	Households	802		▨	▨	18	71	333		
Average annual gross household income	2123	$	23,540		▨	▨	20,154	23,265	25,051		
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2125	Households	22				16	12	79		
Non-elderly singles											
RGI households with incomes at or below the HILs											
Total number of targeted households	2131	Households			▨	▨	7				
Average annual gross household income	2133	$			▨	▨	16,318				
Non-RGI households and RGI households with incomes above the HILs											
Total number of non-targeted households	2135	Households					3				
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	810	0	71	714
High need households		2152	Households	785			638
Units modified to provide physical accessibility		2153	Households	-			92
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, 2024**

Housing York Inc.

Targeting Plans

I. Minimum RGI Unit Requirements

Project address / Portfolio No.	Total RGI Units at Year End Required	Total RGI Units at Year End Actual
Glenwood Mews	50	47
Keswick Gardens	87	79
Springbrook Gardens	59	55
Mulock Village	82	76
Heritage East - Seniors	48	48
Heritage East - Family	53	48
Hadley Grange	63	67
Brayfield Manor	56	55
Oxford Village	27	27
Rosetown	113	113
Woodbridge Lane	-	-
Trinity Square	65	63
Thornhill Green	43	47
Total	**746**	**725**

II. Move-outs and Vacancies

	Unit Move-outs during year	Vacancy months during year	Vacant units at year end
Geared-to-income	-		5
Market units	-		2
Special needs units			
Total	**0**	**0**	**7**

Special needs units, including modified units, must be filled with households requiring those units.

	Number
How many special needs units, including modified units, were filled with households which did not require those services or units?	n/a

Social Housing
Annual Information Return

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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