

# 2018 HIGHLIGHTS

## 2018 FINANCIAL STATEMENTS

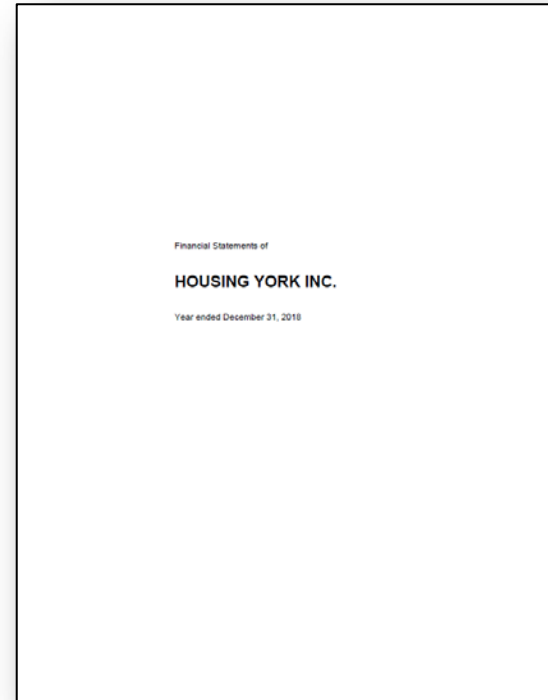
( refer to item F )

Michelle Willson and Kerry Hobbs  
Housing York Inc.  
June 5, 2019

# PRESENTATION OVERVIEW

- **ANNUAL REPORT TO THE SHAREHOLDER**
- **2018 HIGHLIGHTS**
- **2018 FINANCIAL RESULTS**

# 2018 ANNUAL REPORT TO THE SHAREHOLDER



# 2018 HIGHLIGHTS

## 2018 ACTIVITIES HIGHLIGHTED INCLUDE:

- Building operations
- Tenancy management
- Resident engagement

# BUILDING OPERATIONS



**York Region** **Unit Inspection** **HOUSING YORK INC.**

Unit Address: \_\_\_\_\_ Date: \_\_\_\_\_

Type of Inspection: ☐ Annual ☐ Move-In ☐ Move-Out

**SAFETY ITEMS – Check for all inspections**

	# Checked:	# Passed:	# Failed:
Smoke Detector			
Window Restrictive Devices			
GFI Receptacles			
Carbon Monoxide Detector	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Not Applicable		
Door Closer	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Not Applicable		

**ENERGY ITEMS – Check on unit turnover**

Low Flow Toilet	<input type="checkbox"/> Yes <input type="checkbox"/> No
CF Bulbs throughout	<input type="checkbox"/> Yes <input type="checkbox"/> No
Water Saving Showerhead and Taps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Energuide Rating	Fridge: _____ Stove: _____

Notes: \_\_\_\_\_

**COMMON ITEMS**

Carpets: \_\_\_\_\_

Hardwood: \_\_\_\_\_

Tile: \_\_\_\_\_

Drywall: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Electrical: \_\_\_\_\_

Painting: \_\_\_\_\_

Structural: \_\_\_\_\_

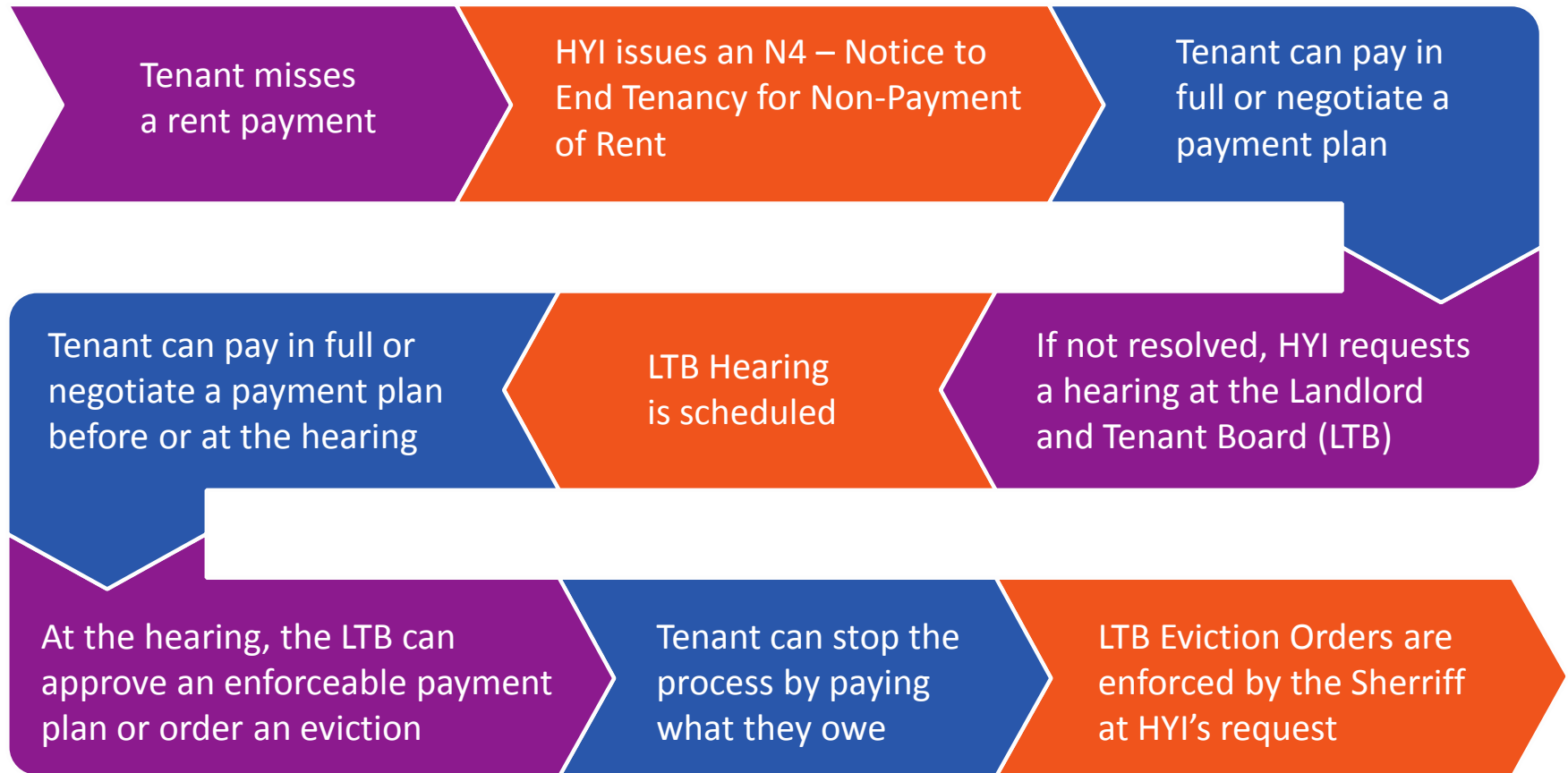
COMMON ITEMS



# BUILDING OPERATIONS

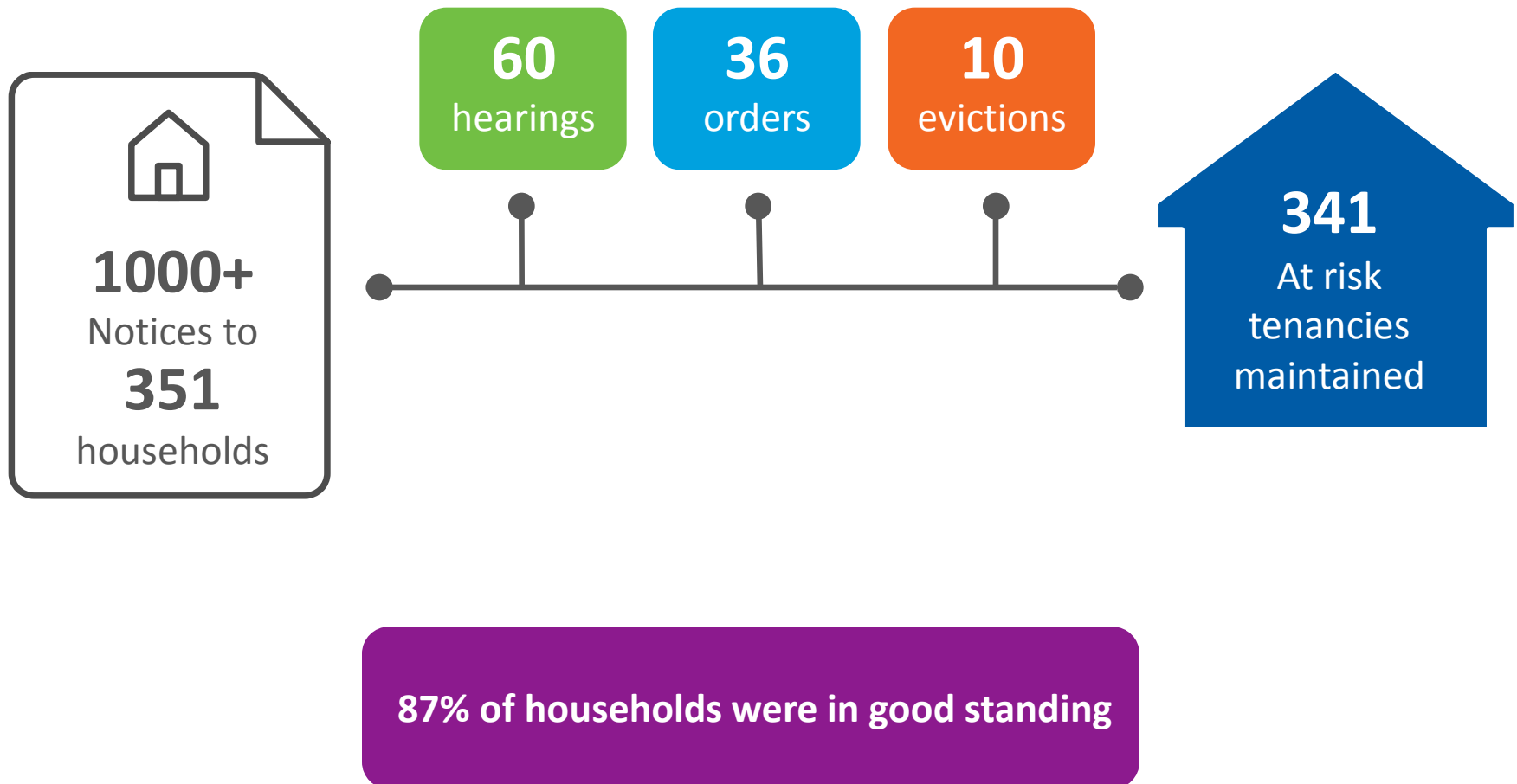


# LANDLORD AND TENANT BOARD (LTB) PROCESS OVERVIEW



Rent arrears evictions typically take 4 to 8 months, depending on complexity and LTB availability. Tenants can stop the process at any time by paying what they owe.

# TENANCY MANAGEMENT — 2018 POLICY IMPLEMENTATION





# RESIDENT ENGAGEMENT



English as a Second Language class



Participants at YOUthink event

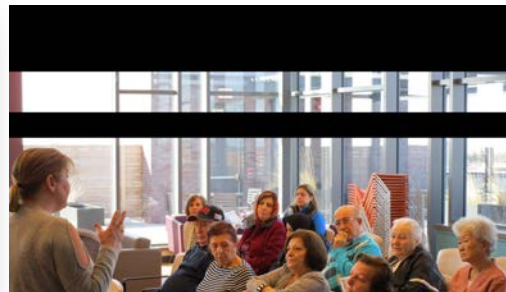


Summer students in 2018



Nature's Classroom participants

# RESIDENT ENGAGEMENT



# 2018 FINANCIAL HIGHLIGHTS

# KEY FINANCIAL HIGHLIGHTS

- New long-term fiscal plan
- Operating surplus of \$2.6 million
- \$7.7 million in capital expenditures

The Auditors have provided an unqualified opinion on  
HYI's 2018 Financial Statements

# BALANCE SHEET

	2017 (\$000)	2018 (\$000)	Increase/ Decrease (\$000)	Increase/ Decrease (%)
Assets				
Current assets	4,135	5,020	885	21%
Restricted cash and investments	15,786	20,061	4,275	27%
Property holdings	192,468	186,523	(5,945)	(3%)
<b>Total Assets</b>	<b>212,389</b>	<b>211,604</b>	<b>(785)</b>	<b>0%</b>
Liabilities				
Current liabilities	11,276	12,430	1,154	10%
Building finance	57,041	51,482	(5,559)	(10%)
<b>Total liabilities</b>	<b>68,317</b>	<b>63,912</b>	<b>(4,405)</b>	<b>(6%)</b>
Equity				
Reserve funds	14,144	17,764	3,620	26%
Shareholder contribution	129,928	129,928	0	0%
<b>Total Equity</b>	<b>144,072</b>	<b>147,692</b>	<b>3,620</b>	<b>3%</b>

# STATEMENT OF REVENUE AND EXPENSES

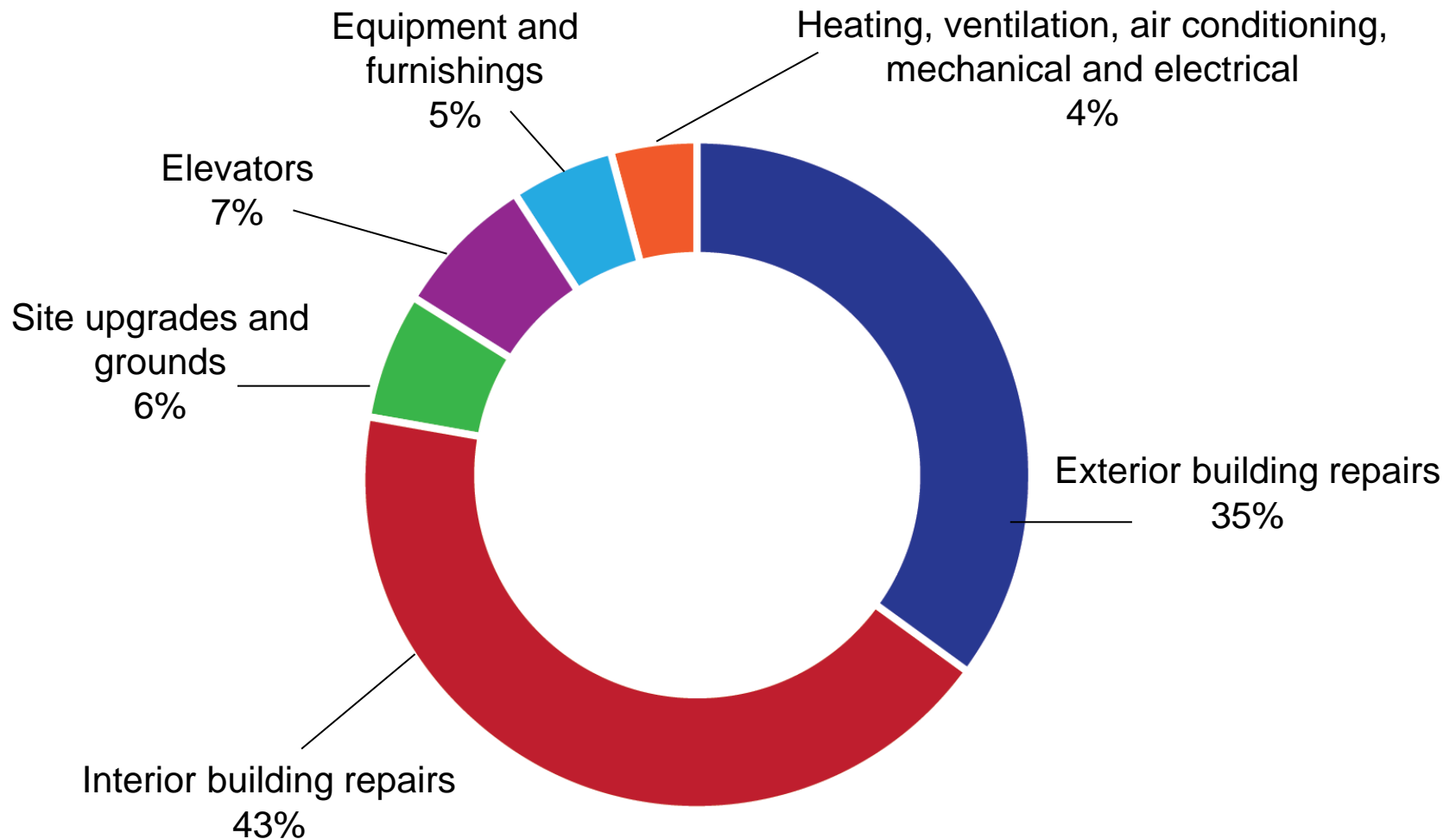
	2017 (\$000)	2018 (\$000)	Increase / Decrease (\$000)	Increase/ Decrease (%)
Revenue				
Rental and other income	21,598	21,869	271	1%
Government subsidies	15,605	18,078	2,473	16%
<b>Total revenue</b>	<b>37,203</b>	<b>39,947</b>	<b>2,744</b>	<b>7%</b>
Expenses				
Mortgage payments	8,956	9,397	441	5%
Administration and maintenance	12,109	12,920	811	7%
Property taxes	3,132	2,724	(408)	(13%)
Utilities	3,647	3,513	(134)	(4%)
Public Housing capital	1,581	0	(1,581)	(100%)
Contribution to reserves	6,721	8,814	2,093	31%
<b>Total expenses</b>	<b>36,146</b>	<b>37,368</b>	<b>1,222</b>	<b>3%</b>
<b>Surplus</b>	<b>1,057</b>	<b>2,579</b>	<b>1,522</b>	<b>144%</b>

# OPERATING SURPLUS ALLOCATION

Reserve	(\$000)
Capital Repair and Replacement Reserve	1,288
Insurance Reserve	138
Strategic Initiatives Reserve	1,150
Emergency Housing Reserve	3
<b>Total</b>	<b>2,579</b>



# CAPITAL EXPENDITURES FOR 2018 — \$7.7 MILLION





# RECOMMENDATION

## IT IS RECOMMENDED THAT THE BOARD OF DIRECTORS:

- Approve the draft 2018 Financial Statements and Notes for Housing York Inc. and submit them to York Region, as the Service Manager and sole Shareholder of the Corporation
- Approve the 2018 Annual Information Return for the Housing York Inc. Provincial Reform Program and submit it to York Region, as the Service Manager
- Receive the 2018 Housing York Inc. Highlights Report and approve the accompanying publication for submission as part of the Housing York Inc. Annual Report to the Region as sole Shareholder of the Corporation

THANK YOU

