

GRANDE SPIRIT FOUNDATION 2019 ANNUAL REPORT



Lakeview hosted the 2019 Minister's Service Seniors Awards Community Celebration in September 2019.



2019 Board of Directors

City of Grande Prairie:	Chris Thiessen	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"

2019 FINANCIAL SYNOPSIS—Lodge Operations

Lodge Balance Sheet

Assets	
Cash	\$ 7,994,144
Accounts Receivable	\$ 136,065
Prepaid Expenses	\$ 43,334
Capital Equity	\$ 18,892,815
Liabilities	
Accounts Payable	\$ 606,154
Accrued Vacation Liability	\$ 273,083
Unexpended Donations	\$ 230,268
Long Term Debt (Lodge)	\$ 16,334,017
Long Term Debt (Other)	\$ 310,089
Capital Surplus	\$ 876,379
Accumulated Cash Surplus	\$ 2,389,850
Capital Reserve	\$ 3,838,752

Lodge Income Statement

Resident Revenue	\$ 7,702,722
Municipal Requisitions	\$ 1,170,809
Lodge Assistance Grant	\$ 2,292,476
Other Revenue & Grants	\$ 70,845
Total Revenue	\$ 11,236,852
Taxes	\$ 0
Utilities	\$ 949,843
Food/Housekeeping Supplies	\$ 1,262,540
Resident Services	\$ 49,795
Maintenance /Improvements	\$ 1,236,056
Staffing	\$ 5,269,707
Administration	\$ 554,684
Long Term Debt Interest	\$ 459,381
Total Expenses	\$ 9,772,006
Excess (Shortfall)	\$ 1,454,846

2019 FINANCIAL SYNOPSIS—Provincial Operations

Housing Balance Sheet

Assets	
Cash	\$ 1,932,572
Accounts Receivable	\$ 45,626
Prepaid Expenses	\$ 232,149
Security Deposit Trust Account	\$ 24,174
Liabilities	
Accounts Payable	\$ 302,281
Accrued Vacation Liability	\$ 89,308
Unexpended Donations	\$ 130,904
Tenants Security Deposit	\$ 24,174
Restricted Operating Reserve	\$ 70,600
Due to ASHC	\$ 49,141

Housing Income Statement

Resident Revenue	\$ 2,072,190
Utilities Recovered	\$ 294,032
Sundry Income	\$ 96,659
Operating Grant (from Province)	\$ 569,737
Total Revenue	\$ 3,032,618
Taxes	\$ 2,495
Utilities	\$ 713,980
Operating Expenses	\$ 112,732
Maintenance /Improvements	\$ 626,285
Staffing	\$ 1,063,961
Administration	\$ 428,897
Total Expenses	\$ 2,948,350
Capital Asset/Amortization Exp	\$ 10,977
Due to ASHC (Province of AB)	\$ (49,141)

The Government of Alberta also funded \$3.036 million in Rent Supplements helping 367 households!

The detailed Audited Financial Statement is available through the Grande Spirit Foundation Administration Office

PORTFOLIO (At December 31, 2019)

Program Name	Total Units	Total Residents	Average Age	Average Rent Paid	Operating Cost Per unit/month
Seniors Lodge					
Grande Prairie/Clairmont	385	430	84 years	\$1461	\$1689
Spirit River	42	38	82 years	\$1278	\$2391
Provincial Programs					
Seniors Apartments					
Grande Prairie	122	124	77 years	\$559	\$530
Rural	156	151	79 years	\$507	\$718
Family Housing Direct Rental					
Grande Prairie	40	108	33 years	\$410	\$1158
Rural	21	43	39 years	\$439	\$945
Family Housing Rent Supplement					
Private Landlord Program	233	449	50 years	\$647	
Direct to Tenant Program	135	316	43 years	\$474	
Contract Management					
Accessible Housing					
	17	25	48 years	\$443	
Affordable Housing					
Margaret Edgson Manor	70	167	34 years	\$450-725	
Hearthstone Manor	40	93	36 years	\$475-850	
Total number of units	1275				
Total number of residents		1746			

TURNOVER 2019

	Move-Outs	Move-ins
Lodge	116	127
Senior Apartment	65	56
Family Housing Direct Rental	22	21
Affordable Housing	38	35
Accessible Housing	1	0



Santa handing out a present for Ethel Kowalski at Heritage Lodge.

WAITLIST (AT DECEMBER 31, 2019)

Seniors Lodge	55 households
Seniors Apartment	139 households
Senior Enhanced Apartment	40 households
Family & Special Purpose Housing	450 households



Resident of Lakeview take part in a Fashion Show.

STAFF PROFILE

Total Staff	146
Administrative Services	24
Food Services	23
Resident Services	59
Casual Staff	23
Maintenance Services	17
Annual Payroll	\$6,675,608



Minister of Seniors and Housing Josephine Pon visiting with the seniors in Pleasantview Lodge.

HIGHLIGHTS

- ➔ A new facility in Spirit River was announced by the Government of Alberta, after being submitted in the annual business plan
- ➔ A Needs Assessment for all Grande Spirit Foundation municipalities was completed
- ➔ Lakeview's occupancy grew from 90% in January 2019 to be considered as full in October 2019.
- ➔ There was more than 3,000 volunteer hours in 2019 between the five lodges.
- ➔ The Friends of the Grande Spirit Foundation raised over \$30,000 with the annual Fall Harvest Dinner, over \$9,000 with the Annual Garage Sale and over \$10,000 from the annual golf tournament. All of this is for quality of life enhancements in senior facilities.