

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

Identification

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<b>Corporation name</b>		<b>I.D. No.</b>	<b>Year end (dd/mm/year)</b>	
Housing York Inc.			December 31, 2025	
<b>CMSM/DSSAB</b>				
The Regional Municipality of York				
<b>Corporation address</b>	<b>Mailing address</b>	<b>Program type</b>		
17150 Yonge Street, 5th Floor Newmarket, Ontario L3Y 8V3	- same -	(A) PROVINCIAL REFORMED	Y/N	# of units
		(B) OTHER PROGRAMS		
		1. Sect 95 - MNP		1,025
		2. Sect 95 - Private		
		3. Sect 26/27		
		4. Limited Dividend		
		5. Public Housing	Y	840
		6. Regional Program	Y	1,259
		7. Post 85 urban native		
<b>Contact name</b>	<b>Position</b>	<b>Telephone number</b>	<b>Fax number</b>	
Ellen Boudreau	CFO, Housing York Inc.	905-830-4444	905-895-5724	
	<b>e-mail address</b>	<b>SHRA Section 103</b>	<b>SHRA Section 110 Market &amp; RGI</b>	<b>SHRA Section 106 100 % RGI</b>
	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.

<b>Signature</b>	<b>Name</b>	<b>Position</b>	<b>Date</b>
	John Taylor	Chair	
<b>Signature</b>	<b>Name</b>	<b>Position</b>	<b>Date</b>
	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, 2025

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, 2025

Housing York Inc.

**Statement of Financial Position (Corporate Balance Sheet)**

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**ASSETS**

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

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

<b>Capital Assets (at cost):</b>			
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	

<b>TOTAL ASSETS</b>		Lines 310 + 312 + 320 + 321 + 322 + 336 + 350	<b>355</b>	<b>0</b>
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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) _____		386	
Accumulated surplus/(deficit)	Balance Sheet Notes & Details - A3S	390	0

<b>TOTAL LIABILITIES AND SURPLUS</b>		Lines 360 to 390	<b>395</b>	<b>0</b>
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# Social Housing Annual Information Return

Year end: December 31, 2025

Housing York Inc.

### 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, 2025

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	5,018,898
Market units	502	5,246,846
Gross occupancy revenue	Lines 501 + 502	10,265,744
Less: Vacancy loss on market units	505	11,853
<b>Subtotal</b>	Lines 504 - 505	<b>10,253,891</b>

Investment income (includes interest)	521	240,818
Non-rental revenue (parking, laundry, etc.)	522	393,645
<u>Coin Laundry, Parking, Tenant Recoveries</u>		
Net Subsidy Entitlement for the Year	Line 789 or Line 819	525
<b>Total Revenue</b>	Lines 510 to 525	<b>19,645,756</b>

**Shelter expenses**

Maintenance and administration	From A4 - Schedules Below	541	5,710,218
Utilities	From A4 - Schedules Below	542	1,593,741
Insurance		543	378,128
Bad debts		544	9,141
Mandatory transfer to capital reserve fund	From SM Subsidy Estimate/Approved Budget	547	1,297,296
Subtotal Operating expenses	Lines 541 to 547	548	8,988,524
Property taxes		549	1,547,476
Mortgage principal and interest (excluding Sector Support and/or non-shelter component)		550	9,109,697
<b>Total Shelter Expenses</b>	Lines 548 to 550	565	<b>19,645,697</b>

<b>NET INCOME (LOSS) - Provincial Reformed -Shelter</b>	Lines 530 - 565	570	<b>59</b>
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Gifts and donations - (describe)	575		
Non shelter revenue (net)	Line 629 Col 3	576	(59)
Sector support (net) (co-ops only)		577	
Non-Shelter Net Income (Loss)	Lines 575 to 577	578	(59)
<b>Net Income(Loss)-Provincial Reformed Total</b>	Line 570 + Line 578	580	<b>0</b>

**(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
<b>Consolidated Net Income(Loss)</b>	Line 580 + Lines 581 - 587	589	<b>0</b>

**CORPORATE STATEMENT OF ACCUMULATED SURPLUS (DEFICIT)**

	Provincial Reformed			Consolidated
	Shelter	Non-Shelter	Other Programs	
BALANCE, BEGINNING OF YEAR	590			0
Net income for the year	591	59	(59)	0
Other *	592			0
<b>BALANCE, END OF YEAR</b>	599	59	(59)	<b>0</b>

\* Approved Spending as per Board of Directors.

# Social Housing Annual Information Return

Year end: December 31, 2025

Housing York Inc.

## Statement of Operations and Accumulated Surplus (Corporate)

A4 - Schedules

### Line - 541 - Maintenance and Administration

#### Maintenance

Maintenance salaries, wages and benefits	541 A	1,245,200
Building and equipment	541 B	1,291,938
Elevators	541 C	51,349
Electrical systems	541 D	80,630
Heating, air, ventilation and plumbing	541 E	526,083
Grounds	541 F	519,101
Painting	541 G	72,986
Waste Removal	541 H	147,765
Security	541 I	76,380
Other - (describe) <span style="float: right;">Life Safety Systems</span>	541 J	112,127
Other - (describe) <span style="float: right;">Prior Yr Subsidy Settlement</span>	541 K	(4)
Other - (describe)	541 L	
<b>Subtotal Maintenance</b>	<b>541 P</b>	<b>4,123,556</b>

#### Administration

Salaries, wages and benefits	541 Q	1,777,964
Management fees	541 R	
Materials and Services	541 S	529,499
Other - (describe) <span style="float: right;">Discretionary Contribution - Capital Reserve</span>	541 T	(337,569)
Other - (describe) <span style="float: right;">Discretionary Contribution - Other Reserves</span>	541 U	(337,569)
Other - (describe) <span style="float: right;">Contribution - Other Reserves</span>	541 V	(45,664)
<b>Subtotal Administration</b>	<b>541 Y</b>	<b>1,586,662</b>
<b>TOTAL MAINTENANCE AND ADMINISTRATION</b>	<b>541 Z</b>	<b>5,710,218</b>

### LINE - 542 - UTILITIES

Electricity	542 A	511,502
Fuel	542 B	177,357
Water and Sewage	542 C	904,882
Other - (describe)	542 D	
<b>TOTAL UTILITIES</b>	<b>542 H</b>	<b>1,593,741</b>

# Social Housing Annual Information Return

Year end: December 31, 2025

Housing York Inc.

## Non-Shelter Income (Loss) - Provincial Reformed

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NON-SHELTER REVENUE		Care 01	Commercial & Other 02	Total 03
Commercial rent	610	0	0	0
Grants from Ministry of Health	611	0	0	0
Grants from Ministry of Community & Social Ser.	612	0	0	0
Other (describe) <u>Keswick Day Care</u>	613	48,687	0	48,687
Other (describe) _____	614	0	0	0
<b>Total non-shelter revenue</b>	615 <small>Lines 610 to 614</small>	<b>48,687</b>	<b>0</b>	<b>48,687</b>
<b>NON-SHELTER EXPENSES</b>				
<b>Operating costs</b>				
Maintenance salaries, wages and benefits	620	3,486	0	3,486
Maintenance materials and services	621	3,486	0	3,486
Utilities	622	4,857	0	4,857
Administration	623	1,162	0	1,162
Other (describe) <u>Grounds Keeping</u>	624	888	0	888
<b>Subtotal Non-Shelter Operatng Exp</b>	625 <small>Lines 620 to 624</small>	<b>13,879</b>	<b>0</b>	<b>13,879</b>
Property taxes	626	3,560	0	3,560
Mortgage principal and interest	627	31,307	0	31,307
<b>Total non-shelter expenses</b>	628 <small>Lines 625 to 627</small>	<b>48,746</b>	<b>0</b>	<b>48,746</b>
<b>NET NON-SHELTER INCOME (LOSS)</b>	629 <small>Lines 615 - 628</small>	<b>(59)</b>	<b>0</b>	<b>(59)</b>

# Social Housing Annual Information Return

Year end: December 31, 2025

Housing York Inc.

Capital Reserve Fund (Housing)

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		Provincial	Other	Invmt/		
		Reformed	Programs	Oth Inc	Total	
<i>See Attached Schedule for Capital Reserve Activity</i>						
<b>BALANCE, BEGINNING OF YEAR</b>	Previous year's line 690	651	(2,471,925)	21,755,335	2,857,338	22,140,748
<b>Revenue</b>						
<b>Mandatory transfer from operations</b>	Line 547 /1547	652	1,297,296	4,765,486		6,062,782
<b>Investment income/(loss)</b>		654		733,356		733,356
<b>Other</b> <u>Add'l capital subsidy/discretionary contribution</u>		655	2,744,338	1,805,703	3,730,000	8,280,041
<b>Total</b>	Lines 652 to 655	660	1,569,709	28,326,524	7,320,694	37,216,927
<b>Expenses (by item or category)</b>						
<u>Roofing</u>		671	20,963	56,916		77,879
<u>Building Interior/Unit Turnover</u>		672	469,187	2,030,774		2,499,961
<u>Building Exterior</u>		673	1,735,529	1,504,209		3,239,738
<u>Elevators</u>		674	6,864	-		6,864
<u>Electrical</u>		675	60,371	714,805		775,176
<u>Equipment</u>		676	601,292	-		601,292
<u>Grounds</u>		677	914,057	38,028		952,085
<u>Life Safety</u>		678	16,656	172,333		188,989
<u>Heating &amp; Ventilation</u>		679	338,293	2,016,021		2,354,314
<u>Plumbing</u>		680	97,985	213,057		311,042
<u>Building Security</u>		681	225	-		225
<u>Other</u>		682	331,559	526,810		858,369
<u>Capital Overhead</u>		683	391,642	616,184		1,007,826
<b>Total expenses</b>	Lines 671 to 683	685	4,984,623	7,889,137	-	12,873,760
<b>BALANCE, END OF YEAR</b>	Lines 651 + 660 - 685	690	(3,414,914)	20,437,387	7,320,694	24,343,167
<b>ASSETS, END OF YEAR</b>						
<b>Cash and investments</b>	Line 310	695				
<b>DIFFERENCE Under (Over) Funded</b>	Lines 690 - 695	699	(3,414,914)	20,437,387	7,320,694	24,343,167

**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.





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 67801	2 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	2	-	2	-	14
	3 B TH	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	16	-	17	-	17	-	185
Keswick Gardens 67802	4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	2	-	2	-	2	-	15
	1 B Apt	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	14	-	13	-	13	-	13	-	165
Springbrook Gardens 67803	2 B Apt	25	-	25	-	25	-	25	-	25	-	25	-	25	-	24	1	24	1	24	1	25	-	24	1	300
	2 B TH	11	-	11	-	13	-	13	-	12	-	12	-	12	-	11	1	11	1	11	-	11	-	11	-	141
Mulock Village 67804	3 B TH	25	1	26	1	26	1	26	-	26	-	26	-	26	-	26	-	27	-	27	-	27	-	27	-	318
	4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
Heritage East 67805	2 B TH	9	-	9	-	10	-	10	-	10	-	10	-	10	-	10	-	9	1	9	1	9	1	9	1	118
	3 B TH	18	-	18	-	18	-	18	-	19	-	19	-	19	-	19	-	19	-	19	-	18	1	18	1	224
Heritage East 67806	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
Heritage East 67869	2 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	60
	3 B Apt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hadley Grange 67806	1 B Apt	4	-	4	-	4	-	4	-	5	-	5	-	5	-	5	-	4	1	4	1	5	-	5	-	56
	2 B Apt	12	-	12	-	12	-	12	-	12	-	12	-	14	-	14	-	14	-	15	-	15	-	15	-	159
Brayfield Manor 67807	3 B Apt	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
	1 B Apt	5	-	5	-	5	-	5	-	5	-	5	-	5	-	7	-	7	-	7	-	6	1	6	1	69
Oxford Village 67808	2 B Apt	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	84
	3 B TH	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	3	-	4	-	4	-	4	-	39
Rose Town 67809	3 B TH	22	-	22	-	22	-	21	-	21	-	21	-	21	-	21	-	22	-	23	-	23	-	23	-	262
	4 B TH	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	1	-	12
Trinity Square 67813	1 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
	2 B Apt	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	7	-	84
Trinity Square 67814	1 B Apt	9	-	7	2	7	1	7	1	7	-	7	-	7	-	7	-	7	-	6	1	6	-	6	-	88
	2 B Apt	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	24
Thornhill Green 67868	2 B TH	10	-	10	-	10	-	10	-	10	-	10	-	11	-	11	-	11	-	11	-	11	-	11	-	126
	3 B TH	15	-	15	-	14	1	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	15	-	180
Trinity Square 67814	3 B TH (G)	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	9	-	108
	4 B TH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thornhill Green 67868	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	-	46	-	46	-	46	-	46	-	46	-	46	-	48	-	48	-	48	-	48	-	48	-	562
	4 B TH S	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	4	-	48
Total Market Units		288	1	287	3	289	3	289	1	290	-	290	-	293	-	295	2	295	4	298	4	300	3	298	4	3,537
Total Portfolio Units		1,025		1,025		1,025		1,024		1,025		1,025		1,025		1,025		1,025		1,025		1,025		1,025		ERROR

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, 2025

Housing York Inc.

## General Subsidy - Part VI SHRA (Section 110 )

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### I. Operating subsidy

Total indexed benchmark operating costs	From SM Subsidy Estimate/Approved Budget	<b>701</b>	<b>7,631,165</b>
Mortgage principal and interest payment (shelter component only)	Line 550	<b>703</b>	<b>9,109,697</b>
Less total indexed benchmark revenue	From SM Subsidy Estimate/Approved Budget	<b>705</b>	<b>14,820,345</b>
<b>Operating subsidy</b>	Lines 701 + 703 - 705	<b>709</b>	<b>1,920,517</b>

### II. RGI subsidy

Indexed benchmark market <b>rents</b> for RGI units	A8 Col. 09	<b>713</b>	<b>10,308,307</b>
Actual market rents for RGI units	A8 Col. 08	<b>714</b>	<b>11,998,600</b>
Lesser of Line 713 or Line 714		<b>715</b>	<b>10,308,307</b>
Actual rental income from RGI households	A8 Col. 10	<b>718</b>	<b>5,018,898</b>
<b>RGI subsidy</b>	Line 715 - 718	<b>719</b>	<b>5,289,409</b>

### III. Surplus repayment Revenue

Shelter occupancy revenue	Line 510	<b>741</b>	<b>10,253,891</b>
Investment income & non rental revenue	Line 521 + 522	<b>742</b>	<b>634,463</b>
Net subsidy entitlement for the year	Line 549, 709, 719	<b>743</b>	<b>8,757,402</b>
<b>Total revenue</b>	Line 741 to 743	<b>744</b>	<b>19,645,756</b>
<b>Less:</b>			
Total shelter expenses	Line 565	<b>750</b>	<b>19,645,697</b>
<b>Net income/loss - provincial reformed-shelter</b>	Lines 744 - 750	<b>751</b>	<b>59</b>
Operating reserve allowance	D1 Line 3085 or 3095	<b>755</b>	<b>0</b>
<b>Surplus/(Deficit)</b>	Lines 751 - 755	<b>759</b>	<b>59</b>
<b>Surplus repayable</b>	50% of Line 759 (only if surplus)	<b>760</b>	<b>30</b>
<b>Less: Service manager approved reduction</b>	Enter \$ ( up to the value in Line 760)	<b>764</b>	<b></b>
<b>Net surplus repayable</b>	Line 760 - 764	<b>769</b>	<b>30</b>

# Social Housing Annual Information Return

Year end: December 31, 2025

Housing York Inc.

**General Subsidy - Part VI SHRA (Section 110 )**

Page A9

## A9 - CONTINUED

**V. Subsidy for the year**

Operating subsidy	Line 709	771	1,920,517
RGI subsidy	Line 719	772	5,289,409
Property taxes	Line 549	773	1,547,476
Additional subsidy		774	
Subtotal	Line 771 to 774	779	8,757,402
<b>Less:</b>			
Surplus repayment	Line 769	782	30
Reduction in subsidy (Section 113 (9) SHRA)		783	(30)
Subtotal	Line 782 to 783	785	0
<b>Net subsidy entitlement for the year</b>	Line 779 - 785	789	<b>8,757,402</b>

**V. Current year settlement**

Net subsidy for the year	Line 789	791	8,757,402
Less Subsidy received the year		792	8,757,402
<b>Settlement - subsidy payable to Group (repayable to SM)</b>		795	<b>0</b>

MMAH 01/09

# Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2025

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

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### I. Subsidy for the year

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

### II. Surplus repayment

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

### III. Current year settlement

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

# Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2025

Revenue and Expenses-All programs except Provincial Reformed

Page B1

Program	Line	Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral		
		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	PH Program	RH Program	UNative-Post85
Revenue		581	582	583	584	585	586	587
<b>Occupancy Revenue (Shelter)</b>								
RGI-Income Tested Units	1501					6,050,216		
Market Rent	1502					266,474	14,749,203	
Gross occupancy revenue	1504	0	0	0	0	6,316,690	14,749,203	0
Less: vacancy loss on market units	1505						154,931	
<b>Subtotal</b>	1510	0	0	0	0	6,316,690	14,594,272	0
<b>Investment income</b>	1521					121,740	197,685	
<b>Non-rental revenue/income</b>	1522					332,316	1,210,071	
<b>Subsidy - Rent Supp (i.e. OCHAP &amp; CHSP)</b>	1523						2,686,284	
<b>Subsidy - Operating Subsidy</b>	1525					1,583,322		
<b>Subsidy - Capital Subsidy</b>	1526					2,247,486		
<b>Subsidy- Other (describe)</b>	1527					1,187,873	505,592	
<b>Total Revenue</b>	1530	0	0	0	0	11,789,427	19,193,904	0
<b>Shelter Expenses:</b>								
Maint & Admin (see B1 schedules below)	1541	0	0	0	0	5,295,138	8,796,661	0
Utilities(see B1 schedules below)	1542	0	0	0	0	1,693,906	2,059,075	0
Insurance	1543					311,066	541,653	
Bad Debts	1544					17,033	15,204	
Other	1545						2,324,161	
Capital reserve contribution	1547					3,363,666	2,607,090	
<b>Subtotal Operating Expenses</b>	1548	0	0	0	0	10,680,809	16,343,843	0
Municipal property taxes	1549					1,019,505	1,707,135	
Mortgage principal and interest	1550							
Other (describe)	1551					0	0	
Other (describe)	1561					89,113	1,142,926	
<b>Total Shelter Expenses</b>	1565	0	0	0	0	11,789,427	19,193,904	0
<b>Net income (loss) - Shelter</b>	1570	0	0	0	0	0	0	0
Subsidy settlement-pay.(repayable to SM)	1571	0					-	
Shelter Surplus(Deficit) after settlement	1572	0	0	0	0	0	0	0
<b>Gifts and Donations</b>	1575							
<b>Non-Shelter Surplus(Deficit) Net</b>	1576	0	0	0	0	0	0	0
<b>Program Net Income (Loss)</b>	1580	0	0	0	0	0	0	0

# Social Housing Annual Information Return

Housing York Inc.

Year end: December 31, 2025

Revenue and Expenses-All programs except Provincial Reformed

B1 Schedules

**Line - 1541 - Maintenance and Administration**

**Maintenance**

		Provincial Reformed	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	Federal Unilateral	
		MNP (Sec95)	PNP(Sec95)	Sec26/27	LimitedDividend	Public Housing	Region Program	UNative-Post85
		581	582	583	584	585	586	587
Maintenance salaries, wages and benefits	1541 A					1,003,631	1,486,861	
Building and equipment	1541 B					1,061,781	1,910,946	
Elevators	1541 C					140,784	164,657	
Electrical systems	1541 D					97,717	54,868	
Heating, air, ventilation and plumbing	1541 E					411,725	1,141,663	
Grounds	1541 F					307,229	434,860	
Painting	1541 G					91,740	123,108	
Waste Removal	1541 H					59,655	53,494	
Security	1541 I					87,863	401,939	
Other _____ <b>Life Safety Systems</b>	1541 J					127,097	203,963	
Other _____ <b>SI Operating Expenses</b>	1541 K					71,693	64,819	
Other _____	1541 L							
<b>Subtotal Maintenance</b>	<b>1541 P</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,460,916</b>	<b>6,041,180</b>	<b>0</b>

**Administration**

Salaries, wages and benefits	1541 R					1,454,698	2,155,108	
Management fees	1541 S							
Materials and Services	1541 T					379,524	600,374	
Other (describe) _____	1541 U							
Other (describe) _____	1541 V							
Other (describe) _____	1541 W							
<b>Subtotal Administration</b>	<b>1542 Y</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,834,222</b>	<b>2,755,481</b>	<b>0</b>
<b>Total Maintenance and Administration</b>	<b>1541 Z</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,295,138</b>	<b>8,796,661</b>	<b>0</b>

**LINE - 1542 - UTILITIES**

Electricity	1542 A					871,254	858,285	
Fuel	1542 B					221,804	355,723	
Water and Sewage	1542 C					600,848	845,067	
Other (describe) _____	1542 D							
<b>Total Utilities</b>	<b>1542 E</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,693,906</b>	<b>2,059,075</b>	<b>0</b>





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# Social Housing Annual Information Return

Year end: December 31, 2025

Housing York Inc.

## Subsidy Entitlement Calculation- Section 95 NHA - MNP

Page B4

**Operating costs:**

Budget

Previous year

Inflation factor

Budgeted Operating Costs

Actual Operating Costs

	From line 1640 Pr. Yr. Budget	<b>1635</b>	
	2008 See Table Below, 2009 onward MAH SH Notification	<b>1636</b>	
	Line 1635 x 1636	<b>1640</b>	<b>0</b>
	line 1548-1547	<b>1641</b>	<b>0</b>

**Allowable costs**

Lesser of budget or actual

Municipal taxes

Mortgage principal and interest

Capital reserve contribution

**Total**

	Lesser of 1640 and 1641	<b>1645</b>	<b>0</b>
	line 1549	<b>1646</b>	<b>0</b>
	line 1550	<b>1647</b>	<b>0</b>
	line 1547	<b>1648</b>	<b>0</b>
	Lines 1645 to 1649	<b>1650</b>	<b>0</b>

**Adjusted Total Revenue**

Rent Inflation Factor

	From MAH	<b>1651</b>	
--	----------	-------------	--

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
<b>0</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>1652</b>		<b>1653</b>	<b>0.00</b>

Less: Budgeted vacancy loss

Net minimum annual market revenue

Market rent revenue

**Adjusted market revenue**

Geared-to-income rent

Non-Rental revenue(including interest)

**Adjusted total revenue**

	current year budget	<b>1654</b>	
	Line 1653 - 1654	<b>1655</b>	<b>0</b>
		<b>1656</b>	<b>0</b>
	Greater of line 1655 or 1656	<b>1660</b>	<b>0</b>
		<b>1661</b>	<b>0</b>
		<b>1662</b>	<b>0</b>
	Line 1660 to 1663	<b>1665</b>	<b>0</b>

**Subsidy Entitlement**

**Subsidy Paid** (Maximum Federal Assistance and Municipal Contribution)

**Settlement - subsidy payable to Group (repayable to SM)**

	Line 1650 - 1665	<b>1680</b>	<b>0</b>
		<b>1685</b>	
		<b>1690</b>	<b>0</b>

# Social Housing Annual Information Return

Year end: December 31, 2025

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	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	803				30	72	711		
Non-RGI households and RGI households with incomes above the HILs										
Households assisted by program (end of year)	2105 Households	23				20	12	307		
Vacant units (end of year)	2106 Households	14				-	-	7		
<b>Total households (All units under administration)</b>	<b>2107 TOTAL</b>	<b>840</b>	<b>0</b>			<b>50</b>	<b>84</b>	<b>1,025</b>	<b>0</b>	<b>0</b>

#### 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	8				4		372		
Average annual gross household income	2113 \$	14,420				32,127		27,489		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	2115 Households	2				3		233		

##### Seniors-RGI households with incomes at or below the HILs

Total number of targeted households	2121 Households	795				16	72	339		
Average annual gross household income	2123 \$	24,727				23,873	24,528	26,737		
Non-RGI households and RGI households with incomes above the HILs										
Total number of non-targeted households	2125 Households	21				14	12	74		

##### Non-elderly singles

RGI households with incomes at or below the HILs										
Total number of targeted households	2131 Households					10				
Average annual gross household income	2133 \$					16,522				
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	803	0	72	711
High need households	2152 Households	787			639
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

December 31, 2025

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

Accumulated surplus (deficit) beginning of the year

3002

Number of units

Page A1

3025

Allowable operating reserve per unit

3030

Total allowable operating reserve

Line 3025 x line 3030

3035

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

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

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

Accumulated surplus, beginning of year

Line 3002

3040

Net Shelter Income

Line 751

3045

Subtotal

Line 3040 + line 3045

3060

Operating reserve eligibility determinant

Line 3035 - 3060

3070

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

Total allowable operating reserve

Line 3035

3075

Accumulated surplus, beginning of year

Line 3040

3080

**Operating reserve allowance (to line 755)**

Line 3075 - line 3080

3085

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

Total allowable operating reserve

Line 3070

3090

Accumulated surplus, beginning of year

Line 3040

3091

**Operating reserve allowance (to line 755)**

Line 3090 - line 3091 (if positive)

3095

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

Accumulated surplus beginning of year

Line 3002

3100

Indexed benchmark operating costs

Line 801

3101

Actual operating costs for the year

Line 822

3102

Difference

Line 3101 - 3102

3103

Operating reserve eligibility determinant

Line 3035 - ( 3002 + 3103)

3104

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

Total allowable operating reserve

Line 3035

3105

Accumulated surplus, beginning of year

Line 3002

3106

**Operating reserve allowance (to line 823)**

Line 3105 - line 3106

3107

If line 3104 is positive operating reserve calculation is:

Indexed benchmark operating costs

Line 3101

3110

Actual operating costs for the year

Line 3102

3111

**Operating reserve allowance (to line 823)**

Line 3110 - Line 3111

3112