

Centretown Citizens Ottawa Corporation



Financial Statements For the year ended December 31, 2019



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For the year ended December 31, 2019

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Independent Auditor's Report

To the Members of Centretown Citizens Ottawa Corporation

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Centretown Citizens Ottawa Corporation (the "Corporation") which comprise the statement of financial position as at December 31, 2019, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2019, and its results of operations and its cash flows for the year then ended in accordance with the financial reporting provisions of the operating agreement dated January 1, 1990 between Centretown Citizens Ottawa Corporation and Canada Mortgage and Housing Corporation (the operating agreement) and the City of Ottawa as administrator of the Ontario Housing Services Act.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Basis of Accounting and Restriction on Use

Without modifying our opinion, we draw attention to the summary of significant accounting policies accompanying the financial statements, which describes the basis of accounting. The financial statements are prepared to assist Centretown Citizens Ottawa Corporation to comply with the reporting provisions of the operating agreement referred to above. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for the Directors of Centretown Citizens Ottawa Corporation, Canada Mortgage and Housing Corporation and the City of Ottawa and should not be used by parties other than the Directors of Centretown Citizens Ottawa Corporation or Canada Mortgage and Housing Corporation or the City of Ottawa.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the financial reporting provisions of the operating agreement dated January 1, 1990 between Centretown Citizens Ottawa Corporation and Canada Mortgage and Housing Corporation (the operating agreement) and the City of Ottawa as administrator of the Ontario Housing Services Act, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a

Responsibilities of Management and the Board of Director's for the Financial Statements (continued)

going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so..

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the Ontario Corporations Act, we report that, in our opinion, these principles have been applied on a basis consistent with that of the preceding year.

Baker Tilly Ottawa LLP

Centretown Citizens Ottawa Corporation

Statement of Financial Position

December 31 2019 2018

Assets

Current

Cash (Note 1)	\$ 1,619,843	\$ 1,618,629
Short-term investments (Note 1)	238,500	238,500
Accounts receivable (Note 2)	1,408,742	627,691
Prepaid expenses	763,514	783,578
Due from related corporations (Note 3)	1,059,679	763,853

Long-term investments (Note 1)

Properties under construction

Capital assets (Note 4)

Prepaid land rent (Note 5)

	5,090,278	4,032,251
	8,283,708	7,651,414
	28,750	5,351,619
	89,467,327	87,421,642
	1,361,801	1,387,158
	\$ 104,231,864	\$ 105,844,084

Liabilities, Capital Replacement Reserve and Net Assets

Current

Accounts payable and accrued liabilities (Note 6)	\$ 2,348,621	\$ 3,159,232
Accrued mortgage interest	243,718	213,218
Deferred revenue and tenant deposits	350,311	233,082
Current portion of mortgages payable (Note 7)	4,210,676	3,815,982
Renewable balance of mortgages payable	1,168,350	2,155,679

Mortgages payable (Note 7)

Deferred contributions related to capital assets (Note 8)

Deferred incentives (Note 9)

	8,321,676	9,577,193
	65,800,477	64,367,306
	10,679,981	11,495,653
	61,740	72,030
	84,863,874	85,512,182

Capital replacement reserve (Schedule 1)

NHA 27 operating reserve (Note 10)

	8,809,185	8,997,591
	15,065	14,924
	8,824,250	9,012,515

Contingencies (Note 12)

Net assets

NHA 27 Program	506,320	515,698
NHA 95 Program	(188,637)	(85,557)
EOA Properties	1,152,210	467,668
Provincial Reform Program - shelter	705,470	626,089
Provincial Reform Program - non-shelter	67,983	60,639
Non-Program Properties	(331,524)	(308,452)
Beaver Barracks Properties	(2,395,081)	(1,884,277)
Internally restricted funds (Note 11)	-	776,185
Invested in capital assets (Note 13)	8,969,644	9,015,053
Unrestricted	2,057,355	2,136,341

	10,543,740	11,319,387
	\$ 104,231,864	\$ 105,844,084

On behalf of the Board:

_____ President _____ Treasurer

Centretown Citizens Ottawa Corporation Statement of Changes in Net Assets

For the year ended December 31

	NHA 27 Program	NHA 95 Program	EOA Properties	Provincial Reformed Program- Shelter	Provincial Reformed Program- Non-Shelter	Non- Program Properties	Beaver Barracks Properties	Internally Restricted Funds (Note 11)	Invested in Capital Assets (Note 13)	Unrestricted	2019 Total	2018 Total
Balance, beginning of year	\$ 515,698	\$ (85,557)	\$ 467,668	\$ 626,089	\$ 60,639	\$ (308,452)	\$ (1,884,277)	\$ 776,185	\$ 9,015,053	\$ 2,136,341	\$ 11,319,387	\$ 11,937,288
Net income (loss) for the year	(14,128)	(103,080)	684,542	86,725	-	(23,072)	(510,804)	-	-	(24,395)	95,788	1,547
Investment in capital assets	-	-	-	-	-	-	-	-	(45,409)	45,409	-	-
Interest	4,750	-	-	-	-	-	-	-	-	-	4,750	4,344
Interfund transfers (Note 14)	-	-	-	-	-	-	-	(776,185)	-	(100,000)	(876,185)	(623,792)
Interfund transfer for net non-shelter results	-	-	-	(7,344)	7,344	-	-	-	-	-	-	-
Balance, end of year	\$ 506,320	\$ (188,637)	\$ 1,152,210	\$ 705,470	\$ 67,983	\$ (331,524)	\$ (2,395,081)	\$ -	\$ 8,969,644	\$ 2,057,355	\$ 10,543,740	\$ 11,319,387

Centretown Citizens Ottawa Corporation

Statement of Combined Operations - All Programs and Properties

For the year ended December 31 2019 2018

	Budget	Actual	Actual
Revenue			
Market rent	\$ 19,104,931	\$ 19,114,678	\$ 18,609,602
Less: Subsidies to tenants	6,951,565	6,761,956	6,683,504
Rent before vacancy cost	12,153,366	12,352,722	11,926,098
Less: Vacancy cost	296,996	237,971	212,490
Rent received from tenants	11,856,370	12,114,751	11,713,608
Interest rate reduction subsidy	19,290	19,300	27,148
Alternative HP Subsidy	76,617	76,617	74,916
Canadian Mental Health Association rent supplement	-	-	22,678
Rent geared-to-income supplement	2,144,922	2,069,784	2,039,384
Provincial reformed subsidy	4,991,175	4,812,486	4,750,010
Provincial affordability payment	667,744	667,744	667,744
Geothermal fees	212,315	218,029	211,157
Electricity fees	92,510	78,923	78,638
Commercial rent	193,856	204,319	195,645
Amortization of deferred contributions (Note 8)	815,675	815,672	815,672
Transfer from NHA 95 subsidy reserve	-	-	70,704
Parking	548,400	528,945	526,676
Laundry	289,704	298,664	291,189
Interest	96,950	83,959	83,455
Lawsuit settlement	-	-	216,983
Administration fees and sundry	67,437	69,078	55,766
	22,072,965	22,058,271	21,841,373
Expenses			
Administration (Schedule 2)	2,265,523	2,342,937	2,332,964
Alternative HP subsidy distributed	99,775	91,617	97,875
Amortization of rental property			
Externally financed	5,025,404	4,942,024	4,802,174
Internally financed	95,152	95,152	93,010
Mortgage interest			
Externally financed	2,519,545	2,529,501	2,590,530
Internally financed	89,476	87,342	91,441
Bad debts	56,160	23,604	82,903
Geoexchange fees	253,125	251,625	246,691
Heat	504,209	393,552	396,944
Hydro	812,920	695,078	695,556
Insurance	302,691	309,090	287,309
Land rent	33,739	25,357	25,358
Maintenance and repairs	4,143,424	4,368,840	4,151,467
Miscellaneous	86,076	75,888	37,382
Municipal taxes	3,321,878	3,123,340	3,092,018
Provision for capital replacements	1,193,831	1,869,211	2,138,285
Sales taxes (GST/HST)	85,400	70,160	110,988
Water	703,728	643,770	653,734
	21,592,056	21,938,088	21,926,629
Project operations income (loss)	480,909	120,183	(85,256)

Centretown Citizens Ottawa Corporation
Statement of Combined Operations - All Programs and Properties
(continued)

For the year ended December 31	2019	2018
Other revenue (expenses)		
Development costs (Schedule 2)	-	(120,973)
Maintenance contracts		(34,013)
- Revenue	-	451,323
- Expenses	-	(354,745)
Membership fees and other	-	-
	-	6,020
	-	(24,395)
	-	86,803
Net income for the year	\$ 480,909	\$ 95,788
	\$	1,547

Centretown Citizens Ottawa Corporation Statement of Operations - NHA 27 Program

For the year ended December 31	2019		2018
	Budget	Actual	Actual
Revenue			
Market rent	\$ 335,036	\$ 339,273	\$ 330,386
Less: Subsidies to tenants	181,603	171,081	176,150
Rent before vacancy cost	153,433	168,192	154,236
Less: Vacancy cost	5,026	9,723	1,230
Rent received from tenants	148,407	158,469	153,006
Interest rate reduction subsidy	14,538	14,548	14,508
Rent geared-to-income supplement	178,561	172,699	173,361
Parking	9,840	9,223	9,635
Laundry	5,702	4,376	5,476
Administration fees and sundry	1,080	1,044	1,080
	358,128	360,359	357,066
Expenses			
Administration (Schedule 2)	37,571	39,194	39,209
Amortization of rental property	30,691	31,141	28,375
Bad debts (recovered)	-	665	(360)
Heat	9,828	8,570	5,771
Hydro	17,717	15,581	16,196
Insurance	4,431	4,545	4,286
Maintenance and repairs	75,614	106,445	72,559
Miscellaneous	2,298	4,506	120
Mortgage interest	33,977	47,815	50,605
Municipal taxes	68,799	68,564	62,089
Provision for capital replacements	33,003	33,003	33,003
Sales taxes (GST/HST)	1,432	2,538	1,804
Water	12,588	11,920	13,423
	327,949	374,487	327,080
Net portfolio income (loss) for the year	\$ 30,179	\$ (14,128)	\$ 29,986

Centretown Citizens Ottawa Corporation Statement of Operations - NHA 95 Program

For the year ended December 31	2019		2018
	Budget	Actual	Actual
Revenue			
Market rent	\$ 1,265,138	\$ 1,288,082	\$ 1,255,817
Less: Subsidies to tenants	212,339	198,178	204,091
Rent before vacancy cost	1,052,799	1,089,904	1,051,726
Less: Vacancy cost	18,977	18,539	17,634
Rent received from tenants	1,033,822	1,071,365	1,034,092
Interest rate reduction subsidy	4,752	4,752	12,640
Canadian Mental Health Association rent supplement	-	-	3,707
Transfer from subsidy surplus fund	-	-	70,704
Parking	9,180	8,658	8,382
Laundry	20,361	20,860	20,429
Administration fees and sundry	15,655	19,423	17,929
	1,083,770	1,125,058	1,167,883
Expenses			
Administration (Schedule 2)	158,956	165,821	165,886
Amortization of rental property	352,507	348,215	341,729
Bad debts	2,201	1,077	(278)
Heat	14,174	12,300	9,809
Hydro	52,257	43,935	46,255
Insurance	15,199	15,582	14,735
Land rent	4,262	4,262	4,262
Maintenance and repairs	281,451	289,272	277,137
Miscellaneous	6,898	(63)	103
Mortgage interest	8,601	8,341	15,774
Municipal taxes	257,596	206,925	243,538
Provision for capital replacements	95,370	95,370	95,370
Sales taxes (GST/HST)	4,500	4,025	5,142
Water	33,984	33,076	33,978
	1,287,956	1,228,138	1,253,440
Net portfolio loss for the year	\$ (204,186)	\$ (103,080)	\$ (85,557)

Centretown Citizens Ottawa Corporation Statement of Operations - EOA Properties

For the year ended December 31

2019

2018

	Budget	Actual	Actual
Revenue			
Market rent	\$ 4,405,182	\$ 4,305,035	\$ 4,105,600
Less: Subsidies to tenants	721,758	685,706	671,162
Rent before vacancy cost	3,683,424	3,619,329	3,434,438
Less: Vacancy cost	66,078	36,814	55,398
Rent received from tenants	3,617,346	3,582,515	3,379,040
Rent geared-to-income supplement	415,002	379,437	368,884
Canadian Mental Health Association rent supplement	-	-	7,489
Commercial rent	87,790	97,314	85,180
Parking	103,080	104,491	104,102
Laundry	45,456	46,710	45,524
Interest	72,400	59,667	58,445
Administration fees and sundry	4,168	5,605	4,369
	4,345,242	4,275,739	4,053,033
Expenses			
Administration (Schedule 2)	501,045	506,786	496,151
Amortization of rental property	59,991	-	-
Bad debts	6,466	9,079	20,178
Heat	210,667	167,473	168,665
Hydro	111,847	101,187	99,078
Insurance	56,202	59,589	52,411
Land rent	8,268	-	-
Maintenance and repairs	898,526	903,654	959,303
Miscellaneous (recovered)	14,641	24,177	20,494
Mortgage interest	87,563	98,696	174
Municipal taxes	809,404	663,712	729,038
Provision for capital replacements	293,172	889,172	984,572
Sales taxes (GST/HST)	17,667	29,078	25,957
Water	140,582	138,594	136,220
	3,216,041	3,591,197	3,692,241
Net portfolio income for the year	\$ 1,129,201	\$ 684,542	\$ 360,792

Centretown Citizens Ottawa Corporation
Statement of Operations - Provincial Reformed Program

For the year ended December 31 **2019** **2018**

	Budget	Actual	Actual
Revenue			
Market rent	\$ 8,591,304	\$ 8,662,281	\$ 8,468,596
Less: Subsidies to tenants	4,094,620	4,011,762	3,950,740
Rent before vacancy cost	4,496,684	4,650,519	4,517,856
Less: Vacancy cost	139,291	127,420	104,105
Rent received from tenants	4,357,393	4,523,099	4,413,751
Canadian Mental Health Association rent supplement	-	-	2,570
Alternative HP subsidy	76,617	76,617	74,916
Provincial reformed subsidy	4,991,175	4,812,486	4,750,010
Commercial rent	23,542	23,026	22,447
Parking	263,040	250,295	245,707
Laundry	149,531	160,500	152,538
Interest	23,250	20,549	19,983
Administration fees and sundry	35,230	31,629	23,646
	9,919,778	9,898,201	9,705,568
Expenses			
Administration (Schedule 2)	1,057,188	1,102,017	1,102,390
Alternate HP subsidy distribution	99,775	91,617	97,875
Amortization of rental property	2,814,794	2,795,258	2,700,615
Bad debts (recovery)	32,983	8,521	35,936
Heat	218,066	161,160	167,675
Hydro	340,704	284,182	290,056
Insurance	135,711	137,357	129,423
Land rent	21,208	21,095	21,096
Maintenance and repairs	1,892,807	1,965,661	1,893,314
Miscellaneous	37,865	36,656	13,144
Mortgage interest	784,597	772,849	886,114
Municipal taxes	1,466,629	1,456,930	1,389,691
Provision for capital replacements	559,977	639,357	596,048
Sales taxes (GST/HST)	34,052	9,670	41,256
Water	331,831	329,146	322,469
	9,828,187	9,811,476	9,687,102
Net portfolio income for the year	\$ 91,591	\$ 86,725	\$ 18,466

Centretown Citizens Ottawa Corporation Statement of Operations - Beaver Barracks Properties

For the year ended December 31 2019 2018

	Budget	Actual	Actual
Revenue			
Market rent	\$ 3,430,726	\$ 3,444,722	\$ 3,394,199
Less: Subsidies to tenants	1,500,736	1,457,252	1,446,601
Rent before vacancy cost	1,929,990	1,987,470	1,947,598
Less: Vacancy cost	51,461	21,848	18,115
Rent received from tenants	1,878,529	1,965,622	1,929,483
Rent geared-to-income supplement	1,390,804	1,350,341	1,341,722
Provincial affordability payment	639,373	639,373	639,373
Geothermal fees	212,315	218,029	211,157
Electricity fees	92,510	78,923	78,638
Commercial rent	82,524	83,979	88,018
Amortization of deferred contributions	723,054	723,054	723,054
Parking	139,680	132,644	133,472
Laundry	59,622	56,757	57,559
Interest	-	2,294	2,124
Lawsuit settlement	-	-	216,983
Administration fees and sundry	10,386	10,513	7,623
	5,228,797	5,261,529	5,429,206
Expenses			
Administration (Schedule 2)	370,044	382,895	383,046
Amortization of rental property			
Externally financed	1,497,163	1,497,162	1,465,612
Internally financed	66,693	66,693	65,192
Mortgage interest			
Externally financed	1,524,742	1,522,100	1,553,748
Internally financed	71,346	69,659	72,723
Bad debts	3,773	1,022	19,632
Geoexchange fees	253,125	251,625	246,691
Heat	27,264	24,494	25,635
Hydro	264,203	229,899	221,990
Insurance	75,210	75,670	71,030
Maintenance and repairs	706,082	798,103	690,815
Miscellaneous	12,333	6,566	2,521
Municipal taxes	563,668	575,278	519,135
Provision for capital replacements	162,474	162,474	379,457
Sales taxes (GST/HST)	22,702	19,496	26,830
Water	142,883	89,197	106,092
	5,763,705	5,772,333	5,850,149
Net portfolio loss for the year	\$ (534,908)	\$ (510,804)	\$ (420,943)

Centretown Citizens Ottawa Corporation Statement of Operations - Non-Program Properties

For the year ended December 31	2019		2018
	Budget	Actual	Actual
Revenue			
Market rent	\$ 1,077,545	\$ 1,075,285	\$ 1,055,004
Less: Subsidies to tenants	240,509	237,977	234,760
Rent before vacancy cost	837,036	837,308	820,244
Less: Vacancy cost	16,163	23,627	16,008
Rent received from tenants	820,873	813,681	804,236
Canadian Mental Health Association rent supplement	-	-	8,912
Rent geared-to-income supplement	160,555	167,307	155,417
Provincial affordability payment	28,371	28,371	28,371
Amortization of deferred contributions	92,621	92,618	92,618
Parking	23,580	23,634	25,378
Laundry	9,032	9,461	9,663
Interest	1,300	1,449	2,903
Administration fees and sundry	918	864	1,119
	1,137,250	1,137,385	1,128,617
Expenses			
Administration (Schedule 2)	140,719	146,224	146,282
Amortization of rental property			
Externally financed	270,258	270,248	265,843
Internally financed	28,459	28,459	27,818
Mortgage interest			
Externally financed	80,065	79,700	84,115
Internally financed	18,130	17,683	18,718
Bad debts	10,737	3,240	7,795
Heat	24,210	19,555	19,389
Hydro	26,192	20,294	21,981
Insurance	15,938	16,347	15,424
Land rent	1	-	-
Maintenance and repairs	288,944	305,705	258,339
Miscellaneous	12,041	4,046	1,000
Municipal taxes	155,782	151,931	148,527
Provision for capital replacements	49,835	49,835	49,835
Sales taxes (GST/HST)	5,047	5,353	9,999
Water	41,860	41,837	41,552
	1,168,218	1,160,457	1,116,617
Net portfolio income (loss) for the year	\$ (30,968)	\$ (23,072)	\$ 12,000

Centretown Citizens Ottawa Corporation Statement of Cash Flows

For the year ended December 31	2019	2018
Cash flows from operating activities		
Net income for the year	\$ 95,788	\$ 1,547
Adjustments for		
Amortization of capital assets	5,206,523	4,976,695
Amortization of deferred incentives	(10,290)	(10,290)
Land rent	25,357	25,358
Provision for capital replacements	1,869,211	2,138,285
Transfer from NHA 95 subsidy reserve	-	(70,704)
Amortization of deferred contributions	(815,672)	(815,672)
	<u>6,370,917</u>	<u>6,245,219</u>
Changes in non-cash working capital items		
Accounts receivable	(781,051)	42,121
Prepaid expenses	20,064	(92,035)
Accounts payable and accrued liabilities	(810,611)	1,521,336
Accrued mortgage interest	30,500	(11,869)
Deferred revenue and tenant deposits	117,229	85,942
Net increase in due to related corporations	(295,826)	(143,283)
	<u>4,651,222</u>	<u>7,647,431</u>
Cash flows from investing activities		
Decrease (increase) in properties under construction	5,322,869	(3,985,875)
Additions to office furniture and equipment	(7,252,208)	(153,294)
Interest on capital replacement reserve	477,794	33,529
Capital replacements	(3,851,211)	(3,155,288)
Capital grants	439,615	799,254
Interest on NHA 27 program surplus	4,750	4,344
Interest on NHA 27 operating reserve	141	129
Increase in long-term investments	(632,294)	(188,029)
	<u>(5,490,544)</u>	<u>(6,645,230)</u>
Cash flows from financing activities		
Increase in mortgages	5,035,982	2,040,873
Principal repayment of mortgages	(4,195,446)	(4,011,861)
Increase in deferred contributions related to capital assets	-	450,000
	<u>840,536</u>	<u>(1,520,988)</u>
Increase (decrease) in cash during the year	1,214	(518,787)
Cash, beginning of year	1,618,629	2,137,416
Cash, end of year	\$ 1,619,843	\$ 1,618,629

Centretown Citizens Ottawa Corporation

Summary of Significant Accounting Policies

December 31, 2019

Nature of Business

The Corporation is a not-for-profit organization incorporated without share capital under the Corporations Act of Ontario and as such, is exempt from income taxes. The Corporation operates 51 not-for-profit residential projects. Of these, 23 projects operate under agreements with the Canada Mortgage and Housing Corporation and are administered by the City of Ottawa on behalf of the Ontario Ministry of Municipal Affairs and Housing. Of the total 23 projects under NHA 27 and NHA 95 Programs, 19 of the mortgages were paid off as at December 31, 2019 and therefore the operating agreements have expired. The expired projects are now presented under EOA Properties in the financial statements. Another 18 projects operate under the Housing Services Act with the programs being administered by the City of Ottawa. Also, 4 projects operate under Federal/Provincial Affordable Housing operating agreements. Additionally, 6 properties operate outside any formal government housing programs.

Basis of Accounting

These financial statements are prepared in accordance with the significant accounting policies set out below to comply with the operating agreements with Canada Mortgage and Housing Corporation (CMHC) and the City of Ottawa. The basis of accounting used in these financial statements materially differs from Canadian accounting standards for not-for-profit organizations (ASNPO) as follows:

Capital Assets and Prepaid Land Rent

Amortization is not provided on buildings purchased from mortgages recognized by CMHC and the City of Ottawa over the estimated useful lives of these assets, but rather land, building and prepaid land purchased from mortgages are being amortized at a rate equal to the annual principal reduction of the mortgages.

Capital Replacement Reserve

Capital assets purchased from the capital replacement reserve are charged against the replacement reserve account rather than being capitalized on the balance sheet and amortized over their estimated useful lives. A reserve for future capital replacement is appropriated annually from operations. The annual appropriation is at least the amount prescribed by the funder for each project. Interest earned on monies held in reserve is credited directly to the reserve.

Operating Reserve

At the recommendation of the Service Manager (City of Ottawa), the corporation established an operating reserve for the NHA 27 program. The maximum fund balance is \$500 per door for each project within the program plus accumulated earned interest.

Centretown Citizens Ottawa Corporation

Summary of Significant Accounting Policies

December 31, 2019

Basis of Accounting (continued)

Operating Surplus

Interest revenue is applied directly to the respective restricted surplus accounts, except for the Provincial Reformed and other programs where interest revenue is recorded to operations.

The operating surplus or deficit under the NHA 95 program represents the accumulated surplus or deficit from commercial activities within the program.

The operating surplus or deficit generated by projects not covered by governmental agreements and provincial guidelines has no external restrictions.

Subsidy Surplus Fund

Under the terms of the operating agreement, the NHA 95 program has allowed for a subsidy fund. The maximum fund balance is \$500 per unit for each project covered by the agreement plus accumulated earned interest.

The following accounting policies are in accordance with ASNPO.

Fund Accounting

The Corporation uses the fund method of accounting which requires that revenue and expenses be allocated to the fund which has been set-up for its specific purposes. The Corporation operates the following funds: the NHA 27 Program, the NHA 95 Program, the EOA properties, the Provincial Reformed Program – Shelter and Non-Shelter, the non-program properties and the Beaver Barracks properties. Each of these funds reports the operations of the properties comprised in the fund.

Use of Estimates

Certain items recognized in the financial statements are subject to measurement uncertainty. The recognized amounts of such items are based on the Corporation's best information and judgment. The most significant asset where we must make an estimate is allowance for doubtful accounts receivable. If actual results differ from the estimate, the impact would be recorded in future periods.

Financial Instruments

Measurement of financial instruments

Financial instruments are financial assets or liabilities of the Corporation where, in general, the Corporation has the right to receive cash or another financial asset from another party or the Corporation has the obligation to pay another party cash or other financial assets.

The Corporation initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions which are measured at the exchange amount.

Centretown Citizens Ottawa Corporation Summary of Significant Accounting Policies

December 31, 2019

Financial Instruments
(continued)

Measurement of financial instruments (continued)

The Corporation subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value of restricted financial instruments are recognized in the appropriate reserve. Changes in fair value of unrestricted financial instruments are recognized in net income.

Financial assets and financial liabilities measured at amortized cost include cash, investments, accounts receivable, accounts payable and accrued liabilities, accrued mortgage interest payable, due from related corporations and mortgages payable.

Impairment

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

Transaction costs

The Corporation recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

Capital Assets

Capital assets are recorded at cost. Amortization is based on their estimated useful lives, except for the ones purchased with mortgages recognized by CMHC and the City of Ottawa.

Amortization of computer equipment is provided for on a straight-line basis over three or five years.

Amortization of office furniture and equipment, as well as maintenance tools and equipment, is provided for on a straight-line basis over six years.

Amortization of leasehold improvements is provided for on a straight-line basis over fifteen years.

One half of the above rates are used in the year of acquisition.

Centretown Citizens Ottawa Corporation Summary of Significant Accounting Policies

December 31, 2019

Revenue Recognition

The Corporation uses the deferred method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred.

Unrestricted contributions are recognized as revenue in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Investment income earned on reserve resources is recognized as revenue of the appropriate reserve fund. Other investment income is recognized as revenue from operations when earned.

Fair value changes for investments are recorded as investment income and recognized as revenue in the statement of operations, or as a component of applicable reserve fund if the investment income is restricted, as appropriate.

Rent and other services revenue are recorded when earned.

Government Assistance

Interest Rate Reduction Subsidy

The interest rate reduction subsidy is disclosed as revenue in the statement of operations and represents the difference between the actual interest rate on the mortgages versus the effective rate approved under the operating agreement.

Under the NHA 27 program, operating agreements provide for assistance on the 2 remaining projects under this program to reduce the effective rate of interest on mortgages to 8%.

Under the NHA 95 program, operating agreements provide for assistance on the 2 remaining projects under this program to reduce the effective rate of interest on mortgages to 2%.

Rent Geared-to-Income Supplement

The City of Ottawa provides monthly rent supplements for the NHA 27 program. They are calculated as the difference between the rent based on tenants' incomes and the market rent.

Provincial Reformed Subsidy

In accordance with the operating agreements, the Corporation is required to refund the excess subsidy received or is entitled to recover the shortfall in subsidy on projects under the Provincial Reformed programs. These amounts are provided in the accounts in the year they occur.

The City of Ottawa approves the final subsidy after the financial statements and the annual information return have been submitted for the year.

Centretown Citizens Ottawa Corporation Summary of Significant Accounting Policies

December 31, 2019

Government Assistance
(continued)

Provincial Reformed Subsidy (continued)

Revenues, accounts receivable and operating surplus may change depending upon final review and approval by the City of Ottawa. Any year-end adjustments resulting from the City's review are reflected in the period that they occur.

Forgivable Loans and Grants

Forgivable loans and grants received are deducted from the related capital asset or expense.

Administration Expense

Administration expense is allocated to projects and to related corporations on a per unit basis.

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

1. Cash and Investments

The Corporation's cash and short-term investments are held at one chartered bank and one investment brokerage company. Cash held in the Corporation's bank account earns interest at the Bank Prime Rate less 3%. Investments are held in guaranteed investment certificates that earn interest at an annual rate of 0.45% (2018 - 1.45%) and in fixed income investments and mutual funds.

Cash and short-term investments consists of:

	2019	2018
Cash	\$ 1,619,843	\$ 1,618,629
GICs with maturities within one year	238,500	238,500
	\$ 1,858,343	\$ 1,857,129

Long-term investments consists of:

	2019	2018
Fixed income investments	\$ 7,780,266	\$ 7,210,611
Mutual funds (equity investments)	503,442	440,803
	\$ 8,283,708	\$ 7,651,414

Under the terms of the operating agreements, the replacement reserve is required to be fully funded with cash or equivalents in separate accounts, as follows:

	2019	2018
Replacement reserve	\$ 8,809,185	\$ 8,997,591
NHA 27 operating reserve	15,065	14,924
NHA 27 program - net assets	506,320	515,698
	\$ 9,330,570	\$ 9,528,213

The Corporation is required to invest Provincial Reformed program capital replacement reserve funds with an investment company as specified by the Housing Services Corporation. At December 31, 2019, specified invested funds amounted to \$5,872,858 (2018 - \$5,509,139).

The Corporation has a \$150,000 line of credit with the Royal Bank of Canada, at the Prime Lending Rate plus 1.00%, renewable annually. The balance owing on the line of credit was nil at December 31, 2019.

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

2. Accounts Receivable

	2019	2018
Rent and other charges	\$ 117,037	\$ 73,856
Government assistance	11,454	11,454
HST rebate	294,598	336,471
Maintenance and contract charges	93,263	112,719
Capital repairs and construction recoveries	559,727	-
Property tax recoveries	199,356	-
Other	133,307	93,191
	\$ 1,408,742	\$ 627,691

3. Due from Related Corporations

The Corporation provides administration and maintenance services to Centretown Citizens Housing Co-operative Inc., whose board of directors is the same as the Corporation. Consequently, the Corporation has control over the Co-operative. The Co-operative operates a property under an agreement with the Canada Mortgage and Housing Corporation. The Co-operative qualifies as a not-for-profit organization and accordingly, is exempt from income tax. During the year the corporation charged the Co-operative \$48,239 (2018 - \$48,258) in administrative fees and \$33,569 (2018 - \$44,773) in maintenance fees. Both amounts were measured at the exchange amount. As at December 31, 2019, the Co-operative has a deficiency in net assets of \$342,878, assets of \$427,554 and liabilities of \$770,432. For the year ended December 31, 2019, the Co-operative's total revenue amounts to \$438,292, total expenses amount to \$424,173 and the excess of revenue over expenses amounts to \$14,119. For the same period, the Co-operative's cash flows increased from operating activities by \$156,417, was unaffected from investing activities, and decreased from financing activities by \$145,089.

The Corporation has significant influence over the following two entities:

The Corporation provides administration services to Ottawa-Carleton Condominium Corporation No. 556 (OCCC), where the Corporation owns approximately 87% OCCC. The OCCC is incorporated under the Ontario Condominium Act and manages the common elements of a 58-unit condominium in the City of Ottawa. OCCC is a not-for-profit corporation and as such, is exempt from income tax. Total administration fees charged during the year were \$940 (2018 - \$940) measured at the exchange amount.

The Corporation cost-shares its development administration expenses with Centretown Affordable Housing Development Corporation (CAHDCO). CAHDCO develops affordable housing for persons of low or moderate income through home ownership and for rental accommodations and provides related management consulting services. CAHDCO is a not-for-profit corporation and as such, is exempt from income tax. During the year the corporation purchased \$172,465 (2018 - \$61,303) in project management and development services from CAHDCO. These transactions were measured at the exchange amount. As at December 31, 2019, CAHDCO held assets of \$2,077,738 and net assets of \$369,432.

Centretown Citizens Ottawa Corporation

Notes to Financial Statements

December 31, 2019

3. Due from Related Corporations (continued)

The Corporation handles most cash receipts and disbursements on behalf of all of the above related corporations. At the end of the year, the amounts due (to) and from related corporations are as follows:

	2019	2018
Centretown Citizens Housing Co-operative Inc.	\$ 414,770	\$ 442,234
Ottawa-Carleton Condominium Corporation #556	(837)	819
CAHDCO	645,746	320,800
	\$ 1,059,679	\$ 763,853

The amount receivable from Centretown Citizens Housing Co-operative Inc. has a portion amounting to \$278,581 that bears interest at 2.46% and for which the principal is payable over 20 years.

Subsequent to year end, it was agreed that CAHDCO and CCOC will strive to ensure that any intercompany debt incurred as a result of operational activities is repaid annually. Should a balance remain at year end, interest will be paid at the Bank of Canada Long-Term Benchmark Bond Yield Rate. This agreement was effective January 2020.

The remaining balances are interest free and have no specific terms of repayment.

4. Capital Assets

	2019	2018
Rental property		
Cost	\$150,290,206	\$145,269,300
Less: Accumulated amortization	68,534,585	63,497,409
	81,755,621	81,771,891
Other		
Land (Beaver Barracks)	5,350,000	5,350,000
Computer equipment	293,645	280,365
Office furniture and equipment	268,695	184,791
Maintenance tools and equipment	57,538	57,538
Vehicle	26,643	26,643
Leasehold improvements	2,137,367	3,250
	8,133,888	5,902,587
Less: Accumulated amortization	422,182	252,836
	7,711,706	5,649,751
	\$ 89,467,327	\$ 87,421,642

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

4. Capital Assets (continued)

Interest capitalized during the construction phase of the Arlington re-development project amounted to \$54,490 and is included in rental property cost.

Rental property includes 1,564 residential units (2018 - 1,559).

The total amortization expense for the year is \$5,206,523 (2018 - \$4,976,695).

5. Prepaid Land Rent

Land for eight rental properties is leased under long-term operating leases expiring between 2024 and 2090. The leases include options for extension and/or a buy-back by the lessee of the buildings at fair market value at the end of the term.

6. Accounts Payable and Accrued Liabilities

	2019	2018
Trade accounts and accrued liabilities	\$ 2,176,232	\$ 3,000,957
Provincial reform subsidy repayable	172,389	158,275
	\$ 2,348,621	\$ 3,159,232

7. Mortgages Payable

	2019	2018
NHA 27, NHA 95 and SHRA Properties		
Mortgages for 2 projects under the NHA 27 program, with interest rates of 9.88% and 10.50%, payable net of interest rate reduction subsidy for an effective rate of 8% in monthly principal and interest instalments of \$5,389, maturing in 2026 and 2029 respectively	\$ 470,080	\$ 501,221
Mortgages for 2 projects under the NHA 95 program, with interest rates of 1.04% and 2.46%, payable in monthly principal and interest instalments of \$30,199, maturing in 2020 and 2021 respectively.	326,624	679,101
Mortgages for 18 projects under Provincial Reform program, with interest rates varying between 1.11% and 6.49%, payable in monthly principal and interest instalments of \$299,101, renewing at various dates between 2021 and 2028	23,434,793	26,251,147

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

7. Mortgages Payable (continued)

	<u>2019</u>	<u>2018</u>
Non-interest bearing mortgage for a project under Provincial Reform Program, with entire principal maturing in 2024	<u>2,360,857</u>	2,360,857
	<u>26,592,354</u>	29,792,326
Other Properties		
CMHC construction financing loan for 1 project, interest at 2.43%, payable in monthly interest only instalments until December 2021, afterwards payable in monthly principal and interest instalments (to be determined) over a 50 year period	3,814,555	2,040,873
Royal Bank of Canada mortgage for 1 project, interest at 3.09%, payable in monthly principal and interest instalments of \$15,590, maturing in June 2029	3,218,564	-
Royal Trust Corporation of Canada mortgages for 2 projects, interest at 2.02% and 3.12%, payable in monthly principal and interest instalments of \$12,903, renewing in 2020 and 2022	1,402,715	1,527,759
Grey Sisters of the Immaculate Conception mortgage, for 3 projects, interest at 2%, payable in monthly principal and interest instalments of \$9,013, maturing in 2032 and 2041	1,695,300	1,765,466
Ontario Infrastructure, for 4 projects, with interest rates varying between 3.19% and 5.51%, payable in monthly principal and interest instalments of \$191,130, renewable at various dates between 2021 and 2023	34,456,015	35,212,543
	<u>44,587,149</u>	38,505,768
Total mortgages payable	71,179,503	70,338,967
Less: Current portion	4,210,676	3,815,982
Less: Renewable portion	1,168,350	2,155,679
	<u>\$ 65,800,477</u>	<u>\$ 64,367,306</u>

The mortgages are secured by land and buildings as detailed in Note 6.

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

7. Mortgages Payable (continued)

Principal payments due within each of the next five years and thereafter are as follows:

	Payable	Renewable
2020	\$ 4,210,676	\$ 1,168,350
2021	2,837,177	23,015,344
2022	2,798,789	177,762
2023	2,448,723	14,750,510
2024	2,069,746	422,500
Thereafter	17,279,926	-
	\$ 31,645,037	\$ 39,534,466

8. Deferred Contributions Related to Capital Assets

Deferred contributions related to capital assets represents restricted contributions applied towards the original purchase of the Stirling property, the Merivale property, the Richmond property, the Beaver Barracks property, and the Arlington redevelopment. The change in the deferred contributions balance for the period is as follows:

	2019	2018
Balance, beginning of year	\$ 11,495,653	\$ 11,861,325
Contribution received during the year	-	450,000
Less: Amount amortized to revenue	(815,672)	(815,672)
Balance, end of year	\$ 10,679,981	\$ 11,495,653

9. Deferred Incentives

Deferred incentives represents an incentive received on an equipment rental contract which is to be amortized into revenue over the term of the contract (10 years).

	2019	2018
Balance, beginning of year	\$ 72,030	\$ 82,320
Less: Amount amortized to revenue	(10,290)	(10,290)
Balance, end of year	\$ 61,740	\$ 72,030

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

10. NHA 27 Operating Reserve

	2019	2018
Balance, beginning of year	\$ 14,924	\$ 14,795
Interest earned during the year	141	129
	\$ 15,065	\$ 14,924

11. Internally Restricted Funds

	Balance beginning of year	Interest	Interfund transfers (Note 14)	Balance end of year
Re-Generation fund	\$ 520,052	\$ -	\$ (520,052)	\$ -
Top-Up replacement reserve fund	9,000	-	(9,000)	-
Arlington re-development project fund	247,133	-	(247,133)	-
	\$ 776,185	\$ -	\$ (776,185)	\$ -

12. Contingencies

Forgivable Loans

The Corporation has received contributions from CMHC in the form of forgivable loans totalling \$775,177. The repayment of the forgivable loan is waived as long as the projects are operated within the terms and conditions of the operating agreements with CMHC. The forgivable loans are amortized and brought into revenue on a pro-rata share with the repayment of related mortgage principals. The contingent liabilities related to the forgivable loans are amortized on a straight line basis over the term of the mortgage and at December 31, 2019, the contingent liability amount was \$64,453 (2018 - \$81,829).

SHIP and HHIP Funding

The Corporation has received a commitment for Social Housing Improvement Program (SHIP) funding and Housing and Homelessness Investment Plan (HHIP) with the City of Ottawa to cover the eligible cost of repairs, renovations and retrofit activities. To date the Corporation has received approximately \$1,955,038 (2018 - \$1,753,000) from the City of Ottawa since the 2016 fiscal year, which is included in the Capital replacement reserve on the Balance Sheet. The Corporation is required to provide affordable social housing for 10 years after completion of the expenditures, otherwise the funding is repayable to the City of Ottawa on a pro-rated basis.

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

12. Contingencies (continued)

COCHI Funding

The Corporation has received a commitment for Canada-Ontario Community Housing Initiative (COCHI) funding with the City of Ottawa to cover the eligible cost of repairs, renovations and retrofit activities. During the year, the Corporation received \$225,000 from the City of Ottawa, which is included in the Capital replacement reserve on the Balance Sheet. The Corporation is required to provide affordable social housing for 10 years after completion of the expenditures, otherwise all funding is repayable to the City of Ottawa.

Guarantor on CAHDCO Loan

The Corporation has entered into an agreement with its chartered bank in which it will act as a guarantor in the amount of \$1,000,000 on a revolving term loan granted to CAHDCO in the event of default. As part of the agreement, the Corporation signed a collateral mortgage in the amount of \$1,000,000 on the lands and improvements located at 25 and 35 Rochester and 746 and 760 Albert as well as the assignment of rents for the previously noted properties.

13. Invested in Capital Assets

Net assets invested in capital assets represent the Corporation's equity in its capital assets. It represents the net book value of capital assets less any related debts and deferred contributions.

	2019	2018
Capital assets	\$ 89,467,327	\$ 87,421,642
Prepaid land rent	1,361,801	1,387,158
Less:		
Mortgages payable (excluding amount related to properties under construction)	(71,179,503)	(68,298,094)
Deferred contributions	(10,679,981)	(11,495,653)
	\$ 8,969,644	\$ 9,015,053

14. Interfund Transfers

An amount of \$776,185 was transferred into the EOA properties capital replacement reserve. This consists of:

- \$9,000 transferred from the Top-Up replacement reserve fund;
- \$520,052 from the Re-Generation fund; and
- \$247,133 from the Arlington re-development project fund.

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

14. Interfund Transfers (continued)

Additionally an amount of \$100,000 was transferred from unrestricted net assets to the Other properties capital replacement reserve.

The amounts noted above were approved by the Board of Directors.

15. Commitments

The Corporation is leasing the property at 140 Bronson Ave. for \$1 for a period of 24 years, expiring in 2024. The property provides 14 residential units.

The Corporation has committed to developing a 31 unit affordable housing project located at 159 Forward Avenue. The development of the project is expected to cost approximately \$12,420,000, of which, \$6,752,500 is to be provided in grants and funding from the City of Ottawa and the remaining \$5,667,500 is expected to be obtained from mortgage financing. Under the terms of the funding agreement with the City of Ottawa, the Corporation is required to provide affordable housing for the 35 years following the completion of the project. Construction for the project is expected to begin in 2020.

16. Other Revenue and Expenses

	<u>2019</u>	<u>2018</u>
Costs related to operating City of Ottawa garage at 145 Clarence	\$ 67,990	\$ 22,146
Costs related to operating City of Ottawa garage at 215 Nepean	57,133	40,016
Costs related to operating City of Ottawa garage at 210 Gloucester	14,738	6,854
	<u>139,861</u>	69,016
Less: Revenue recoveries	<u>139,861</u>	69,016
	<u>\$ -</u>	<u>\$ -</u>

The above revenue and expenses are not included in the Corporation's statement of operations.

17. Employee Benefits

The Corporation participates in OMERS, a multi-employer defined benefit plan providing pension benefits. The plan is accounted for as a defined contribution plan as the Corporation has insufficient information to apply defined benefit plan accounting. The net expense for the plan for the year was \$199,723 (2018 - \$197,671) which represents the Corporation's required current contributions to the plan for the year.

Centretown Citizens Ottawa Corporation

Notes to Financial Statements

December 31, 2019

18. Subsequent Event

On March 11, 2020, the World Health Organization categorized COVID-19 as a pandemic. The potential economic effects within the Corporation's environment and in the global markets, such as the potential deferral or abandonment of monthly rent payments from tenants could have a material impact on the Corporation's operations. The extent of the impact of this outbreak and related containment measures on the Corporation's operations cannot be reliably estimated at this time.

19. Risks and Concentrations

The Corporation is exposed to various risks through its financial instruments. The following analysis provides a measure of the Corporation's risk exposure and concentrations as at December 31, 2019.

Credit risk

The Corporation is exposed to credit risk in the event of non-payment by their clients for their accounts receivable. The Corporation provides credit to its clients in the normal course of its operations. The Corporation continuously reviews the financial situation of its clients and examines the credit history of all new clients. The Corporation establishes allowances for doubtful accounts while keeping in mind the specific credit risk of the clients, their historical tendencies and economic situation. There is no existing account receivable that represents a substantial risk for the Corporation.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Corporation is exposed to interest rate risk on its fixed and floating interest rate financial instruments.

Fixed-rate instruments subject the Corporation to a fair value risk while the floating-rate instruments subject it to a cash flow risk. The Corporation does not use derivative financial instruments to alter the effects of this risk.

The Corporation uses mortgages payable with fixed interest rates, renewing from time to time. Consequently, the Corporation's interest risk exposure is function of the timing of when the mortgages renew.

Changes in risk

There have been no significant changes in the Corporation's risk exposures from the previous fiscal year.

Centretown Citizens Ottawa Corporation Notes to Financial Statements

December 31, 2019

20. Budget

The 2019 budgeted figures are presented for comparison purposes only, are unaudited, and are those approved by the board of directors.

21. Comparative Amounts

In certain instances, 2018 amounts presented for comparative purposes have been restated to conform to the financial statement presentation adopted for the current year.

Centretown Citizens Ottawa Corporation Schedule 1 - Capital Replacement Reserve

For the year ended December 31

2019

	NHA 27 Program	NHA 95 Program	EOA Properties	Provincial Reformed Program	Other Program	Beaver Barracks	Total
Balance, beginning of year	\$ 117,368	\$ 2,188,333	\$ (8,603)	\$ 5,738,598	\$ 43,538	\$ 918,357	\$ 8,997,591
Interfund transfers (Note 14)	-	-	776,185	-	100,000	-	876,185
Provision for capital replacements	33,003	95,370	889,172	639,357	49,835	162,474	1,869,211
Capital grants and other recoveries	-	-	227,964	211,651	-	-	439,615
Interest	1,001	15,709	18,901	363,719	1,750	76,714	477,794
	151,372	2,299,412	1,903,619	6,953,325	195,123	1,157,545	12,660,396
Less: Capital replacements during the year	25,433	423,484	1,177,200	1,469,182	191,344	564,568	3,851,211
Balance, end of year	\$ 125,939	\$ 1,875,928	\$ 726,419	\$ 5,484,143	\$ 3,779	\$ 592,977	\$ 8,809,185

For the year ended December 31

2018

	NHA 27 Program	NHA 95 Program	EOA Properties	Provincial Reformed Program	Other Program	Beaver Barracks	Total
Balance, beginning of year	\$ 97,095	\$ 1,633,481	\$ 184	\$ 6,048,835	\$ 28,030	\$ 674,186	\$ 8,481,811
Interfund transfers	-	512,258	187,742	-	-	-	700,000
Provision for capital replacements	33,003	95,370	984,572	596,048	49,835	379,457	2,138,285
Capital grants	-	-	-	799,254	-	-	799,254
Interest	356	6,457	11,143	6,636	641	8,296	33,529
	130,454	2,247,566	1,183,641	7,450,773	78,506	1,061,939	12,152,879
Less: Capital replacements during the year	13,086	59,233	1,192,244	1,712,175	34,968	143,582	3,155,288
Balance, end of year	\$ 117,368	\$ 2,188,333	\$ (8,603)	\$ 5,738,598	\$ 43,538	\$ 918,357	\$ 8,997,591

Centretown Citizens Ottawa Corporation
Schedule 2 - Administration and Development Expense

For the year ended December 31

	2019			2018		
	Administration	Development	Total	Administration	Development	Total
Salaries	\$ 1,346,935	\$ -	\$ 1,346,935	\$ 1,334,354	\$ -	\$ 1,334,354
Employee benefits	331,903	-	331,903	333,556	-	333,556
Advertising and rent-up	8,157	-	8,157	14,105	-	14,105
Office occupancy	200,839	-	200,839	169,243	-	169,243
Staff conferences, training and travel	41,708	-	41,708	32,678	-	32,678
Audit	26,496	-	26,496	26,300	-	26,300
Legal and professional	7,363	120,894	128,257	34,504	30,069	64,573
Amortization of capital assets	161,546	-	161,546	68,600	-	68,600
Office administration	214,462	79	214,541	262,642	3,944	266,586
Bank charges	38,533	-	38,533	36,399	-	36,399
Corporate	69,101	-	69,101	87,734	-	87,734
Tenant and community engagement	33,650	-	33,650	22,645	-	22,645
	2,480,693	120,973	2,601,666	2,422,760	34,013	2,456,773
Less:						
Administration expense charged to related corporations (Note 3)	68,832	-	68,832	50,698	-	50,698
Other subsidies and revenues	68,924	-	68,924	39,098	-	39,098
	137,756	-	137,756	89,796	-	89,796
Allocated to projects or other operations	\$ 2,342,937	\$ 120,973	\$ 2,463,910	\$ 2,332,964	\$ 34,013	\$ 2,366,977

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Independent Auditor's Comments on Unaudited Supplementary Financial Information

To the Board of Directors of Centretown Citizens Ottawa Corporation

The audited financial statements of the Centretown Citizens Ottawa Corporation for the year ended December 31, 2019, and our report thereon dated May 21, 2020 are presented in the preceding section of this annual report. The financial information that follows, consisting of the Schedules of Project Operations, was derived from the accounting records of Centretown Citizens Ottawa Corporation and forms part the financial statements for the year then ended December 31, 2019 on which we reported on May 21, 2020.

Our opinion on financial statements is an unqualified opinion as set out in our Independent Auditor's Report in the preceding section of this financial report.

Our audit of Centretown Citizens Ottawa Corporation financial statements for the year ended December 31, 2019, was not directed to the determination of the detailed information set out in the accompanying Schedules of Project Operations. We have not performed an audit of, and, accordingly, do not express an opinion on, the Schedules of Project Operations.

Baker Tilly Ottawa LLP

Chartered Professional Accountants, Licensed Chartered Accountants

May 21, 2020

Ottawa, Ontario

Centretown Citizens Ottawa Corporation
Department 1 - Project Operations - 530 to 544 McLeod
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 125,372	\$ 122,823
Less: Subsidies to tenants	29,311	44,462
	<hr/>	
Rent before vacancy cost	96,061	78,361
Less: Vacancy cost	3,555	-
	<hr/>	
Rent received from tenants	92,506	78,361
Rent geared-to-income supplement	29,311	44,462
Parking	1,560	2,040
Administration fees and sundry	6,460	6,079
	<hr/>	
	129,837	130,942
	<hr/>	
Expenses		
Administration allocated	12,060	12,064
Bad debts (recovered)	(1,036)	-
Sales taxes (GST/HST)	761	796
Heat	9,202	8,975
Hydro	9,117	8,913
Insurance	1,625	1,530
Maintenance and repairs	15,587	15,113
Miscellaneous	178	127
Municipal taxes	20,958	19,166
Provision for capital replacements	31,369	41,839
Water	5,031	5,597
	<hr/>	
	104,852	114,120
	<hr/>	
Net income for the year	\$ 24,985	\$ 16,822

Centretown Citizens Ottawa Corporation
Department 2 - Project Operations - 706 to 712 Gilmour
NHA 27 Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 65,793	\$ 64,632
Less: Subsidies to tenants	12,343	18,667
	53,450	45,965
Rent before vacancy cost	53,450	45,965
Less: Vacancy cost	-	-
	53,450	45,965
Rent received from tenants	53,450	45,965
Interest rate reduction subsidy	2,507	2,497
Rent geared-to-income supplement	14,524	18,667
Parking	1,085	1,140
Administration fees and sundry	162	162
	71,728	68,431
Expenses		
Administration allocated	6,030	6,032
Bad debts (recovered)	-	(360)
Amortization of rental property	5,245	4,681
Sales taxes (GST/HST)	451	402
Heat	3,646	3,101
Hydro	4,865	5,041
Insurance	779	734
Maintenance and repairs	10,426	7,657
Miscellaneous	73	43
Mortgage interest	5,926	6,495
Municipal taxes	9,549	8,651
Provision for capital replacements	5,947	5,947
Water	3,150	3,870
	56,087	52,294
Net income for the year	\$ 15,641	\$ 16,137

Centretown Citizens Ottawa Corporation
Department 3 - Project Operations - 539 McLeod
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 33,163	\$ 31,484
Less: Vacancy cost	-	1,191
	<hr/>	<hr/>
Rent received from tenants	33,163	30,293
Parking	420	420
Administration fees and sundry	1,108	1,028
	<hr/>	<hr/>
	34,691	31,741
Expenses		
Administration allocated	3,015	3,016
Sales taxes (GST/HST)	156	239
Heat	1,425	1,269
Hydro	2,212	2,521
Insurance	412	388
Maintenance and repairs	3,358	8,061
Miscellaneous	-	14
Municipal taxes	7,050	6,845
Provision for capital replacements	9,637	6,775
Water	981	1,146
	<hr/>	<hr/>
	28,246	30,274
Net income for the year	\$ 6,445	\$ 1,467

Centretown Citizens Ottawa Corporation
Department 4 - Project Operations - 500 to 504 Gilmour
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 61,110	\$ 60,035
Less: Subsidies to tenants	27,458	29,129
	<hr/>	<hr/>
Rent before vacancy cost	33,652	30,906
Less: Vacancy cost	-	-
	<hr/>	<hr/>
Rent received from tenants	33,652	30,906
Rent geared-to-income supplement	27,458	29,129
Parking	1,155	1,260
Administration fees and sundry	2,435	2,298
	<hr/>	<hr/>
	64,700	63,593
Expenses		
Administration allocated	6,030	6,032
Bad debts (recovered)	(1,008)	(180)
Sales taxes (GST/HST)	327	421
Heat	3,032	2,827
Hydro	4,393	4,092
Insurance	903	849
Maintenance and repairs	8,501	11,981
Miscellaneous	8	126
Municipal taxes	10,645	10,280
Provision for capital replacements	17,909	18,638
Water	1,967	2,678
	<hr/>	<hr/>
	52,707	57,744
Net income for the year	\$ 11,993	\$ 5,849

Centretown Citizens Ottawa Corporation
Department 5 - Project Operations - 202 Flora
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 42,117	\$ 41,371
Less: Vacancy cost	-	-
	<hr/>	<hr/>
Rent received from tenants	42,117	41,371
Parking	420	420
Administration fees & sundry	1,556	1,456
	<hr/>	<hr/>
	44,093	43,247
Expenses		
Administration allocated	4,522	4,524
Sales taxes (GST/HST)	233	320
Heat	1,792	1,345
Hydro	3,282	4,134
Insurance	535	505
Maintenance and repairs	8,422	9,163
Miscellaneous (recovered)	(30)	12
Municipal taxes	6,877	6,706
Provision for capital replacements	10,371	11,490
Water	1,446	1,472
	<hr/>	<hr/>
	37,450	39,671
Net income for the year	\$ 6,643	\$ 3,576

Centretown Citizens Ottawa Corporation
Department 6 - Project Operations - 143 to 153 Arlington
EOA Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 106,616	\$ -
Less: Subsidies to tenants	17,425	-
	89,191	-
Rent before vacancy cost	89,191	-
Less: Vacancy cost	716	-
	88,475	-
Rent received from tenants	88,475	-
Rent geared-to-income supplement	16,363	-
Parking	1,168	-
Administration fees and sundry	72	-
	106,078	-
Expenses		
Administration allocated	10,831	-
Bad debts	154	-
Sales taxes (GST/HST)	1,598	-
Hydro	3,306	-
Insurance	4,048	-
Maintenance and repairs	19,464	-
Miscellaneous	68	-
Mortgage interest	36,519	-
Municipal taxes	10,820	-
Provision for capital replacements	10,308	-
Water	2,389	-
	99,505	-
Net income for the year	\$ 6,573	\$ -

Centretown Citizens Ottawa Corporation
Department 7 - Project Operations - 41 Florence
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 41,269	\$ 39,029
Less: Subsidies to tenants	7,857	11,590
	<hr/>	
Rent before vacancy cost	33,412	27,439
Less: Vacancy cost	3,263	-
	<hr/>	
Rent received from tenants	30,149	27,439
Rent geared-to-income supplement	7,857	11,590
Parking	1,470	1,980
Laundry	508	768
Administration fees and sundry	165	108
	<hr/>	
	40,149	41,885
	<hr/>	
Expenses		
Administration allocated	4,522	4,524
Sales taxes (GST/HST)	893	2,225
Heat	2,764	2,795
Hydro	2,022	2,480
Insurance	643	605
Maintenance and repairs	21,929	11,905
Miscellaneous	13,936	311
Municipal taxes	7,004	6,839
Provision for capital replacements	5,760	7,828
Water	1,025	1,302
	<hr/>	
	60,498	40,814
	<hr/>	
Net income (loss) for the year	\$ (20,349)	\$ 1,071

Centretown Citizens Ottawa Corporation
Department 8 - Project Operations - 100 and 102 Flora
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 59,876	\$ 58,820
Less: Subsidies to tenants	9,516	9,144
	<hr/>	<hr/>
Rent before vacancy cost	50,360	49,676
Less: Vacancy cost	-	-
	<hr/>	<hr/>
Rent received from tenants	50,360	49,676
Rent geared-to-income supplement	9,516	9,144
Parking	955	990
Administration fees and sundry	1,480	1,407
	<hr/>	<hr/>
	62,311	61,217
Expenses		
Administration allocated	6,030	6,032
Sales taxes (GST/HST)	369	500
Heat	3,415	3,932
Hydro	4,690	5,016
Insurance	805	758
Maintenance and repairs	9,025	12,992
Miscellaneous	161	148
Municipal taxes	10,558	10,152
Provision for capital replacements	13,575	14,228
Water	2,663	2,107
	<hr/>	<hr/>
	51,291	55,865
Net income for the year	\$ 11,020	\$ 5,352

Centretown Citizens Ottawa Corporation
Department 9 - Project Operations - 50 James
NHA 27 Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 273,480	\$ 265,754
Less: Subsidies to tenants	<u>158,738</u>	<u>157,483</u>
Rent before vacancy cost	114,742	108,271
Less: Vacancy cost	<u>9,723</u>	<u>1,230</u>
Rent received from tenants	105,019	107,041
Interest rate reduction subsidy	12,041	12,011
Rent geared-to-income supplement	158,175	154,694
Parking	8,138	8,495
Laundry	4,376	5,476
Administration fees and sundry	<u>882</u>	<u>918</u>
	<u>288,631</u>	<u>288,635</u>
Expenses		
Administration allocated	33,164	33,177
Bad debts	665	-
Amortization of rental property	25,896	23,694
Sales taxes (GST/HST)	2,088	1,402
Heat	4,924	2,670
Hydro	10,716	11,155
Insurance	3,766	3,552
Maintenance and repairs	96,020	64,902
Miscellaneous	4,433	77
Mortgage interest	41,889	44,111
Municipal taxes	59,015	53,438
Provision for capital replacements	27,056	27,056
Water	<u>8,770</u>	<u>9,552</u>
	<u>318,402</u>	<u>274,786</u>
Net income (loss) for the year	<u>\$ (29,771)</u>	<u>\$ 13,849</u>

Centretown Citizens Ottawa Corporation
Department 10 - Project Operations - 50 Waverley
EOA Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 42,001	\$ 40,497
Less: Subsidies to tenants	11,149	4,953
	30,852	35,544
Rent before vacancy cost	30,852	35,544
Less: Vacancy cost	650	574
	30,202	34,970
Rent received from tenants	30,202	34,970
Rent geared-to-income supplement	11,149	4,953
Parking	840	840
Laundry	320	330
Interest income	1,869	1,722
Administration fees and sundry	77	54
	44,457	42,869
Expenses		
Administration allocated	4,522	4,524
Sales taxes (GST/HST)	447	473
Heat	1,837	1,613
Hydro	2,547	2,603
Insurance	571	538
Maintenance and repairs	17,922	17,119
Miscellaneous	-	410
Municipal taxes	7,949	7,838
Provision for capital replacements	4,301	5,893
Water	780	614
	40,876	41,625
Net income for the year	\$ 3,581	\$ 1,244

Centretown Citizens Ottawa Corporation
Department 11 - Project Operations - 258 Lisgar
EOA Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 1,016,957	\$ 993,845
Less: Subsidies to tenants	<u>293,833</u>	<u>287,296</u>
Rent before vacancy cost	723,124	706,549
Less: Vacancy cost	<u>9,728</u>	<u>9,643</u>
Rent received from tenants	713,396	696,906
Rent geared-to-income supplement	277,783	269,606
Commercial rent	49,150	48,663
Parking	25,109	26,289
Laundry	15,178	13,973
Administration fees and sundry	1,971	1,967
Interest income	<u>36,627</u>	<u>34,308</u>
	<u>1,119,214</u>	<u>1,091,712</u>
Expenses		
Administration allocated	131,149	131,201
Bad debts (recovered)	98	(40)
Sales taxes (GST/HST)	5,502	5,422
Heat	42,706	48,580
Hydro	24,274	24,040
Insurance	15,310	14,443
Maintenance and repairs	231,519	235,521
Miscellaneous	1,142	401
Municipal taxes	252,035	229,990
Provision for capital replacements	238,530	273,890
Water	<u>40,966</u>	<u>38,209</u>
	<u>983,231</u>	<u>1,001,657</u>
Net income for the year	<u>\$ 135,983</u>	<u>\$ 90,055</u>

Centretown Citizens Ottawa Corporation
Department 12 - Project Operations - 388 to 390 Kent
and 472 to 482 Gilmour
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 182,734	\$ 179,368
Less: Subsidies to tenants	26,047	29,217
	<hr/>	<hr/>
Rent before vacancy cost	156,687	150,151
Less: Vacancy cost	-	5,456
	<hr/>	<hr/>
Rent received from tenants	156,687	144,695
Parking	5,610	5,965
Laundry	1,623	1,293
Interest income	1,107	1,109
	<hr/>	<hr/>
	165,027	153,062
Expenses		
Administration allocated	19,597	19,605
Sales taxes (GST/HST)	833	1,129
Heat	8,111	7,262
Hydro	3,306	3,326
Insurance	2,693	2,535
Maintenance and repairs	32,317	42,745
Miscellaneous (recovered)	(74)	126
Municipal taxes	32,562	31,516
Provision for capital replacements	32,252	28,350
Water	6,122	6,186
	<hr/>	<hr/>
	137,719	142,780
Net income for the year	\$ 27,308	\$ 10,282

Centretown Citizens Ottawa Corporation
Department 13 - Project Operations - 598 - 616 MacLaren
and 625 - 631 Gilmour
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 611,664	\$ 596,978
Less: Subsidies to tenants	30,354	29,790
	<hr/>	<hr/>
Rent before vacancy cost	581,310	567,188
Less: Vacancy cost	6,975	13,040
	<hr/>	<hr/>
Rent received from tenants	574,335	554,148
Parking	15,948	16,173
Laundry	7,648	7,891
Administration fees & sundry	1,515	2,124
	<hr/>	<hr/>
	599,446	580,336
Expenses		
Administration allocated	63,313	63,338
Bad debts	8,810	850
Sales taxes (GST/HST) (recovered)	3,673	872
Heat	1,115	1,207
Hydro	5,927	6,524
Insurance	6,725	6,348
Maintenance and repairs	102,869	120,565
Miscellaneous	3,030	3,421
Mortgage interest	62,151	-
Municipal taxes	56,312	88,551
Provision for capital replacements	138,404	185,786
Water	16,672	18,831
	<hr/>	<hr/>
	469,001	496,293
Net income for the year	\$ 130,445	\$ 84,043

Centretown Citizens Ottawa Corporation
Department 14 - Project Operations - 25 and 35 Rochester
and 746 to 760 Albert
EOA Properties

For the year ended December 31 **2019** **2018**

Revenue	2019	2018
Market rent	\$ 416,617	\$ 409,011
Less: Subsidies to tenants	32,404	28,003
	384,213	381,008
Rent before vacancy cost	384,213	381,008
Less: Vacancy cost	1,182	4,686
	383,031	376,322
Rent received from tenants	383,031	376,322
Parking	14,330	13,836
Interest income	2,447	2,781
	399,808	392,939
 Expenses		
Administration allocated	43,716	43,734
Bad debts (recovered)	21	(135)
Amortization of rental property	-	-
Sales taxes (GST/HST)	939	1,372
Heat	13	-
Hydro	1,340	1,575
Insurance	4,371	4,129
Land rent	-	-
Maintenance and repairs	60,032	75,356
Miscellaneous (recovered)	1,557	(20)
Mortgage interest	-	283
Municipal taxes	52,635	51,346
Provision for capital replacements	114,954	139,755
Water	12,959	13,521
	292,537	330,916
Net income for the year	\$ 107,271	\$ 62,023

Centretown Citizens Ottawa Corporation
Department 15 - Project Operations - 594 to 604 Gladstone
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 90,371	\$ 88,727
Less: Subsidies to tenants	-	714
	<hr/>	<hr/>
Rent before vacancy cost	90,371	88,013
Less: Vacancy cost	-	1,285
	<hr/>	<hr/>
Rent received from tenants	90,371	86,728
Interest income	866	892
	<hr/>	<hr/>
	91,237	87,620
Expenses		
Administration allocated	9,045	9,048
Sales taxes (GST/HST)	37	493
Hydro	156	250
Insurance	1,310	1,232
Maintenance and repairs	5,603	23,446
Miscellaneous	-	53
Municipal taxes	13,735	12,231
Provision for capital replacements	30,540	27,087
Water	2,434	2,475
	<hr/>	<hr/>
	62,860	76,315
Net income for the year	\$ 28,377	\$ 11,305

Centretown Citizens Ottawa Corporation
Department 16 - Project Operations - 29 and 33 Rochester
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 117,656	\$ 115,075
Less: Subsidies to tenants	5,867	7,384
	<hr/>	<hr/>
Rent before vacancy cost	111,789	107,691
Less: Vacancy cost	842	1,535
	<hr/>	<hr/>
Rent received from tenants	110,947	106,156
Parking	3,720	4,129
Laundry	2,888	2,433
Interest income	387	439
	<hr/>	<hr/>
	117,942	113,157
Expenses		
Administration allocated	15,075	15,081
Bad debts (recovered)	(100)	-
Amortization of rental property	-	-
Sales taxes (GST/HST)	(2,463)	682
Heat	8,923	8,890
Hydro	1,812	1,804
Insurance	1,668	1,573
Land rent	-	-
Maintenance and repairs	38,805	35,426
Miscellaneous (recovered)	(4)	108
Mortgage interest	-	-
Municipal taxes	15,722	15,337
Provision for capital replacements	19,205	22,539
Water	2,690	2,602
	<hr/>	<hr/>
	101,333	104,042
	<hr/>	<hr/>
Net income for the year	\$ 16,609	\$ 9,115

Centretown Citizens Ottawa Corporation
Department 17 - Project Operations - 170 Booth (Residential)
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 645,037	\$ 632,492
Less: Subsidies to tenants	101,390	102,355
	<hr/>	<hr/>
Rent before vacancy cost	543,647	530,137
Less: Vacancy cost	5,788	7,745
	<hr/>	<hr/>
Rent received from tenants	537,859	522,392
Interest rate reduction subsidy	-	-
Canadian Mental Health Association rent supplement	-	7,489
Parking	12,340	11,968
Laundry	7,285	7,454
Administration fees and sundry	3,882	3,129
	<hr/>	<hr/>
	561,366	552,432
Expenses		
Administration allocated	79,895	79,927
Bad debts	315	5,655
Amortization of rental property	-	-
Sales taxes (GST/HST)	10,000	4,526
Heat	48,063	42,355
Hydro	12,324	11,048
Insurance	7,596	7,182
Land rent	-	-
Maintenance and repairs	132,690	137,221
Miscellaneous	445	668
Mortgage interest	26	(207)
Municipal taxes	91,011	87,541
Provision for capital replacements	91,065	120,703
Water	15,677	14,090
	<hr/>	<hr/>
	489,107	510,709
Net income for the year	\$ 72,259	\$ 41,723

Centretown Citizens Ottawa Corporation
Department 18 - Project Operations - 90 and 92 James
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 79,953	\$ 78,567
Less: Subsidies to tenants	3,630	-
	<hr/>	<hr/>
Rent before vacancy loss	76,323	78,567
Less: Vacancy cost	-	485
	<hr/>	<hr/>
Rent received from tenants	76,323	78,082
Interest rate reduction subsidy	-	-
Parking	5,682	5,647
Laundry	1,256	1,140
Interest income	179	227
	<hr/>	<hr/>
	83,440	85,096
Expenses		
Administration allocated	9,045	9,048
Amortization of rental property	-	-
Sales taxes (GST/HST)	590	716
Heat	5,194	4,710
Hydro	2,484	2,558
Insurance	1,192	1,123
Maintenance and repairs	21,497	25,982
Miscellaneous (recovered)	(23)	50
Mortgage interest	-	-
Municipal taxes	14,937	14,592
Provision for capital replacements	14,162	16,976
Water	2,212	2,424
	<hr/>	<hr/>
	71,290	78,179
Net income for the year	<hr/> \$ 12,150	<hr/> \$ 6,917

Centretown Citizens Ottawa Corporation
Department 19 - Project Operations - 220 and 222 Booth
and 129 - 135 Primrose
EOA Properties

For the year ended December 31 2019 2018

Revenue	2019	2018
Market rent	\$ 87,797	\$ 86,221
Less: Subsidies to tenants	11,932	14,470
	75,865	71,751
Rent before vacancy cost	75,865	71,751
Less: Vacancy cost	-	-
	75,865	71,751
Rent received from tenants	75,865	71,751
Parking	1,800	1,800
Laundry	1,055	990
Administration fees & sundry	118	279
	78,838	74,820
 Expenses		
Administration allocated	10,552	10,556
Sales taxes (GST/HST)	445	410
Hydro	2,630	2,707
Insurance	1,369	1,289
Maintenance and repairs	23,888	20,879
Miscellaneous	-	29
Municipal taxes	14,767	14,372
Provision for capital replacements	12,387	15,490
Water	3,209	3,266
	69,247	68,998
 Net income for the year	\$ 9,591	\$ 5,822

Centretown Citizens Ottawa Corporation
Department 20 - Project Operations - 298 Arlington
EOA Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 106,317	\$ 103,631
Less: Subsidies to tenants	5,607	5,509
	100,710	98,122
Rent before vacancy cost	100,710	98,122
Less: Vacancy cost	395	2,426
	100,315	95,696
Rent received from tenants	100,315	95,696
Parking	2,525	2,549
Laundry	1,864	1,913
Administration fees & sundry	155	400
	104,859	100,558
Expenses		
Administration allocated	12,060	12,064
Bad debts (recovered)	-	(225)
Amortization of rental property	-	-
Sales taxes (GST/HST)	433	678
Heat	4,695	4,815
Hydro	1,112	1,058
Insurance	1,209	1,143
Maintenance and repairs	19,815	25,768
Miscellaneous	-	16
Mortgage interest	-	18
Municipal taxes	18,318	17,609
Provision for capital replacements	23,470	24,751
Water	1,886	2,257
	82,998	89,952
Net income for the year	\$ 21,861	\$ 10,606

Centretown Citizens Ottawa Corporation
Department 21 - Project Operations - 345 Waverley
EOA Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 438,408	\$ 427,626
Less: Subsidies to tenants	71,925	67,146
	366,483	360,480
Rent before vacancy cost	366,483	360,480
Less: Vacancy cost	3,720	7,332
	362,763	353,148
Rent received from tenants	362,763	353,148
Interest rate reduction subsidy	-	-
Parking	9,439	7,796
Laundry	7,085	7,339
Administration fees and sundry	453	680
	379,740	368,963
Expenses		
Administration allocated	61,809	61,833
Bad debts	1,826	14,230
Amortization of rental property	-	-
Sales taxes (GST/HST)	3,603	4,409
Heat	21,508	24,410
Hydro	12,528	12,996
Insurance	6,609	6,241
Maintenance and repairs	121,293	123,923
Miscellaneous	264	12,375
Mortgage interest	-	59
Municipal taxes	6,388	85,210
Provision for capital replacements	70,973	22,554
Water	16,123	16,312
	322,924	384,552
Net income (loss) for the year	\$ 56,816	\$ (15,589)

Centretown Citizens Ottawa Corporation
Department 22 - Project Operations - 210 Gloucester
NHA 95 Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 930,421	\$ 908,200
Less: Subsidies to tenants	<u>154,554</u>	<u>162,894</u>
Rent before vacancy cost	775,867	745,306
Less: Vacancy cost	<u>13,095</u>	<u>9,159</u>
Rent received from tenants	762,772	736,147
Canadian Mental Health Association rent supplement	-	3,707
Transfer from NHA 95 subsidy reserve	-	52,358
Laundry	12,803	13,286
Administration fees and sundry	<u>19,423</u>	<u>17,929</u>
	794,998	823,427
Expenses		
Administration allocated	120,597	120,645
Bad debts	740	186
Amortization of rental property	250,866	248,233
Sales taxes (GST/HST)	1,936	3,434
Heat	9,608	7,395
Hydro	33,760	35,136
Insurance	10,566	10,002
Land rent	4,262	4,262
Maintenance and repairs	168,486	175,692
Miscellaneous	61	103
Mortgage interest	2,890	5,497
Municipal taxes	142,699	181,364
Provision for capital replacements	72,583	72,583
Water	<u>21,452</u>	<u>23,229</u>
	840,506	887,761
Net loss for the year	\$ (45,508)	\$ (64,334)

Centretown Citizens Ottawa Corporation
Department 23 - Project Operations - 20 Robinson
NHA 95 Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 357,661	\$ 347,617
Less: Subsidies to tenants	43,624	41,197
	314,037	306,420
Rent before vacancy cost	314,037	306,420
Less: Vacancy cost	5,444	8,475
	308,593	297,945
Rent received from tenants	308,593	297,945
Interest rate reduction subsidy	4,752	12,640
Canadian Mental Health Association rent supplement	-	-
Transfer from NHA 95 subsidy reserve	-	18,346
Parking	8,658	8,382
Laundry	8,057	7,143
	330,060	344,456
Expenses		
Administration allocated	45,223	45,241
Bad debts (recovered)	338	(464)
Amortization of rental property	97,349	93,496
Sales taxes (GST/HST)	2,089	1,708
Heat	2,692	2,414
Hydro	10,174	11,119
Insurance	5,016	4,733
Maintenance and repairs	120,786	101,445
Miscellaneous (recovered)	(124)	-
Mortgage interest	5,450	10,277
Municipal taxes	64,226	62,174
Provision for capital replacements	22,787	22,787
Water	11,624	10,749
	387,630	365,679
Net loss for the year	\$ (57,570)	\$ (21,223)

Centretown Citizens Ottawa Corporation
Department 24 - Project Operations - 171 Armstrong
and 277 Carruthers
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 119,931	\$ 117,413
Less: Subsidies to tenants	76,307	76,387
	<hr/>	<hr/>
Rent before vacancy cost	43,624	41,026
Less: Vacancy cost	10,252	3,696
	<hr/>	<hr/>
Rent received from tenants	33,372	37,330
Provincial reformed subsidy	86,114	66,755
Parking	2,820	3,036
Laundry	1,118	810
	<hr/>	<hr/>
	123,424	107,931
Expenses		
Administration allocated	19,597	19,605
Bad debts	1,546	-
Amortization of rental property	26,528	26,145
Sales taxes (GST/HST)	(155)	709
Heat	783	1,818
Hydro	5,948	4,697
Insurance	1,367	1,299
Maintenance and repairs	39,417	25,993
Miscellaneous	2,258	1,521
Mortgage interest	1,100	1,484
Municipal taxes	17,384	17,445
Provision for capital replacements	9,959	12,255
Water	3,057	2,866
	<hr/>	<hr/>
	\$ 128,789	\$ 115,837
Net loss for the year	\$ (5,365)	\$ (7,906)

Centretown Citizens Ottawa Corporation
Department 25 - Project Operations - 369 Stewart
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 60,434	\$ 59,094
Less: Subsidies to tenants	23,267	19,871
	<hr/>	
Rent before vacancy cost	37,167	39,223
Less: Vacancy cost	7,126	1,644
	<hr/>	
Rent received from tenants	30,041	37,579
Provincial reformed subsidy	39,328	11,553
Alternative HP subsidy	76,617	74,916
Laundry	749	788
Administration fees & sundry	558	538
	<hr/>	
	147,293	125,374
	<hr/>	
Expenses		
Administration allocated	13,567	13,573
Alternative subsidy redistributed	76,617	82,875
Amortization of rental property	12,968	12,603
Sales taxes (GST/HST)	223	175
Heat	2,077	2,223
Hydro	1,901	2,031
Insurance	723	691
Maintenance and repairs	11,124	7,997
Miscellaneous	8,405	283
Mortgage interest	1,112	1,478
Municipal taxes	6,755	6,694
Provision for capital replacements	7,710	3,465
Water	1,508	1,895
	<hr/>	
	144,690	135,983
	<hr/>	
Net income (loss) for the year	\$ 2,603	\$ (10,609)

Centretown Citizens Ottawa Corporation
Department 26 - Project Operations - 110 Nelson
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 817,639	\$ 799,230
Less: Subsidies to tenants	<u>378,150</u>	<u>369,288</u>
Rent before vacancy cost	439,489	429,942
Less: Vacancy cost	<u>9,036</u>	<u>6,799</u>
Rent received from tenants	430,453	423,143
Provincial reformed subsidy	381,185	368,582
Parking	25,730	27,115
Laundry	13,833	13,580
Administration fees and sundry	<u>1,207</u>	<u>1,229</u>
	<u>852,408</u>	<u>833,649</u>
Expenses		
Administration allocated	104,015	104,056
Bad debts (recovered)	857	(20)
Amortization of rental property	240,717	238,067
Sales taxes (GST/HST)	3,666	2,545
Heat	6,132	7,479
Hydro	21,624	24,936
Insurance	10,548	9,964
Maintenance and repairs	162,926	158,900
Miscellaneous	1,054	453
Mortgage interest	12,651	15,303
Municipal taxes	136,449	136,154
Provision for capital replacements	70,831	63,195
Water	<u>23,571</u>	<u>20,886</u>
	<u>795,041</u>	<u>781,918</u>
Net income for the year	<u>\$ 57,367</u>	<u>\$ 51,731</u>

Centretown Citizens Ottawa Corporation
Department 27 - Project Operations - 520 Bronson
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 1,009,196	\$ 983,124
Less: Subsidies to tenants	<u>507,339</u>	<u>503,737</u>
Rent before vacancy cost	501,857	479,387
Less: Vacancy cost	<u>3,989</u>	<u>8,389</u>
Rent received from tenants	497,868	470,998
Provincial reformed subsidy	473,916	442,221
Canadian Mental Health Association rent supplement	-	-
Parking	24,630	23,806
Laundry	21,142	20,708
Administration fees and sundry	<u>1,942</u>	<u>6,970</u>
	1,019,498	964,703
Expenses		
Administration allocated	131,795	131,940
Bad debts (recovered)	(35)	(648)
Amortization of rental property	218,715	209,368
Sales taxes (GST/HST)	3,500	4,155
Heat	7,943	7,525
Hydro	29,992	26,233
Insurance	14,465	13,683
Maintenance and repairs	202,349	189,643
Miscellaneous (recovered)	(13)	78
Mortgage interest	47,806	59,247
Municipal taxes	157,353	148,188
Provision for capital replacements	94,002	78,665
Water	<u>26,759</u>	<u>39,047</u>
	934,631	907,124
Project operations income	84,867	57,579
Transfer of income from 520 Bronson (Commercial)	<u>7,344</u>	<u>5,630</u>
Net income for the year	\$ 92,211	\$ 63,209

Centretown Citizens Ottawa Corporation
Department 28 - Project Operations - 341 Lyon
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 311,700	\$ 305,434
Less: Subsidies to tenants	<u>236,338</u>	<u>234,447</u>
Rent before vacancy cost	75,362	70,987
Less: Vacancy cost	<u>2,852</u>	<u>5,278</u>
Rent received from tenants	72,510	65,709
Provincial reformed subsidy	314,624	267,971
Laundry	3,081	2,562
Meeting room rental	-	-
	<u>390,215</u>	<u>336,242</u>
Expenses		
Administration allocated	60,298	60,322
Alternative HP subsidy redistributed	15,000	15,000
Bad debts (recovered)	(505)	3,920
Amortization of rental property	107,497	102,903
Sales taxes (GST/HST)	1,943	968
Heat	2,036	2,212
Hydro	17,060	18,045
Insurance	5,546	5,246
Maintenance and repairs	85,431	77,879
Miscellaneous	1,277	159
Mortgage interest	23,496	29,108
Municipal taxes	52,072	51,843
Provision for capital replacements	30,642	34,270
Water	<u>12,143</u>	<u>10,766</u>
	<u>413,936</u>	<u>412,641</u>
Net loss for the year	\$ (23,721)	\$ (76,399)

Centretown Citizens Ottawa Corporation
Department 29 - Project Operations - 283 Arlington
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 27,200	\$ 27,885
Less: Subsidies to tenants	<u>14,234</u>	<u>20,818</u>
Rent before vacancy cost	12,966	7,067
Less: Vacancy cost	<u>8,832</u>	<u>-</u>
Rent received from tenants	4,134	7,067
Provincial reformed subsidy	32,646	25,558
Parking	2,045	4,420
Interest	<u>1,183</u>	<u>1,140</u>
	<u>40,008</u>	<u>38,185</u>
Expenses		
Administration allocated	7,537	7,540
Amortization of rental property	9,215	8,637
Sales taxes (GST/HST)	420	325
Heat	699	785
Hydro	1,400	2,323
Insurance	465	443
Maintenance and repairs	15,607	11,717
Miscellaneous	1,426	34
Mortgage interest	1,878	2,783
Municipal taxes	5,485	5,316
Provision for capital replacements	3,830	1,963
Water	<u>781</u>	<u>892</u>
	<u>48,743</u>	<u>42,758</u>
Net income (loss) for the year	\$ (8,735)	\$ (4,573)

Centretown Citizens Ottawa Corporation
Department 30 - Project Operations - 212 to 216 Carruthers
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 44,576	\$ 43,745
Less: Subsidies to tenants	31,119	34,066
	13,457	9,679
Rent before vacancy cost	13,457	9,679
Less: Vacancy cost	-	-
	13,457	9,679
Rent received from tenants	13,457	9,679
Provincial reformed subsidy	24,170	28,521
Parking	1,260	1,260
	38,887	39,460
Expenses		
Administration allocated	4,522	4,524
Amortization of rental property	11,070	10,421
Sales taxes (GST/HST)	135	254
Hydro	364	65
Insurance	603	568
Maintenance and repairs	8,757	13,297
Miscellaneous	76	104
Mortgage interest	4,574	5,226
Municipal taxes	6,040	5,600
Provision for capital replacements	2,298	2,216
Water	3,145	3,230
	41,584	45,505
Net loss for the year	\$ (2,697)	\$ (6,045)

Centretown Citizens Ottawa Corporation
Department 31 - Project Operations - 287 to 293 Loretta
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 88,687	\$ 86,736
Less: Subsidies to tenants	33,450	31,714
	<hr/>	
Rent before vacancy cost	55,237	55,022
Less: Vacancy cost	16,902	12,752
	<hr/>	
Rent received from tenants	38,335	42,270
Provincial reformed subsidy	49,815	48,237
Canadian Mental Health Association rent supplement	-	-
Parking	2,425	2,460
Laundry	1,825	1,600
	<hr/>	
	92,400	94,567
	<hr/>	
Expenses		
Administration allocated	10,552	10,556
Bad debts	3,977	-
Amortization of rental property	22,645	21,319
Sales taxes (GST/HST)	555	625
Heat	1,195	1,236
Hydro	6,127	5,611
Insurance	1,515	1,425
Maintenance and repairs	26,900	30,434
Miscellaneous (recovered)	(18)	68
Mortgage interest	9,357	10,690
Municipal taxes	14,641	13,162
Provision for capital replacements	5,362	6,595
Water	3,083	3,157
	<hr/>	
	105,891	104,878
	<hr/>	
Net loss for the year	\$ (13,491)	\$ (10,311)

Centretown Citizens Ottawa Corporation
Department 32 - Project Operations - 82 and 84 Putman
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 58,079	\$ 56,859
Less: Subsidies to tenants	13,716	10,226
	<hr/>	<hr/>
Rent before vacancy cost	44,363	46,633
Less: Vacancy cost	-	1,845
	<hr/>	<hr/>
Rent received from tenants	44,363	44,788
Provincial reformed subsidy	12,198	10,539
Parking	525	717
Laundry	748	629
	<hr/>	<hr/>
	57,834	56,673
Expenses		
Administration allocated	6,030	6,032
Amortization of rental property	15,142	14,255
Sales taxes (GST/HST)	414	530
Heat	1,815	1,878
Hydro	1,086	1,415
Insurance	608	575
Maintenance and repairs	18,026	23,797
Miscellaneous	461	103
Mortgage interest	6,257	7,148
Municipal taxes	6,629	6,188
Provision for capital replacements	3,064	3,763
Water	1,613	1,559
	<hr/>	<hr/>
	61,145	67,243
Net loss for the year	\$ (3,311)	\$ (10,570)

Centretown Citizens Ottawa Corporation
Department 33 - Project Operations - 147 Hinchey
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 201,896	\$ 197,292
Less: Subsidies to tenants	<u>140,313</u>	<u>134,127</u>
Rent before vacancy cost	61,583	63,165
Less: Vacancy cost	<u>1,936</u>	<u>3,083</u>
Rent received from tenants	59,647	60,082
Provincial reformed subsidy	136,287	141,632
Parking	7,562	7,645
Laundry	<u>4,828</u>	<u>3,745</u>
	208,324	213,104
Expenses		
Administration allocated	22,612	22,621
Bad debts (recovered)	(1,432)	577
Amortization of rental property	80,817	79,343
Sales taxes (GST/HST)	910	889
Heat	1,872	2,025
Hydro	6,920	6,784
Insurance	3,016	2,840
Maintenance and repairs	48,440	51,253
Miscellaneous (recovered)	(49)	40
Mortgage interest	10,923	12,400
Municipal taxes	27,984	28,117
Provision for capital replacements	11,491	11,071
Water	<u>10,579</u>	<u>8,965</u>
	224,083	226,925
Net loss for the year	\$ (15,759)	\$ (13,821)

Centretown Citizens Ottawa Corporation
Department 34 - Project Operations - 264 Lisgar
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 791,179	\$ 775,046
Less: Subsidies to tenants	<u>357,943</u>	<u>367,763</u>
Rent before vacancy cost	433,236	407,283
Less: Vacancy cost	<u>12,577</u>	<u>9,560</u>
Rent received from tenants	420,659	397,723
Provincial reformed subsidy	475,376	493,656
Parking	19,945	18,720
Laundry	12,745	12,571
Interest income	<u>500</u>	<u>469</u>
	929,225	923,139
Expenses		
Administration allocated	96,478	96,516
Bad debts	622	4,949
Amortization of rental property	300,177	294,700
Sales taxes (GST/HST)	3,564	3,195
Heat	8,961	6,913
Hydro	26,657	29,604
Insurance	12,197	11,491
Maintenance and repairs	160,347	167,785
Miscellaneous (recovered)	1,024	(1,963)
Mortgage interest	44,786	50,271
Municipal taxes	182,571	162,697
Provision for capital replacements	49,590	51,213
Water	<u>40,456</u>	<u>29,934</u>
	927,430	907,305
Net income for the year	\$ 1,795	\$ 15,834

Centretown Citizens Ottawa Corporation
Department 35 - Project Operations - 10 Stevens
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 618,418	\$ 605,763
Less: Subsidies to tenants	286,535	281,956
Rent before vacancy cost	331,883	323,807
Less: Vacancy cost	10,230	8,425
Rent received from tenants	321,653	315,382
Provincial reformed subsidy	362,461	365,712
Parking	34,015	29,979
Laundry	17,099	16,491
Administration fees and sundry	7,228	8,083
	742,456	735,647
Expenses		
Administration allocated	79,895	79,927
Bad debts	111	17,910
Amortization of rental property	256,158	251,484
Sales taxes (GST/HST)	3,176	3,181
Heat	6,795	2,955
Hydro	25,461	25,301
Insurance	10,135	9,548
Maintenance and repairs	153,398	141,249
Miscellaneous	201	690
Mortgage interest	37,766	42,447
Municipal taxes	101,203	99,413
Provision for capital replacements	40,987	39,464
Water	25,934	21,741
	741,220	735,310
Net income for the year	\$ 1,236	\$ 337

Centretown Citizens Ottawa Corporation
Department 36 - Project Operations - 258 Argyle
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 578,882	\$ 567,217
Less: Subsidies to tenants	<u>306,912</u>	<u>304,143</u>
Rent before vacancy cost	271,970	263,074
Less: Vacancy cost	<u>5,958</u>	<u>5,687</u>
Rent received from tenants	266,012	257,387
Provincial reformed subsidy	347,216	372,452
Commercial rent	3,000	3,000
Parking	20,373	20,635
Laundry	<u>10,078</u>	<u>8,477</u>
	<u>646,679</u>	<u>661,951</u>
Expenses		
Administration allocated	66,328	66,354
Bad debts	528	8,157
Amortization of rental property	180,477	175,457
Sales taxes (GST/HST)	3,126	3,696
Heat	18,261	19,273
Hydro	13,552	14,270
Insurance	9,082	8,553
Land rent	10,204	10,204
Maintenance and repairs	141,411	142,507
Miscellaneous	156	81
Mortgage interest	47,313	52,345
Municipal taxes	123,069	116,993
Provision for capital replacements	33,706	32,703
Water	<u>22,237</u>	<u>20,458</u>
	<u>669,450</u>	<u>671,051</u>
Net loss for the year	<u>\$ (22,771)</u>	<u>\$ (9,100)</u>

Centretown Citizens Ottawa Corporation
Department 37 - Project Operations - 145 Clarence
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 975,863	\$ 956,005
Less: Subsidies to tenants	400,479	397,387
	575,384	558,618
Rent before vacancy cost	575,384	558,618
Less: Vacancy cost	5,030	9,543
	570,354	549,075
Rent received from tenants	570,354	549,075
Provincial reformed subsidy	588,336	561,823
Commercial rent	3,970	3,970
Laundry	17,379	16,233
Interest income	3,967	4,069
Other revenue	12,233	(1,496)
	1,196,239	1,133,674
Expenses		
Administration allocated	126,627	126,677
Bad debts (recovered)	4,644	(600)
Amortization of rental property	346,716	318,035
Sales taxes (GST/HST)	4,171	4,013
Heat	6,715	9,137
Hydro	38,648	39,079
Insurance	16,841	15,858
Land rent	10,891	10,891
Maintenance and repairs	213,029	198,717
Miscellaneous	4,118	222
Mortgage interest	121,030	166,932
Municipal taxes	156,068	150,528
Provision for capital replacements	75,473	62,432
Water	35,756	38,845
	1,160,727	1,140,766
Net income (loss) for the year	\$ 35,512	\$ (7,092)

Centretown Citizens Ottawa Corporation
Department 38 - Project Operations - 511 Bronson
Provincial Reformed Program

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 319,474	\$ 306,015
Less: Subsidies to tenants	195,999	191,100
	<hr/>	<hr/>
Rent before vacancy cost	123,475	114,915
Less: Vacancy cost	5,201	445
	<hr/>	<hr/>
Rent received from tenants	118,274	114,470
Provincial reform subsidy	218,527	226,787
Parking	6,908	6,528
Laundry	8,441	7,884
	<hr/>	<hr/>
	352,150	355,669
Expenses		
Administration allocated	39,194	39,209
Bad debts (recovered)	(102)	110
Amortization of rental property	113,647	110,654
Sales taxes (GST/HST)	2,655	2,337
Heat	17,485	13,740
Hydro	11,865	12,756
Insurance	5,311	5,002
Maintenance and repairs	107,549	95,837
Miscellaneous (recovered)	(62)	127
Mortgage interest	28,199	31,198
Municipal taxes	50,728	50,970
Provision for capital replacements	19,917	19,327
Water	13,152	15,771
	<hr/>	<hr/>
	409,538	397,038
Net loss for the year	\$ (57,388)	\$ (41,369)

Centretown Citizens Ottawa Corporation
Department 39 - Project Operations - 415 Gilmour
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 1,170,855	\$ 1,144,675
Less: Subsidies to tenants	<u>356,577</u>	<u>338,430</u>
Rent before vacancy cost	814,278	806,245
Less: Vacancy cost	<u>14,302</u>	<u>12,247</u>
Rent received from tenants	799,976	793,998
Provincial reformed subsidy	432,554	432,069
Parking	36,442	33,565
Laundry	19,606	19,610
Interest	<u>8,595</u>	<u>7,843</u>
	<u>1,297,173</u>	<u>1,287,085</u>
Expenses		
Administration allocated	137,179	137,233
Bad debts (recovered)	(1,198)	(308)
Amortization of rental property	370,012	363,449
Sales taxes (GST/HST)	(26,299)	6,823
Heat	31,606	37,720
Hydro	24,048	26,118
Insurance	19,107	17,941
Maintenance and repairs	239,781	231,693
Miscellaneous	11,863	10,760
Mortgage interest	116,446	120,861
Municipal taxes	171,042	157,246
Provision for capital replacements	90,124	78,964
Water	<u>48,306</u>	<u>49,371</u>
	<u>1,232,017</u>	<u>1,237,871</u>
Net income for the year	<u>\$ 65,156</u>	<u>\$ 49,214</u>

Centretown Citizens Ottawa Corporation
Department 40 - Project Operations - 151 Parkdale
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 963,766	\$ 942,542
Less: Subsidies to tenants	465,542	464,274
	498,224	478,268
Rent before vacancy cost	498,224	478,268
Less: Vacancy cost	9,275	13,357
	488,949	464,911
Rent received from tenants	488,949	464,911
Canadian Mental Health Association rent supplement	-	-
Provincial reformed subsidy	495,178	541,234
Parking	52,532	53,192
Laundry	18,951	18,447
Administration fees and sundry	1,390	1,503
	1,057,000	1,079,287
Expenses		
Administration allocated	113,123	113,104
Bad debts (recovered)	(490)	1,902
Amortization of rental property	332,686	322,990
Sales taxes (GST/HST)	5,073	3,871
Heat	23,892	27,228
Hydro	35,619	33,997
Insurance	15,210	14,351
Maintenance and repairs	205,965	198,613
Miscellaneous	4,477	260
Mortgage interest	93,760	103,463
Municipal taxes	125,308	125,892
Provision for capital replacements	58,964	63,670
Water	38,592	35,506
	1,052,179	1,044,847
Net income for the year	\$ 4,821	\$ 34,440

Centretown Citizens Ottawa Corporation
Department 41 - Project Operations - 455 Lisgar
Provincial Reformed Program

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 504,506	\$ 494,521
Less: Subsidies to tenants	<u>187,542</u>	<u>168,436</u>
Rent before vacancy cost	316,964	326,085
Less: Vacancy cost	<u>3,922</u>	<u>1,356</u>
Rent received from tenants	313,042	324,729
Provincial Reformed subsidy	342,555	344,709
Parking	11,103	10,650
Laundry	8,877	8,403
Interest income	825	754
Other revenue	<u>12,000</u>	<u>12,000</u>
	<u>688,402</u>	<u>701,245</u>
Expenses		
Administration allocated	61,806	61,830
Bad debts (recovered)	(1)	-
Amortization of rental property	150,071	140,785
Sales taxes (GST/HST)	2,588	2,907
Heat	22,689	23,272
Hydro	14,822	15,931
Insurance	10,083	9,479
Maintenance and repairs	122,006	121,485
Miscellaneous	2	128
Mortgage interest	164,395	173,730
Municipal taxes	111,826	103,139
Provision for capital replacements	31,408	30,817
Water	<u>17,446</u>	<u>16,246</u>
	<u>709,141</u>	<u>699,749</u>
Net income (loss) for the year	<u>\$ (20,739)</u>	<u>\$ 1,496</u>

Centretown Citizens Ottawa Corporation
Department 52 - Project Operations - 163 James
Other Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 54,103	\$ 53,610
Less: Subsidies to tenants	8,305	9,770
	<hr/>	<hr/>
Rent before vacancy cost	45,798	43,840
Less: Vacancy cost	10,684	5,628
	<hr/>	<hr/>
Rent received from tenants	35,114	38,212
Parking	10	-
Laundry	506	529
Administration fees and sundry	-	222
	<hr/>	<hr/>
	35,630	38,963
Expenses		
Administration allocated	12,060	12,064
Bad debts	3,020	1,452
Amortization of rental property		
Internally financed	2,750	2,688
Sales taxes (GST/HST)	501	751
Hydro	8,136	9,471
Insurance	644	616
Maintenance and repairs	25,181	21,060
Miscellaneous	247	283
Mortgage interest		
Internally financed	2,565	2,685
Municipal taxes	8,387	8,164
Provision for capital replacements	849	849
Water	1,049	1,068
	<hr/>	<hr/>
	65,389	61,151
	<hr/>	<hr/>
Net loss for the year	\$ (29,759)	\$ (22,188)

Centretown Citizens Ottawa Corporation
Department 60 - 140 Bronson
Other Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 134,541	\$ 131,342
Less: Subsidies to tenants	5,931	12,809
	128,610	118,533
Rent before vacancy cost	128,610	118,533
Less: Vacancy cost	4,061	1,203
	124,549	117,330
Rent received from tenants	124,549	117,330
Canadian Mental Health Association rent supplement	-	7,056
Parking	5,436	5,110
Laundry	209	407
Interest income	1,031	954
	131,225	130,857
Expenses		
Administration allocated	21,104	21,113
Bad debts	781	-
Sales taxes (GST/HST)	1,536	1,576
Heat	6,594	6,682
Hydro	3,461	3,583
Insurance	2,236	2,112
Maintenance and repairs	60,199	41,959
Miscellaneous	3,067	40
Municipal taxes	20,059	25,186
Provision for capital replacements	4,456	4,456
Water	3,328	3,162
	126,821	109,869
Net income for the year	\$ 4,404	\$ 20,988

Centretown Citizens Ottawa Corporation
Department 61 - 123 Stirling
Other Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 102,146	\$ 99,998
Less: Subsidies to tenants	5,822	5,706
	<hr/>	<hr/>
Rent before vacancy cost	96,324	94,292
Less: Vacancy cost	2,005	-
	<hr/>	<hr/>
Rent received from tenants	94,319	94,292
Amortization of deferred contribution	4,924	4,924
Parking	3,548	3,577
Laundry	1,637	1,744
Administration fees and sundry	24	537
	<hr/>	<hr/>
	104,452	105,074
Expenses		
Administration allocated	15,075	15,081
Amortization of rental property		
Externally financed	4,924	4,924
Internally financed	9,286	9,077
Sales taxes (GST/HST)	807	1,020
Heat	3,676	4,073
Hydro	1,714	1,535
Insurance	1,788	1,687
Maintenance and repairs	45,520	31,579
Miscellaneous (recovered)	(58)	36
Mortgage interest		
Internally financed	5,847	6,186
Municipal taxes	11,378	11,277
Provision for capital replacements	5,305	5,305
Water	3,627	3,033
	<hr/>	<hr/>
	108,889	94,813
Net income (loss) for the year	\$ (4,437)	\$ 10,261

Centretown Citizens Ottawa Corporation
Department 62 - 1134 - 1144 Merivale Road
and 1361 - 1363 Mayview Avenue
Other Properties

For the year ended December 31 2019 2018

Revenue				
Market rent	\$	188,401	\$	185,348
Less: Subsidies to tenants		54,869		44,829
		133,532		140,519
Rent before vacancy cost		133,532		140,519
Less: Vacancy cost		506		999
		133,026		139,520
Rent received from tenants		133,026		139,520
Rent geared-to-income supplement		49,944		40,394
Canadian Mental Health Association				
Amortization of deferred contribution		8,093		8,093
Parking		4,320		4,320
Administration fees and sundry		270		798
		195,653		193,125
Expenses				
Administration allocated		19,597		19,605
Amortization of rental property				
Externally financed		49,461		48,355
Internally financed		9,027		8,824
Sales taxes (GST/HST)		583		4,690
Hydro		2,663		3,114
Insurance		2,859		2,690
Maintenance and repairs		35,934		42,876
Miscellaneous		19		165
Mortgage interest				
Externally financed		11,897		13,006
Internally financed		6,075		6,414
Municipal taxes		29,537		26,637
Provision for capital replacements		8,620		8,620
Water		10,636		10,690
		186,908		195,686
Net income (loss) for the year	\$	8,745	\$	(2,561)

Centretown Citizens Ottawa Corporation
Department 63 - 1142 Richmond Road
Other Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 339,078	\$ 332,392
Less: Subsidies to tenants	125,364	122,868
	213,714	209,524
Rent before vacancy cost	213,714	209,524
Less: Vacancy cost	5,282	1,541
	208,432	207,983
Rent received from tenants	208,432	207,983
Rent geared-to-income supplement	117,363	115,023
Amortization of deferred contribution	14,472	14,472
Parking	7,560	8,100
Laundry	4,542	4,399
Administration fees and sundry	594	879
	352,963	350,856
Expenses		
Administration allocated	34,672	34,685
Bad debts (recovered)	(378)	2,052
Amortization of rental property		
Externally financed	126,025	123,809
Internally financed	7,396	7,229
Sales taxes (GST/HST)	1,280	1,013
Hydro	1,878	1,879
Insurance	5,148	4,843
Land rent	-	1
Maintenance and repairs	79,645	62,839
Miscellaneous	297	265
Mortgage interest		
Externally financed	30,518	32,738
Internally financed	3,196	3,433
Municipal taxes	49,118	45,404
Provision for capital replacements	19,115	19,115
Water	13,734	15,995
	371,644	355,300
Net loss for the year	\$ (18,681)	\$ (4,444)

Centretown Citizens Ottawa Corporation
Department 64 - Project Operations - 54 Primrose
Other Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 257,016	\$ 252,314
Less: Subsidies to tenants	<u>37,686</u>	<u>38,778</u>
Rent before vacancy cost	219,330	213,536
Less: Vacancy cost	<u>1,089</u>	<u>6,637</u>
Rent received from tenants	218,241	206,899
Rent geared-to-income supplement	28,371	28,371
Canadian Mental Health Association rent supplement	-	1,856
Amortization of deferred contribution	65,129	65,129
Parking	2,760	4,271
Laundry	2,567	2,584
Other revenue	<u>394</u>	<u>632</u>
	<u>317,462</u>	<u>309,742</u>
Expenses		
Administration allocated	43,716	43,734
Bad debts (recovered)	(183)	4,291
Amortization of rental property	89,837	88,756
Sales taxes (GST/HST)	646	949
Heat	9,285	8,634
Hydro	2,442	2,398
Insurance	3,670	3,476
Maintenance and repairs	59,226	58,026
Miscellaneous	472	209
Mortgage interest	37,285	38,371
Municipal taxes	33,453	31,860
Provision for capital replacements	11,490	11,490
Water	<u>9,464</u>	<u>7,604</u>
	<u>300,803</u>	<u>299,798</u>
Net income for the year	<u>\$ 16,659</u>	<u>\$ 9,944</u>

Centretown Citizens Ottawa Corporation
Department 65 - Project Operations - 464 Metcalfe
Beaver Barracks Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 1,445,864	\$ 1,421,471
Less: Subsidies to tenants	<u>664,115</u>	<u>651,387</u>
Rent before vacancy cost	781,749	770,084
Less: Vacancy cost	<u>11,922</u>	<u>8,931</u>
Rent received from tenants	769,827	761,153
Rent geared-to-income supplement	614,507	605,507
Provincial affordability payment	256,157	256,157
Amortization of deferred contribution	385,146	385,146
Parking	59,257	54,571
Laundry	27,323	27,058
Administration fees and sundry	<u>125,486</u>	<u>119,434</u>
	<u>2,237,703</u>	<u>2,209,026</u>
Expenses		
Administration allocated	160,360	160,583
Bad debts (recovered)	(181)	5,755
Amortization of rental property		
Externally restricted	636,635	623,761
Internally restricted	26,521	25,924
Sales taxes (GST/HST)	4,752	7,800
Heat	9,423	11,069
Hydro	87,783	85,916
Insurance	29,989	28,148
Maintenance and repairs	333,767	304,597
Miscellaneous	102,341	99,452
Mortgage interest		
Externally financed	664,439	677,889
Internally financed	27,206	28,414
Municipal taxes	235,864	212,845
Provision for capital replacements	60,458	61,611
Water	<u>43,479</u>	<u>55,538</u>
	<u>2,422,836</u>	<u>2,389,302</u>
Net loss for the year	<u>\$ (185,133)</u>	<u>\$ (180,276)</u>

Centretown Citizens Ottawa Corporation
Department 66 - Project Operations - 160 Argyle
Beaver Barracks Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 666,715	\$ 656,680
Less: Subsidies to tenants	130,766	138,261
	535,949	518,419
Rent before vacancy cost	535,949	518,419
Less: Vacancy cost	3,180	1,598
	532,769	516,821
Rent received from tenants	532,769	516,821
Rent geared-to-income supplement	102,525	107,889
Provincial affordability payment	128,079	128,079
Amortization of deferred contribution	189,698	189,698
Parking	25,828	26,460
Laundry	10,597	10,232
Lawsuit settlement	-	216,983
Administration fees and sundry	56,736	55,817
	1,046,232	1,251,979
Expenses		
Administration allocated	79,895	79,927
Amortization of rental property		
Externally financed	315,443	309,005
Internally financed	13,261	12,962
Sales taxes (GST/HST)	10,103	12,576
Heat	5,332	5,962
Hydro	44,389	40,181
Insurance	12,063	11,356
Maintenance and repairs	177,547	151,026
Miscellaneous	47,716	47,146
Mortgage interest		
Externally financed	333,037	338,965
Internally financed	13,603	14,207
Municipal taxes	86,292	77,870
Provision for capital replacements	30,759	247,742
Water	8,708	7,387
	1,178,148	1,356,312
Net loss for the year	\$ (131,916)	\$ (104,333)

Centretown Citizens Ottawa Corporation
Department 67 - Project Operations - 111 Catherine
Beaver Barracks Properties

For the year ended December 31 2019 2018

	2019	2018
Revenue		
Market rent	\$ 997,264	\$ 984,285
Less: Subsidies to tenants	454,405	451,375
	542,859	532,910
Rent before vacancy cost		
Less: Vacancy cost	3,981	6,103
	538,878	526,807
Rent received from tenants		
Rent geared-to-income supplement	425,343	422,748
Provincial affordability payment	178,596	178,596
Amortization of deferred contribution	99,301	99,301
Parking	28,373	31,295
Laundry	18,837	20,269
Administration fees and sundry	89,050	86,757
	1,378,378	1,365,773
Expenses		
Administration allocated	114,566	114,611
Bad debts	1,197	11,460
Amortization of rental property		
Externally financed	377,113	368,546
Internally financed	18,838	18,414
Sales taxes (GST/HST)	3,177	4,299
Heat	8,463	8,393
Hydro	66,555	65,382
Insurance	26,121	24,497
Maintenance and repairs	208,252	171,422
Miscellaneous	71,185	66,643
Mortgage interest		
Externally financed	366,934	375,826
Internally financed	20,193	21,071
Municipal taxes	201,348	181,698
Provision for capital replacements	50,443	50,443
Water	33,277	42,108
	1,567,662	1,524,813
Net loss for the year	\$ (189,284)	\$ (159,040)

Centretown Citizens Ottawa Corporation
Department 68 - Project Operations - 100-200 Victory Gardens
Private - Beaver Barracks Properties

For the year ended December 31	2019	2018
Revenue		
Market rent	\$ 334,879	\$ 331,763
Less: Subsidies to tenants	207,966	205,578
	<hr/>	<hr/>
Rent before vacancy cost	126,913	126,185
Less: Vacancy cost	2,765	1,483
	<hr/>	<hr/>
Rent received from tenants	124,148	124,702
Rent geared-to-income supplement	207,966	205,578
Provincial affordability payment	76,541	76,541
Amortization of deferred contribution	48,909	48,909
Parking	18,106	20,925
Administration fees and sundry	36,193	35,410
	<hr/>	<hr/>
	511,863	512,065
Expenses		
Administration allocated	27,134	27,145
Bad debts	5	2,417
Amortization of rental property		
Externally financed	167,971	164,300
Internally financed	8,073	7,892
Sales taxes (GST/HST)	1,055	1,650
Heat	1,090	-
Hydro	29,500	28,873
Insurance	6,412	6,011
Maintenance and repairs	59,856	46,440
Miscellaneous	35,136	34,537
Mortgage interest		
Externally financed	157,690	161,068
Internally financed	8,655	9,031
Municipal taxes	51,775	46,722
Provision for capital replacements	18,508	18,508
Water	2,665	-
	<hr/>	<hr/>
	575,525	554,594
Net loss for the year	\$ (63,662)	\$ (42,529)

Centretown Citizens Ottawa Corporation
Department 1017 - Project Operations - 170 Booth (Commercial)
EOA Properties

For the year ended December 31	2019	2018
Revenue		
Commercial rent	<u>\$ 48,505</u>	<u>\$ 36,844</u>
Expenses		
Bad debts	-	23
Sales taxes (GST/HST)	700	274
Heat	3,680	3,680
Hydro	1,728	1,433
Maintenance and repairs	9,110	6,138
Miscellaneous	3,517	2,117
Mortgage interest	-	22
Municipal taxes	13,429	12,917
Water	1,363	1,131
	<u>33,527</u>	<u>27,735</u>
Net income for the year	<u>\$ 14,978</u>	<u>\$ 9,109</u>

Centretown Citizens Ottawa Corporation
Department 1027 - Project Operations - 520 Bronson (Commercial)
Provincial Reformed Programs

For the year ended December 31	2019	2018
Revenue		
Commercial rent	\$ 16,056	\$ 15,477
Parking	1,980	1,980
Sundry	550	528
	18,586	17,985
Expenses		
Administration allocated	862	769
Bad debts (recovered)	(1)	(12)
Sales taxes (GST/HST)	5	55
Heat	204	257
Hydro	1,088	859
Insurance	535	466
Maintenance and repairs	3,198	4,521
Municipal taxes	4,323	4,107
Water	1,028	1,333
	11,242	12,355
Net income for the year	\$ 7,344	\$ 5,630

Centretown Citizens Ottawa Corporation
Department 1065 - Project Operations - 103 Catherine
Beaver Barracks Properties

For the year ended December 31	2019	2018
Revenue		
Commercial rent	\$ 29,000	\$ 29,000
Interest income	231	238
	<u>29,231</u>	<u>29,238</u>
Expenses		
Administration allocated	938	780
Sales taxes (GST/HST)	395	459
Heat	188	211
Hydro	1,674	1,638
Insurance	1,084	1,018
Maintenance and repairs	16,906	15,168
Miscellaneous	1,812	1,434
Provision for capital replacements	2,306	1,153
Water	1,070	1,059
	<u>26,373</u>	<u>22,920</u>
Net income for the year	\$ 2,858	\$ 6,318

Centretown Citizens Ottawa Corporation
Department 1067 - Project Operations - 68 Catherine (Commercial)
Beaver Barracks Properties

For the year ended December 31	2019	2018
Revenue		
Parking	\$ 1,080	\$ 221
Commercial rent	54,979	59,018
Interest income	2,062	1,886
	58,121	61,125
Expenses		
Sales taxes (GST/HST)	16	46
Maintenance and repairs	1,775	2,162
	1,791	2,208
Net income for the year	\$ 56,330	\$ 58,917