

## 2018 FINANCIAL SYNOPSIS—Lodge Operations

### Lodge Balance Sheet

<b>Assets</b>	
Cash	\$ 6,511,451
Accounts Receivable	\$ 180,758
Prepaid Expenses	\$ 49,258
Capital Equity	\$ 20,238,375
<b>Liabilities</b>	
Accounts Payable	\$ 851,064
Accrued Vacation Liability	\$ 273,473
Unexpended Donations	\$ 233,118
Long Term Debt (Lodge)	\$ 16,812,691
Long Term Debt (Other)	\$ 343,781
Capital Surplus	\$ 1,643,916
Accumulated Cash Surplus	\$ 2,421,793
Capital Reserve	\$ 1,717,500

### Lodge Income Statement

Resident Revenue	\$ 6,730,959
Municipal Requisitions	\$ 1,115,058
Lodge Assistance Grant	\$ 2,895,487
Other Revenue & Grants	\$ 52,317
<b>Total Revenue</b>	<b>\$ 10,793,821</b>
Taxes	\$ 0
Utilities	\$ 916,936
Food/Housekeeping Supplies	\$ 1,132,344
Resident Services	\$ 53,579
Maintenance /Improvements	\$ 1,815,093
Staffing	\$ 5,168,343
Administration	\$ 453,156
Long Term Debt Interest	\$ 473,584
<b>Total Expenses</b>	<b>\$ 10,013,034</b>
<b>Excess (Shortfall)</b>	<b>\$ 780,787</b>

## 2018 FINANCIAL

### Housing Balance Sheet

<b>Assets</b>	
Cash	\$ 1,111,430
Accounts Receivable	\$ 82,751
Prepaid Expenses	\$ 246,484
Security Deposit Trust Account	\$ 24,957
<b>Liabilities</b>	
Accounts Payable	\$ 280,546
Accrued Vacation Liability	\$ 92,099
Unexpended Donations	\$ 134,609
Tenants Security Deposit	\$ 24,957
Restricted Operating Reserve	\$ 70,600
Due to ASHC	\$ 167,300

### Housing Income Statement

Resident Revenue	\$ 2,078,297
Utilities Recovered	\$ 305,257
Sundry Income	\$ 89,813
Operating Grant (from Province)	\$ 348,700
<b>Total Revenue</b>	<b>\$ 2,822,066</b>
Taxes	\$ 0
Utilities	\$ 731,132
Operating Expenses	\$ 86,780
Maintenance /Improvements	\$ 627,554
Staffing	\$ 1,032,948
Administration	\$ 356,597
<b>Total Expenses</b>	<b>\$ 2,835,013</b>
<b>Capital Asset/Amortization Exp</b>	<b>\$ 27,535</b>
<b>Due to ASHC (Province of AB)</b>	<b>\$ (40,482)</b>

The Government of Alberta also funded \$3.036 million in Rent Supplements helping 390 households!

The detailed Audited Financial Statement is available through the Grande Spirit Foundation Administration Office  
9505-102 Ave, Grande Prairie, AB T8V 7G9 • Ph: 780-532-2905 Fax: 780-539-3155 • [www.grandespirit.org](http://www.grandespirit.org)

# GRANDE SPIRIT FOUNDATION

## 2018 ANNUAL REPORT



Chair Judy Kokotilo-Bekkerus at the Lakeview Flag Raising ceremony.



## 2018 Board of Directors

City of Grande Prairie:	Clyde Blackburn	Town of Spirit River:	Denise Skoworodko
County of Grande Prairie:	Corey Beck	Town of Beaverlodge:	Judy Kokotilo-Bekkerus
Saddle Hills County:	Alvin Hubert	Town of Sexsmith:	Isak Skjaveland
MD of Greenview:	Roxie Rutt	Town of Wembley:	Cory Gundersen
Birch Hills County:	Denise Joudrey	Village of Rycroft :	Joanne Chelick
MD of Spirit River:	Elaine Garrow	Village of Hythe:	Brian Peterson

*“We serve seniors, families, and individuals by providing quality, affordable housing”*

## PORTFOLIO (At December 31, 2018)

Program Name	Total Units	Total Residents	Average Age	Average Rent Paid (per unit/month)	Operating Cost (per unit/month)
<b>Seniors Lodge</b>					
Grande Prairie	385	412	84 years	\$1301	\$1627
Spirit River	42	42	84 years	\$1272	\$2325

### Provincial Programs

#### Seniors Apartment

Grande Prairie	122	124	77 years	\$543	\$502
Rural	156	161	75 years	\$506	\$689

#### Family Housing Direct Rental

Grande Prairie	40	141	(Adult) 35 years	\$442	\$1103
Rural	21	59	(Adult) 38 years	\$416	\$1215

#### Family Housing Rent Supplement

				Monthly Average Subsidy Paid	
Private Landlord Program	306	469	(Adult) 48 years	\$591	
Direct to Tenant Program	154	376	(Adult) 41 years	\$457	

### Contract Management

<b>Accessible Housing</b>	17	25	(Adult) 49 years	\$443	
<b>Affordable Housing</b>				<b>Affordable Rents</b>	
Margaret Edgson Manor	70	131	(Adult) 46 years	\$725	
Hearthstone Manor	40	65	(Adult) 50 years	\$500—\$850	
<b>Total number of units</b>	<b>1275</b>				
<b>Total number of residents</b>	<b>1746</b>				

## TURNOVER 2018

	Move-outs	Move-ins
Lodge	121	179
Senior Apartment	60	72
Family Housing Direct Rental	13	10
Affordable Housing	27	26
Accessible Housing	3	3



*In Memory of  
Grande Spirit Foundation Board Chair Claude Lagace  
who served as chair for 8 years.*



*Heritage Lodge Residents with their Easter Bonnets.*

## WAITLIST (At December 31, 2018)

Seniors Lodge	30 Households
Seniors Apartment	79 Households
Senior Enhanced Apartment	31 Households
Family & Special Purpose Housing	327 Households



*Pioneer Lodge Manager Kathy Belyan with resident Anne Popowich during a visit with some goats!*

## STAFF PROFILE

Total Staff	145
Administrative Services	24
Food Services	26
Resident Services	57
Relief Staff	21
Maintenance Services	17
Annual Payroll	\$ 6,487,633

## HIGHLIGHTS

- ➔ Heritage Lodge received a \$500,000 HVAC upgrade
- ➔ Wild Rose Manor, Heritage Lodge and Pioneer Lodge all received \$200,000 Nurse Call upgrades
- ➔ Lakeview's occupancy grew from 50% in January 2018 to 94% by December 31, 2018
- ➔ Need's assessment and Business Case have been completed and submitted to the Province requesting a new Seniors facility with 90+ lodge rooms
- ➔ The Friends of the Grande Spirit Foundation raised over \$23,000 with the annual Fall Harvest Dinner for quality of life enhancements in senior facilities and received a \$200,000 donation