
FINANCIAL STATEMENTS

FOR THE YEAR ENDING DECEMBER 31, 2023

MANAGEMENT BODY: GRANDE SPIRIT FOUNDATION

LOCATION (MUNICIPALITY): GRANDE PRAIRIE, ALBERTA

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To the Board of Directors of Grande Spirit Foundation:

Opinion

We have audited the financial statements of Grande Spirit Foundation (the "Foundation"), which comprise the statement of financial position as at December 31, 2023, and the statements of changes in net assets, changes in restricted operating reserve fund and deferred operating reserve fund, statements of operations and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies and supplementary schedules.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Foundation as at December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

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 Foundation 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.

Other Matter

The budget figures presented were provided by the Foundation and have not been subject to audit verification.

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 Canadian accounting standards for not-for-profit organizations, 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 Foundation's ability to continue as a 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 Foundation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Foundation'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 Foundation'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 Foundation'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 Foundation 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.

Grande Prairie, Alberta

March 22, 2024

MNP LLP

Chartered Professional Accountants

GRANDE SPIRIT FOUNDATION
STATEMENT OF FINANCIAL POSITION
December 31, 2023

ASSETS

	December 31, 2023			December 31, 2022		
	TOTAL	LODGE	HOUSING	TOTAL	LODGE	HOUSING
CURRENT						
Cash - general	1,531,858.03	1,567,528.90	(35,670.87)	4,158,697.53	4,135,772.49	22,925.04
Cash - restricted (Note 3)	4,481,831.99	1,099,230.36	3,382,601.63	5,171,031.03	1,560,288.16	3,610,742.87
Security deposit trust account	26,201.09	-	26,201.09	31,656.09	-	31,656.09
Short-term investments (Note 4)	5,158,012.03	5,158,012.03	-	4,298,346.76	4,298,346.76	-
Accounts receivable - general (Note 5)	403,635.98	277,070.76	126,565.22	274,273.40	208,182.69	66,090.71
Prepaid expenses	304,256.92	52,005.78	252,251.14	267,117.36	58,688.36	208,429.00
	11,905,796.04	8,153,847.83	3,751,948.21	14,201,122.17	10,261,278.46	3,939,843.71
CAPITAL ASSETS (Note 6) (Schedule I)	22,040,652.76	16,558,059.11	5,482,593.65	20,370,141.92	15,222,870.45	5,147,271.47
	33,946,448.80	24,711,906.94	9,234,541.86	34,571,264.09	25,484,148.91	9,087,115.18
<u>LIABILITIES</u>						
CURRENT						
Accounts payable/accrued liabilities (Note 7)	2,033,933.41	1,843,507.91	190,425.50	969,991.52	717,889.96	252,101.56
Accrued vacation liability	582,938.54	502,885.06	80,053.48	548,023.65	480,890.75	67,132.90
Due to ASHC (Schedule II)	-	-	-	-	-	-
Tenant security deposits payable	26,201.09	-	26,201.09	31,656.09	-	31,656.09
Unexpended donations & fundraising	359,526.53	224,355.62	135,170.91	365,734.57	230,775.35	134,959.22
Deferred revenue (Note 8)	2,953,645.27	14,807.75	2,938,837.52	2,638,893.91	11,862.50	2,627,031.41
Current portion of long-term debt (Note 9)	447,000.00	447,000.00	-	359,500.00	359,500.00	-
Restricted operating reserve fund (Note 10)	70,600.00	-	70,600.00	70,600.00	-	70,600.00
	6,473,844.84	3,032,556.34	3,441,288.50	4,984,399.74	1,800,918.56	3,183,481.18
LONG-TERM						
Long-term debt (Note 9)	14,743,778.18	14,743,778.18	-	15,313,988.75	15,313,988.75	-
Deferred capital contributions (Note 11)	7,180,170.10	2,290,087.62	4,890,082.48	7,456,269.03	2,372,593.31	5,083,675.72
	21,923,948.28	17,033,865.80	4,890,082.48	22,770,257.78	17,686,582.06	5,083,675.72
TOTAL LIABILITIES	28,397,793.12	20,066,422.14	8,331,370.98	27,754,657.52	19,487,500.62	8,267,156.90
COMMITMENTS (Note 14)						
CONTINGENCY (Note 15)						
SUBSEQUENT EVENTS (Note 17)						
SURPLUS, EQUITY AND RESERVES						
Accumulated surplus (deficit)	551,050.14	621,454.26	(70,404.12)	1,751,718.83	1,916,648.29	(164,929.46)
Capital surplus	1,148,876.05	175,301.05	973,575.00	984,887.74	-	984,887.74
Emergency operating reserve	750,000.00	750,000.00	-	750,000.00	750,000.00	-
Building reserve	930,939.00	930,939.00	-	1,000,000.00	1,000,000.00	-
Future development reserve	1,234,815.02	1,234,815.02	-	1,280,000.00	1,280,000.00	-
Equipment replacement reserve	382,975.47	382,975.47	-	500,000.00	500,000.00	-
Operating reserve	550,000.00	550,000.00	-	550,000.00	550,000.00	-
	5,548,655.68	4,645,484.80	903,170.88	6,816,606.57	5,996,648.29	819,958.28
	33,946,448.80	24,711,906.94	9,234,541.86	34,571,264.09	25,484,148.91	9,087,115.18

**STATEMENT OF CHANGES IN NET ASSETS
LODGE OPERATIONS
AS AT DECEMBER 31, 2023**

	Accumulated Surplus/(Deficit)	Capital Surplus	Emergency Operating Reserve	Building Reserve	Future Development Reserve	Equipment Replacement Reserve	Operating Reserve
Balance beginning of year	1,916,648.29	-	750,000.00	1,000,000.00	1,280,000.00	500,000.00	550,000.00
Current Year Net Excess (Deficiency) of Revenue over Expenses							
Lodge	(1,355,158.38)	-	-	-	-	-	-
Other Contract & Property Management	3,994.89	-	-	-	-	-	-
Amortization - capital assets	1,272,802.06	(1,272,802.06)	-	-	-	-	-
Amortization - capital grant	(73,071.00)	73,071.00	-	-	-	-	-
Sub-Total	1,765,215.86	(1,199,731.06)	750,000.00	1,000,000.00	1,280,000.00	500,000.00	550,000.00
Capital asset additions funded by capital grants	(403,722.05)	403,722.05	-	-	-	-	-
Capital asset additions funded by reserves	-	109,623.25	-	(60,000.00)	-	(49,623.25)	-
Capital asset additions funded by operations	(2,094,641.85)	2,094,641.85	-	-	-	-	-
Capital grant funding expended	403,722.05	(403,722.05)					
Payment on long-term debt	(482,710.57)	482,710.57	-	-	-	-	-
Transfer to/from reserves	121,647.26	-	-	(9,061.00)	(45,184.98)	(67,401.28)	-
Interfund transfer	1,311,943.56	(1,311,943.56)					
Balance at end of year	621,454.26	175,301.05	750,000.00	930,939.00	1,234,815.02	382,975.47	550,000.00

**STATEMENT OF CHANGES IN NET ASSETS
LODGE OPERATIONS
AS AT DECEMBER 31, 2022**

	Accumulated Surplus/(Deficit)	Capital Surplus	Emergency Operating Reserve	Building Reserve	Future Development Reserve	Equipment Replacement Reserve	Operating Reserve
Balance beginning of year	2,793,694.37	-	750,000.00	792,867.85	1,280,000.00	495,193.80	550,000.00
Current Year Net Excess (Deficiency) of Revenue over Expenses							
Lodge	(854,389.71)	-	-	-	-	-	-
Other Contract & Property Management	189,281.98	-	-	-	-	-	-
Amortization - capital assets	1,352,574.56	(1,352,574.56)	-	-	-	-	-
Amortization - capital grant	(79,831.00)	79,831.00	-	-	-	-	-
Sub-Total	3,401,330.20	(1,272,743.56)	750,000.00	792,867.85	1,280,000.00	495,193.80	550,000.00
Capital grants received	6,481.13	(6,481.13)	-	-	-	-	-
Capital asset additions funded by reserves	-	-	-	-	-	-	-
Capital asset additions funded by operations	(167,780.07)	167,780.07	-	-	-	-	-
Payment on long-term debt	(453,704.26)	453,704.26	-	-	-	-	-
Transfer to/from reserves	(211,938.35)	-	-	207,132.15	-	4,806.20	-
Interfund transfer	(657,740.36)	657,740.36					
Balance at end of year	1,916,648.29	-	750,000.00	1,000,000.00	1,280,000.00	500,000.00	550,000.00

**STATEMENT OF CHANGES IN NET ASSETS
HOUSING OPERATIONS
AS AT DECEMBER 31, 2023**

	Accumulated Surplus	Restricted Reserve	Capital Surplus
Beginning at beginning of year	\$ (164,929.47)	\$ -	\$ 984,887.75
Current year net excess (shortfall) of revenue over expenses	83,212.60 -		-
Sub-total	(81,716.87)	-	984,887.75
Adjustments:			
Acquisition of capital assets	(540,228.18)		540,228.18
Capital assets funded by capital grants and reserves	540,228.18		(540,228.18)
Capital assets funded by capital grant - land	-		-
Amortization	11,312.75		(11,312.75)
Transfer to Payable to Alberta Social Housing	-		
Sub-total	11,312.75	-	(11,312.75)
Balance at end of year	\$ (70,404.12)	\$ -	\$ 973,575.00

**STATEMENT OF CHANGES IN NET ASSETS
HOUSING OPERATIONS
AS AT DECEMBER 31, 2022**

	Accumulated Surplus	Restricted Reserve	Capital Surplus
Beginning at beginning of year	\$ (32,935.06)	\$ -	\$ 816,125.50
Current year net excess (shortfall) of revenue over expenses	(167,667.22)		-
2021 deficit funding received	32,935.06		
Sub-total	(167,667.22)	-	816,125.50
Adjustments:			
Acquisition of capital assets	(2,081,597.95)		2,081,597.95
Capital assets funded by capital grants and reserves	2,081,597.95		(2,081,597.95)
Capital assets funded by capital grant - land	-		171,500.00
Amortization	2,737.75		(2,737.75)
Transfer to Payable to Alberta Social Housing	-		
Sub-total	2,737.75	-	168,762.25
Balance at end of year	\$ (164,929.47)	\$ -	\$ 984,887.75

**STATEMENT OF CHANGES IN RESTRICTED OPERATING RESERVE FUND
AND DEFERRED OPERATING RESERVE FUND
December 31, 2023**

MANAGEMENT BODY: GRANDE SPIRIT FOUNDATION

	Restricted Operating Reserve Fund	Deferred Operating Reserve Fund
Balance at beginning of year	70,600.00	-
Adjustment per Alberta Seniors	-	-
	-	-
	70,600.00	-
Add: Reserve grant / funding received		
Operating & maintenance	-	100,250.00
Capital	-	
Sub-total	70,600.00	100,250.00
Less: Amount repayable reclassified to accounts payable at		
year end		
Recognized during the year		100,250.00
Balance at end of year	70,600.00	-

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023 Actual	2023 Budget	2022 Actual
REVENUE			
Rental revenue	10,273,172	9,843,284	9,783,411
Utilities recovered, laundry and food services	782,352	587,828	572,963
Lodge assistance grant & other operating grants	2,960,577	2,076,342	3,562,329
Municipal requisitions (Note 12)	1,587,636	1,587,636	1,380,554
Provincial employment grants, donations and sundry	157,833	139,837	145,092
Management fees	451,790	415,591	386,519
Interest	663,949	337,000	347,573
	16,877,308	14,987,517	16,178,442
EXPENSES			
Property taxes	52,422	55,000	62,151
Utilities	2,148,347	2,042,383	2,035,050
Food services	1,375,733	1,280,671	1,297,723
Housekeeping services	203,344	158,920	198,390
Owner surplus (deficit)	(51,414)	-	(6,228)
Resident services	210,068	75,055	143,991
Safety and security systems	137,720	92,100	144,875
Equipment and vehicle maintenance	112,376	94,675	77,049
Building maintenance	503,671	348,996	415,933
Capital maintenance	368,504	428,000	372,504
Heating, ventilation, and plumbing	240,495	178,875	207,789
Appliance repair and replacement	53,468	29,600	49,100
Electrical systems and elevators	103,675	102,100	117,550
Grounds	151,411	161,662	314,169
Painting	14,803	6,500	31,464
Salaries	7,972,078	7,363,889	7,694,986
Employee benefits, WCB and awards	1,314,421	1,224,340	1,324,671
Long-term interest	812,745	835,691	460,696
Office supplies	43,460	30,900	37,697
Bad debts	-	3,000	1,535
Communications	115,961	84,200	116,768
Travel	36,995	21,600	21,256
Audit, legal and consulting services	196,853	54,600	110,686
Insurance	85,090	102,595	76,359
Conferences and staff training	40,836	57,850	21,625
Rent	63,256	76,200	58,989
Contract management fees	161,246	250,128	159,048
Memberships	36,010	21,300	20,789
Office equipment	126,323	95,950	112,855
Board travel and subsistence	48,626	50,000	54,201
Sundry administration	3,456	11,700	2,063
	16,681,977	15,338,481	15,735,735
EXCESS (SHORTFALL) OF REVENUE OVER EXPENSES FROM OPERATIONS	195,331	(350,963)	442,706
AMORTIZATION	1,211,044	525,734	1,275,481
EXTRAORDINARY LOSS	252,238	-	-
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENSES	(1,267,951)	(876,697)	(832,775)

GRANDE SPIRIT FOUNDATION
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2023

	2023		2022	
	\$	\$	\$	\$
Cash from Operating Activities				
Excess (deficiency) of revenue over expenses		(1,267,951)		(832,775)
Add: Amortization of capital assets		1,477,708		1,509,251
Less: Amortization of capital grants		(266,664)		(236,920)
Net Change in non-cash working capital				
Increase (decrease) in liabilities	1,429,258		245,326	
Decrease (increase) in receivables	(129,363)		173,069	
Decrease (increase) in other assets	(37,140)		(27,994)	
		1,262,756		390,401
Net cash generated through operating activities		1,205,849		829,957
Financing and Investing Activities				
Purchase of capital assets		(3,148,215)		(2,154,637)
Capital grant received		-		1,286,481
Capital grant funding expended		-		-
Restricted grant funding received		100,250		788,596
Restricted grant funding expended		(137,002)		(192,027)
Prior year deficit funding received - Housing		-		32,935
Advances of long-term debt		-		-
Repayment of long-term debt		(482,711)		(453,704)
Net cash generated (used) in financing and investing activities		(3,667,678)		(692,356)
Net increase in cash		(2,461,829)		137,601
Cash, beginning of the year		13,659,732		13,522,131
Cash, end of year		11,197,903		13,659,732

CASH REPRESENTED BY:

Cash - general	1,531,858	4,158,698
Cash - restricted	4,481,832	5,171,031
Security deposit trust account	26,201	31,656
Short-term investments	5,158,012	4,298,347
	11,197,903	13,659,732

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

1 PURPOSE OF THE ORGANIZATION

The Grande Spirit Foundation ("Foundation") is a non-profit local government organization that provides publicly funded housing and support services to senior citizens, families and individuals. The Foundation is established as a management body by provincial ministerial order and is governed by the Alberta Housing Act and its regulations. It is a registered charity and thus is exempt from income taxes.

2 SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations set out in Part III of the CPA Canada Handbook - Accounting, as issued by the Accounting Standard Board of Canada and include the following significant accounting policies:

a) Basis of accounting and revenue recognition

These statements are prepared on an accrual basis whereby all revenue and expenses are recorded in the period in which they pertain. The Foundation follows the deferral method of accounting for contributions. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Unrestricted investment income is recognized as revenue when earned. Restricted contributions and restricted investment income are recognized as revenue in the year in which the related expenses are incurred.

Rental revenue and ancillary charges

Rents from lodge and housing units is recognized as revenue over the terms of the related agreements. Recoveries from residents for utilities, laundry and food services are recognized as revenue in the period in which the applicable costs are incurred. Other incidental income is recognized when the services are provided.

Municipal requisitions and management fees

Municipal requisitions and management fees are recognized as revenue over the terms of the related agreements and are recorded in the period in which they pertain.

Grant funding

Unrestricted grant funding is recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted grant funding is recognized as revenue in the year in which the related expenses are incurred.

Interest income

Unrestricted interest income is recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted interest income is recognized as revenue in the year in which the related expenses are incurred.

Donation income

Unrestricted donation income and restricted donation income is recognized as revenue in the year in which the related expenses are incurred.

b) Cash and cash equivalents

Cash and cash equivalents includes balances with banks and short-term investments with maturities of three months or less. Cash subject to restrictions that prevent its use for current purposes is included in restricted cash.

c) Capital assets

The Foundation records capital assets as follows:

- I) Lodge and housing buildings, land and improvements on which ownership was transferred to the Foundation are recorded at market value based on the property tax assessed values or appraised values in the year in which ownership was transferred. Buildings, land and improvements owned by the Alberta Government and City of Grande Prairie are not shown in these accounts.
- II) Automotive equipment and furniture and equipment with an original cost exceeding \$5,000 are recorded at cost.
- III) Amortization is provided on the straight-line basis over the assets' estimated useful lives. Amortization of the family housing office building is equal to the principal payments on the mortgage and amortization rates for all other assets are as follows:

Land improvements	25 years
Buildings	20 years
Furniture	5 years
Equipment and Automotive	5 years
- IV) Capital assets acquired during the year, but not placed into use during this time, are not amortized in the year of acquisition.
- V) Contributions of non-depreciable tangible capital assets are recognized as a direct increase in net assets in the statement of changes in net assets.
- VI) Interest costs relating to major capital projects in progress are capitalized as part of capital assets. Capitalization of interest ceases when the asset is substantially complete and ready for its intended productive use.

d) Due to Alberta Social Housing Corporation

The amount due to Alberta Social Housing Corporation is calculated on Schedule II.

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

2 SIGNIFICANT ACCOUNTING POLICIES (continued)

e) Deferred contributions related to capital assets

Deferred contributions related to capital assets represent the unamortized portion of contributed capital assets and restricted contributions that were used to purchase and/or upgrade the Foundation's buildings. Recognition of these amounts as revenue is deferred to periods when the related capital assets are amortized.

f) Contributed materials and services

Contributions of materials and services are recognized both as contribution and expenses in the statement of operations when a fair value can be reasonably estimated and when the materials and services are used in the normal course of the Foundation's operations and would otherwise have been purchased.

g) Bad Debts

Bad debts are only written off if carried on the books for at least one year and determined to be uncollectible.

h) Financial Instruments

The Foundation recognizes its financial instruments when the Foundation becomes party to the contractual provisions of the financial instrument.

Arm's length financial instruments

Financial instruments originated/acquired or issued/assumed in an arm's length transaction ("arm's length financial instrument") are initially recorded at their fair value.

At initial recognition, the Foundation may irrevocably elect to subsequently measure any arm's length financial instrument at fair value. The Foundation has not made such an election during the year

The Foundation subsequently measures investments in equity instruments quoted in an active market and all derivative instruments except those designated in a qualifying hedging relationship or that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, at fair value. Fair value is determined by published price quotations. Investments in equity instruments not quoted in an active market and derivatives that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, are subsequently measured at cost less impairment. With the exception of financial liabilities indexed to a measure of the Foundation's performance or value of its equity and those instruments designated as fair value, all other financial assets and liabilities are subsequently measured at amortized cost.

Transaction costs and financing fees directly attributable to the origination, acquisition, issuance or assumption of financial instruments subsequently measured at fair value are immediately recognized in the excess (shortfall) of revenue over expenses for the current period. Conversely, transaction costs and financing fees are added to the carrying amount for those financial instruments subsequently measured at amortized cost or cost.

i) Financial asset impairment

The Foundation assesses impairment of all of its financial assets measured at cost or amortized cost. The Foundation groups assets for impairment testing when there are numerous assets affected by the same factors and/or no asset is individually significant. Management considers whether the issuer is having significant financial difficulty and whether there has been a breach in contract, such as a default or delinquency in interest or principal payments in determining whether objective evidence of impairment exists. When there is an indication of impairment, the Foundation determines whether it has resulted in a significant adverse change in the expected timing or amount of future cash flows during the year.

The Foundation reduces the carrying amount of any impaired financial assets to the highest of: the present value of cash flows expected to be generated by holding the assets; the amount that could be realized by selling the assets at the statement of financial position date; and the amount expected to be realized by exercising any rights to collateral held against those assets.

Any impairment, which is not considered temporary, is included in current year excess (shortfall) of revenue over expenses.

The Foundation reverses impairment losses on financial assets when there is a decrease in impairment and the decrease can be objectively related to an event occurring after the impairment loss was recognized. The amount of the reversal is recognized in the excess (shortfall) in the year the reversal occurs.

j) Allocation of Expenses

The Foundation engages in operating and managing social programs aimed at providing affordable housing to low-income Albertans. The cost of each project includes property taxes, utilities, operating expenses and maintenance expenses that are directly related to each project. The Foundation also incurs a number of general support expenses that are common to the administration of the Foundation and each of its projects.

The Foundation allocates certain of its general support expenses by identifying the appropriate basis of allocating each component expenses, and applies that consistently each year. General administration expenses are allocated to the projects proportionately based on the number of units in the portfolio.

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

2 SIGNIFICANT ACCOUNTING POLICIES (continued)

k) Long-lived assets and discontinued operations

Long-lived assets consist of capital assets. Long-lived assets held for use are measured and amortized as described in the applicable accounting policies.

When the Foundation determines that a long-lived asset no longer has any long-term service potential to the organization, the excess of its net carrying amount over any residual value is recognized as an expense in the statement of operations. Write-downs are not reversed.

l) Measurement uncertainty (use of estimates)

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenue and expenses during the reporting period

Accounts receivable are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary. Amortization of capital assets is based on the estimated useful lives of capital assets. Amortization of deferred capital grants is based on the estimated useful lives of the assets to which they relate.

These assumptions are reviewed periodically and, as adjustments become necessary, they are reported in the excess (shortfall) in the years in which they become known.

3 CASH - RESTRICTED

Restricted cash consists of the following:

	2023		2022	
	<u>Lodge</u>	<u>Housing</u>	<u>TOTAL</u>	<u>TOTAL</u>
Rent supplement cash advance		550,964	550,964	550,964
Restricted operating reserve		70,600	70,600	70,600
Deferred rent supplement funding		551,015	551,015	266,002
Restricted grants	5,500	1,310,395	1,315,895	1,343,213
Rent subsidies program - Heathstone Manor		130,960	130,960	135,923
Family Housing reserve		387,604	387,604	329,894
Unexpended deferred capital contributions	1,093,730	381,064	1,474,794	2,474,435
	<u>1,099,230</u>	<u>3,382,602</u>	<u>4,481,832</u>	<u>5,171,031</u>

4 SHORT-TERM INVESTMENTS

Short-term investments consist of the following:

	<u>2023</u>	<u>2022</u>
Notice on Amount - 90 days, interest at prime minus 1.6% (2022 - prime minus 1.6%)	195,109	184,981
Notice on Amount - 90 days, interest at prime minus 1.6% (2022 - prime minus 1.6%)	6,524,616	6,185,924
Notice on Amount - 90 days, interest at prime minus 1.6% (2022 - prime minus 1.6%)	1,111,733	1,054,024
	<u>7,831,458</u>	<u>7,424,929</u>
Reclassified to restricted cash for presentation purposes	(2,673,446)	(3,126,582)
	<u>5,158,012</u>	<u>4,298,347</u>

5 ACCOUNTS RECEIVABLE

Accounts receivable consist of the following:

	2023		2022	
	<u>Lodge</u>	<u>Housing</u>	<u>TOTAL</u>	<u>TOTAL</u>
Tenant receivables	18,960	34,013	52,973	15,880
Goods & Services Tax	176,628	65,328	241,956	175,540
Due from City of Grande Prairie - Hearthstone Manor	51,414	-	51,414	6,228
Other	30,069	27,224	57,293	76,626
	<u>277,071</u>	<u>126,565</u>	<u>403,636</u>	<u>274,274</u>

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

6 CAPITAL ASSETS

Capital assets consist of the following:

	Land and		Furniture	Equipment and Automotive	2023	2022
	Improvements	Buildings			TOTAL	TOTAL
Pioneer Lodge	130,800	3,386,032	-	135,507	3,652,339	3,652,339
Heritage Lodge	173,600	4,503,969	-	86,144	4,763,712	4,763,712
Wild Rose Manor/Apartments	350,000	9,341,029	-	299,636	9,990,665	9,990,665
Pleasantview Lodge	13,650	1,345,025	-	186,209	1,544,884	1,511,739
Lakeview Lodge	1,984,000	14,889,009	-	627,258	17,500,267	17,415,137
Central & Family Housing Office	-	762,247	-	230,790	993,037	943,414
Housing Operations	1,560,689	4,371,369	30,225	340,467	6,302,749	5,762,521
Seniors Development Projects	141,959	2,611,983	-	-	2,753,942	313,850
	4,354,698	41,210,663	30,225	1,906,010	47,501,596	44,353,377
Accumulated amortization	4,970	23,572,873	30,225	1,852,876	25,460,944	23,983,236
	4,349,728	17,637,789	-	53,135	22,040,652	20,370,141

No amortization has been recorded on the following assets during the year as the projects are currently in the development phase and not available for use. Amortization will commence once the projects have been substantially complete and are ready for their intended use.

Seniors Development Projects	2,753,942	313,850
Housing Operations	898,936	358,708
	<u>3,652,878</u>	<u>672,558</u>

7 ACCOUNTS PAYABLE/ACCRUED LIABILITIES

Accounts payable consist of the following:

	2023		2022	
	Lodge	Housing	TOTAL	TOTAL
Trade payables	529,100	140,098	669,198	674,339
Construction payable	725,768	-	725,768	-
Construction holdback payable	208,534	-	208,534	-
Audit accrual	18,975	15,525	34,500	34,500
Accrued interest on long-term debt	70,064	-	70,064	-
Wages payable	217,637	26,023	243,660	183,871
Payroll deductions payable	73,430	8,780	82,210	77,282
	<u>1,843,507</u>	<u>190,426</u>	<u>2,033,933</u>	<u>969,992</u>

8 DEFERRED REVENUE

Deferred revenue consists of the following:

	2023		2022	
	Lodge	Housing	TOTAL	TOTAL
Prepaid tenant rent	9,308	7,900	17,208	12,899
Direct rent supplement program cash advance	-	550,964	550,964	550,964
Rent supplement program	-	551,015	551,015	266,002
Rent subsidies program - Heathstone Manor	-	130,960	130,960	135,923
Family Housing reserve	-	387,604	387,604	329,893
	<u>9,308</u>	<u>1,628,442</u>	<u>1,637,750</u>	<u>1,295,681</u>
Restricted grants				
Balance at beginning of year	7,138	1,336,075	1,343,213	1,018,002
Funding received during year	-	100,250	100,250	757,600
Funding expended during year	(1,638)	(125,930)	(127,568)	(432,389)
Balance at end of year	<u>5,500</u>	<u>1,310,395</u>	<u>1,315,895</u>	<u>1,343,213</u>
	<u>14,808</u>	<u>2,938,837</u>	<u>2,953,645</u>	<u>2,638,894</u>

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

9 LONG-TERM DEBT

	2023	2002
Fixed rate term loan repayable in consecutive monthly blended amounts of \$10,759 (2022 - \$9,762), including interest at 5.25% (2022 - 3.02%) per annum. Secured as described below; maturing November 2027.	823,726	910,680
Fixed rate term loan repayable in consecutive monthly blended amounts of \$3,657 (2022 - \$3,417), including interest at 5.25% (2022 - 3.02%) per annum. Secured as described below; maturing November 2027.	180,320	214,594
Collateral mortgage repayable in consecutive monthly blended amounts of \$87,700 (2022 - \$66,752), bearing interest at 5.25% per annum (2022 - 2.67%). Secured as described below; maturing November 2027.	14,186,732	14,548,215
	15,190,778	15,673,489
Less: Current portion	(447,000)	(359,500)
	14,743,778	15,313,989

Security for the borrowings and all other obligations of the Foundation to the bank include:

- a) General security agreement - floating charge on land constituting a first floating charge on all present and after- acquired real property of the Foundation and a first ranking security interest in all personal property of the Foundation located at the 70th Avenue property with a net book value of \$1,011,308 (2022 - \$1,478,326);
- b) Collateral mortgage in the amount of \$1,900,000 together with an amending mortgage agreement increasing the amount of the mortgage to \$5,500,000 constituting a first fixed charge on the lands and improvements located at 9358-70th Avenue Grande Prairie, Alberta (the 70th Avenue Property);
- c) Collateral mortgage in the amount of \$1,200,000 constituting a second fixed charge on the 70th Avenue Property;
- d) Collateral mortgage in the amount of \$16,500,000 constituting a first fixed charge on the lands and improvements located at 9432 - 113 Avenue Grande Prairie, Alberta (the 113 Avenue Property) with a net book value of \$12,151,385 (2022 - 12,810,705);
- e) Co-ownership agreement dated March 9, 2019 and a Tripartite agreement dated March 7, 2019 between the Foundation and Alberta Social Housing Corporation;
- f) Certificate of insurance evidencing fire and other perils coverage on the 70th Avenue property and the 113th Avenue property, showing the Bank as first mortgagee.

Principal repayments on long-term debt in each of the next five years, assuming long-term debt subject to refinancing is renewed with similar terms and conditions, are estimated as follows:

2024	447,000
2025	462,000
2026	487,000
2027	513,000
2028	522,000
2029 and thereafter	12,759,778

RBC Facility #4

The Foundation also has available a multi-draw term loan to a maximum of \$4,000,000 none of which was drawn at year end. The loan bears interest at Royal Bank prime + 0.00% during the draw period and is secured as described above. The Facility is to finance equipment purchases and/or leasehold improvements/construction of the new seniors facility in Spirit River, Alberta.

10 RESTRICTED OPERATING RESERVE FUND

Funds held in reserve for future operating expenses related to cash flow, emergency items, approved fund expenditure or as instructed by Alberta Seniors - Housing Division.

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

11 DEFERRED CAPITAL CONTRIBUTIONS

	2023		2022	
	<u>Grant</u>	<u>Accumulated Amortization</u>	<u>Net Grant</u>	<u>Net Grant</u>
Grant received to assist in funding the construction of additional units at Wild Rose Villa's is being amortized over 20 years based on the formula set out in the contract which stipulates how the grant is earned.	1,381,941	904,019	477,922	547,019
Grant received to assist in proposed expansion of Amisk Court, amortization will commence with completion of project.	45,340	-	45,340	45,340
Grant received to assist in funding site improvement costs at Lakeview Lodge is being amortized over 20 years which is the same rate as the corresponding asset is being amortized.	50,000	15,000	35,000	37,500
Donation received to assist in funding site improvement costs at Lakeview Lodge is being amortized over 20 years which is the same rate as the corresponding asset is being amortized.	6,000	1,800	4,200	4,500
Grants received to assist in funding the development and construction of the Spirit River Supportive Living Facility and Spirit River Seniors Apartments, amortization will commence with completion of the project. Of this amount, \$1,093,730 is unexpended at year end.	1,706,481		1,706,481	1,706,481
Grant received to assist with the development of seniors housing in the hamlet of DeBolt is being amortized over 20 years which is the same rate as the corresponding assets are being amortized. Of this amount \$381,064 is unexpended at year end.	1,733,325	24,555	1,708,770	1,731,436
Grant received to assist in funding site improvement costs at Wild Rose Manor is being amortized over 20 years which is the same rate as the corresponding asset is being amortized	23,478	4,696	18,782	19,956
Grant received to assist in funding capital purchases is being amortized on a straight-line basis over a period of 60 months in accordance with the grant agreement.	15,750	13,388	2,362	5,513
Social Housing buildings transferred to the Foundation and recorded at their assessed values, amortized over 20 years which is the same rate as the corresponding assets are being amortized.	2,406,225	240,622	2,165,603	2,285,914
Grants received to assist in funding the purchase of social housing units in the Town of Sexsmith are being amortized over 20 years which is the same rate as the corresponding assets are being amortized.	1,098,065	82,355	1,015,710	1,066,326
Grant received to assist with the development of affordable housing in downtown Grande Prairie expended during year	-	-	-	6,284
	8,466,605	1,286,435	7,180,170	7,456,269

12 REQUISITIONS FROM CONTRIBUTING MUNICIPALITIES

	2023	2022
City of Grande Prairie	561,629	496,509
County of Grande Prairie No. 1	539,138	461,235
M.D. Greenview #16	246,010	214,188
Birch Hills County	15,171	15,220
Saddle Hills County	160,393	138,705
M.D. Spirit River #133	14,156	11,481
Town of Beaverlodge	15,601	13,863
Town of Sexsmith	17,599	13,401
Town of Spirit River	4,838	4,241
Town of Wembley	9,834	8,956
Village of Rycroft	3,267	2,755
	1,587,636	1,380,554

GRANDE SPIRIT FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

13 FINANCIAL INSTRUMENTS

Interest Rate Risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rate. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of other financial assets or liabilities, known as price risk. In seeking to minimize the risks from interest rate fluctuations, the Foundation manages exposure through its normal operating and financing activities.

14 COMMITMENTS

The Foundation has entered into a contract with Berry Architecture & Associates for professional fees for the Spirit River Seniors Apartment project for the contract price of \$248,078. As at December 31, 2023, \$208,385 has been paid towards this contract.

The Foundation has entered into a contract with Brenex Building Corporation for construction fees for the Spirit River Seniors Apartment project for the contract price of \$9,277,923. As at December 31, 2023 \$1,185,601 has been paid towards this contract and \$899,741 is included in accounts payable at year end.

The Foundation has entered into contracts with Best Buy Homes Inc. for the purchase of modular units for the DeBolt Seniors Centre project for a contract price of \$523,640. As at December 31, 2023 \$109,964 has been paid towards this contract.

The Foundation has entered into a contract with Trane Canada ULC for the completion of a detailed Investment Grade Audit. A condition of the agreement is that if the Foundation does not proceed with any of the recommendations that there will be a fee payable of \$72,500. As at December 31, 2023 no amount has been paid and no decision has been made as to whether they will proceed with any of the report recommendations.

15 CONTINGENCY

The Foundation was transferred properties by Alberta Social Housing Corporation for \$1. The transfer is subject to the condition that the Lands or proceeds from the sale of all, or any part of the Lands are to be used solely for the purpose of providing social and affordable housing accommodations, with the objective of providing a basic level of housing accommodations for the low and moderate income households who because of financial, social or other circumstances require assistance to obtain or maintain housing accommodations within the Province of Alberta. Any changes to the use of the Lands shall only be with the prior written consent of the Assistant Deputy Minister.

The Foundation has entered into a lease agreement with the Municipal District of Greenview No. 16 ("MD 16"), whereby MD 16 has agreed to lease a portion of land at Lot 10, Block 1, within NW 12-72-1 W6M for the sum of \$1; and the land shall only be used for the construction, installation, maintenance and operation of the DeBolt Seniors Centre. The lease term is for 25 years beginning on December 18, 2020.

16 RESERVES

Reserves have been established to accumulate general income for capital and operating purposes, including emergency expenditures as approved by the Board and are as follows:

Emergency operating reserve to accumulate general income for emergency operating purposes, including emergency expenditures to a maximum of \$750,000 (2022 - \$750,000).

Building reserve to provide funding for non-routine or unforeseen costs related to buildings to a maximum of \$1,000,000 (2022 - \$1,000,000)

Future development reserve to provide funding for future expansion including new construction and development including studies and engineering.

Equipment replacement reserve to provide funds for worn equipment items and or emergent equipment items to a maximum of \$500,000 (2022 - \$500,000)

Operating reserve to provide for accumulation of general income for capital or operational purposes to a maximum of \$550,000 (2022 - \$550,000).

17 SUBSEQUENT EVENTS

During the year the Foundation was approved for a repayable loan from CMHC to a maximum of \$8,419,505 for the construction of a 26 unit apartment building in Spirit River. The first drawdown on these funds was received subsequent to the year end.

During the year the Foundation was approved for grant funding to a maximum of \$4,270,000 to support the renovation of housing units for vulnerable Canadians through the National Housing Co-Investment Fund. The agreement stipulates that the grant's share is 40% and the Foundation's contribution will be 60%. All work must be completed no later than three years from the effective date of the agreement which is December 8, 2023. As of December 31, 2023 no funding has been received with respect to this grant.

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - LODGE
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023	2023	2022
	Actual	Budget	Actual
REVENUE			
Rental revenue	7,693,540	7,222,279	7,257,579
Utilities recovered, laundry and food services	274,334	220,456	228,954
Lodge assistance grant, Grants for restricted purposes, and COVID funding	2,115,685	1,773,342	2,779,750
Municipal requisitions (Note 12)	1,587,636	1,587,636	1,380,553
Provincial employment grants, donations and sundry	20,817	54,000	77,348
	11,692,012	10,857,713	11,724,184
EXPENSES			
Utilities	1,187,577	1,122,806	1,130,995
Food services	1,318,074	1,226,660	1,243,185
Housekeeping services	152,553	136,700	142,433
Resident services	84,731	61,490	82,580
Safety and security systems	67,552	51,000	46,760
Equipment and vehicle maintenance	22,357	24,955	15,813
Building maintenance	227,165	180,100	192,270
Capital maintenance	342,824	125,000	366,506
Heating, ventilation, and plumbing	132,026	106,300	105,228
Appliance repair and replacement	49,590	27,300	41,953
Electrical systems and elevators	58,933	61,500	71,294
Grounds	61,071	75,500	114,187
Painting	450	-	5,742
Salaries	5,378,238	4,923,518	5,552,792
Employee benefits and awards	904,902	769,892	903,345
Long-term interest	802,279	827,691	453,484
Office supplies	5,576	900	906
Legal	31,830	-	-
Communications	38,992	30,000	34,178
Travel and conferences	11,039	13,700	7,315
Insurance	52,108	70,835	47,745
Office equipment	25,970	15,300	39,807
Shared administration	926,935	1,177,887	740,753
Sundry administration	13,127	10,250	4,913
	11,895,897	11,039,284	11,344,183
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	(203,885)	(181,571)	380,001
AMORTIZATION	1,151,274	525,734	1,234,390
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(1,355,158)	(707,305)	(854,389)

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - PIONEER LODGE
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023	2023	2022
	Actual	Budget	Actual
REVENUE			
Rental revenue	833,848	728,298	776,759
Utilities recovered, laundry and food services	17,180	18,300	14,907
Lodge assistance grant, Grants for restricted purposes, and COVID funding	238,930	225,882	336,462
Municipal requisitions	178,470	178,470	155,191
Provincial employment grants, donations and sundry	5,867	6,000	16,512
	1,274,295	1,156,950	1,299,833
EXPENSES			
Utilities	137,400	128,123	125,102
Food services	174,055	164,000	174,717
Housekeeping services	24,913	19,400	20,285
Resident services	16,074	10,100	15,635
Safety and security systems	15,453	9,000	16,297
Equipment and vehicle maintenance	2,551	3,050	3,688
Building maintenance	38,856	34,000	26,838
Capital maintenance	92,395	25,000	116,299
Heating, ventilation, and plumbing	25,386	12,000	19,084
Appliance repair and replacement	8,667	4,500	5,838
Electrical systems and elevators	2,882	500	2,631
Grounds	11,716	8,000	8,661
Painting	450	-	-
Salaries	841,902	758,524	919,856
Employee benefits and awards	140,361	118,070	145,811
Long-term interest	-	-	-
Office supplies	91	75	45
Legal	-	-	-
Communications	6,252	3,500	5,483
Travel and conferences	328	1,100	73
Insurance	10,164	9,313	9,313
Office equipment	1,376	2,000	3,014
Shared administration	104,199	132,409	80,683
Sundry administration	2,868	750	249
	1,658,338	1,443,414	1,699,601
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	(384,043)	(286,464)	(399,768)
AMORTIZATION	8,215	13,251	7,676
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(392,258)	(299,715)	(407,444)

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - HERITAGE LODGE
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023 Actual	2023 Budget	2022 Actual
REVENUE			
Rental revenue	1,183,590	1,063,093	993,135
Utilities recovered, laundry and food services	24,376	24,500	20,828
Lodge assistance grant, Grants for restricted purposes, and COVID funding	400,565	293,487	662,049
Municipal requisitions	267,704	267,704	232,786
Provincial employment grants, donations and sundry	6,997	6,000	10,805
	1,883,231	1,654,784	1,919,603
EXPENSES			
Utilities	189,246	181,952	182,414
Food services	235,868	216,500	213,260
Housekeeping services	23,921	26,500	23,224
Resident services	17,438	11,200	13,319
Safety and security systems	14,547	6,500	9,218
Equipment and vehicle maintenance	5,105	5,550	2,638
Building maintenance	32,716	39,000	34,142
Capital maintenance	26,051	25,000	140,128
Heating, ventilation, and plumbing	15,532	20,000	13,709
Appliance repair and replacement	8,729	8,000	2,878
Electrical systems and elevators	2,161	1,500	375
Grounds	7,828	6,500	17,564
Painting	-	-	-
Salaries	996,329	936,000	1,084,736
Employee benefits and awards	184,957	148,038	188,251
Long-term interest	-	-	-
Office supplies	-	75	72
Legal	31,830	-	-
Communications	4,881	4,500	4,823
Travel and conferences	971	1,200	30
Insurance	10,704	9,810	9,808
Office equipment	4,040	3,000	4,931
Shared administration	156,298	198,613	121,024
Sundry administration	2,325	1,200	752
	1,971,477	1,850,638	2,067,297
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	(88,246)	(195,854)	(147,694)
AMORTIZATION	1,420	1,791	1,799
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(89,666)	(197,645)	(149,493)

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - WILD ROSE MANOR & APARTMENTS
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023	2023	2022
	Actual	Budget	Actual
REVENUE			
Rental revenue	2,041,608	1,950,624	1,982,798
Utilities recovered, laundry and food services	42,766	35,000	33,291
Lodge assistance grant, Grants for restricted purposes, and COVID funding	600,848	486,645	667,930
Municipal requisitions	427,584	427,584	371,812
Provincial employment grants, donations and sundry	2,608	10,000	17,106
	3,115,414	2,909,853	3,072,935
EXPENSES			
Utilities	346,042	339,204	328,825
Food services	321,838	294,500	288,860
Housekeeping services	41,106	30,000	35,929
Resident services	23,170	12,265	19,361
Safety and security systems	24,365	10,000	7,951
Equipment and vehicle maintenance	3,229	7,000	4,749
Building maintenance	66,299	35,500	60,924
Capital maintenance	103,147	25,000	82,968
Heating, ventilation, and plumbing	26,892	15,000	22,518
Appliance repair and replacement	12,012	4,500	13,169
Electrical systems and elevators	6,805	5,500	15,933
Grounds	11,032	13,000	17,239
Painting	-	-	4,575
Salaries	1,287,369	1,214,205	1,328,506
Employee benefits and awards	206,108	187,737	216,534
Long-term interest	46,064	47,710	29,854
Office supplies	2,045	-	188
Legal	-	-	-
Communications	7,374	6,000	6,071
Travel and conferences	1,375	2,500	1,024
Insurance	22,714	20,812	20,812
Office equipment	1,196	2,000	8,559
Shared administration	249,643	317,229	193,302
Sundry administration	3,032	1,500	1,119
	2,812,858	2,591,163	2,708,971
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	302,556	318,689	363,964
AMORTIZATION	399,167	88,288	398,199
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(96,611)	230,401	(34,235)

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - PLEASANTVIEW LODGE
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023 Actual	2023 Budget	2022 Actual
REVENUE			
Rental revenue	655,766	617,904	642,338
Utilities recovered, laundry and food services	22,660	24,656	24,655
Lodge assistance grant, Grants for restricted purposes, and COVID funding	196,083	153,298	293,805
Municipal requisitions	156,161	156,161	135,792
Provincial employment grants, donations and sundry	990	4,000	8,128
	1,031,659	956,019	1,104,719
EXPENSES			
Utilities	115,664	109,684	106,110
Food services	158,523	139,750	153,090
Housekeeping services	18,171	16,500	16,607
Resident services	6,931	7,950	13,658
Safety and security systems	5,505	7,500	2,339
Equipment and vehicle maintenance	2,258	4,355	1,367
Building maintenance	18,212	25,500	17,611
Capital maintenance	-	25,000	20,943
Heating, ventilation, and plumbing	21,545	14,000	11,047
Appliance repair and replacement	4,832	3,000	10,169
Electrical systems and elevators	548	3,000	2,073
Grounds	7,363	9,000	11,535
Painting	-	-	1,167
Salaries	888,600	752,801	830,883
Employee benefits and awards	134,726	119,153	134,197
Long-term interest	-	-	-
Office supplies	1,226	750	464
Legal	-	-	-
Communications	8,737	6,000	7,734
Travel and conferences	5,785	5,000	1,344
Insurance	7,778	5,900	7,127
Office equipment	1,596	2,800	4,398
Shared administration	91,174	115,858	70,597
Sundry administration	2,319	3,000	-
	1,501,492	1,376,501	1,424,461
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	(469,833)	(420,482)	(319,742)
AMORTIZATION	-	13,682	13,682
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(469,833)	(434,164)	(333,424)

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - LAKEVIEW LODGE & APARTMENTS
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023	2023	2022
	Actual	Budget	Actual
REVENUE			
Rental revenue	2,978,729	2,862,360	2,862,548
Utilities recovered, laundry and food services	167,352	118,000	135,273
Lodge assistance grant, Grants for restricted purposes, and COVID funding	679,259	614,030	819,504
Municipal requisitions	557,718	557,718	484,972
Provincial employment grants, donations and sundry	4,355	28,000	24,797
	4,387,413	4,180,107	4,327,094
EXPENSES			
Utilities	399,225	363,843	388,544
Food services	427,790	411,910	413,257
Housekeeping services	44,442	44,300	46,387
Resident services	21,118	19,975	20,607
Safety and security systems	7,682	18,000	10,955
Equipment and vehicle maintenance	9,213	5,000	3,372
Building maintenance	71,081	46,100	52,755
Capital maintenance	121,230	25,000	6,168
Heating, ventilation, and plumbing	42,672	45,300	38,870
Appliance repair and replacement	15,351	7,300	9,900
Electrical systems and elevators	46,538	51,000	50,282
Grounds	23,131	39,000	59,188
Painting	-	-	-
Salaries	1,364,039	1,261,988	1,388,811
Employee benefits and awards	238,751	196,894	218,552
Long-term interest	756,215	779,981	423,629
Office supplies	2,214	-	138
Legal	-	-	-
Communications	11,748	10,000	10,067
Travel and conferences	2,579	3,900	4,844
Insurance	748	25,000	685
Office equipment	17,763	5,500	18,905
Shared administration	325,621	413,778	275,146
Sundry administration	2,582	3,800	2,793
	3,951,732	3,777,568	3,443,853
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	435,680	402,539	883,240
AMORTIZATION	742,472	408,722	813,034
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(306,791)	(6,183)	70,206

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - CONTRACT AND OTHER PROPERTY MANAGEMENT
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023	2023	2022
	Actual	Budget	Actual
REVENUE			
Rental revenue	56,224	60,000	56,004
Utilities recovered, laundry and food services	6,319	1,200	1,200
Lodge assistance grant, Grants for restricted purposes, and COVID funding	6,285	-	87,715
Municipal requisitions	-	-	-
Provincial employment grants, donations and sundry	56	-	-
Management fees	271,401	266,004	245,004
Interest	341,378	247,000	154,769
	681,662	574,204	544,693
EXPENSES			
Property taxes	-	-	-
Utilities	-	-	-
Food services	-	-	-
Housekeeping services	-	-	10,615
Resident services	-	-	-
Safety and security systems	-	-	-
Equipment and vehicle maintenance	3,764	2,800	2,850
Building maintenance	-	-	-
Capital maintenance	-	-	-
Heating, ventilation, and plumbing	-	-	-
Appliance repair and replacement	-	-	-
Electrical systems and elevators	-	-	-
Grounds	-	-	-
Painting	-	-	-
Salaries	170,557	172,393	162,490
Employee benefits, WCB and awards	30,439	43,940	26,047
Long-term interest	10,466	8,000	7,213
Office supplies	-	-	-
Contract management fees	132,118	-	84,000
Communications	76	-	-
Travel and conferences	1,951	-	1,746
Insurance	-	-	-
Office equipment	-	-	-
Professional fees	-	-	3,715
Shared administration	26,600	26,600	18,375
Sundry administration	-	-	7
	375,971	253,733	317,057
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	305,691	320,471	227,635
AMORTIZATION	49,458	-	38,353
EXTRAORDINARY LOSS	252,238	-	-
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	3,995	320,471	189,282

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - SOCIAL HOUSING PORTFOLIO
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023 Actual	2023 Budget	2022 Actual
REVENUE			
Rental revenue	2,218,424	2,311,005	2,166,227
Utilities recovered	415,714	285,726	275,902
Sundry revenue	81,608	1,900	68,219
Operating grant	697,039	243,000	568,110
Grants for restricted purposes	125,930	60,000	86,559
	3,538,715	2,901,631	3,165,017
EXPENSES			
Taxes & land leases	-	-	6,001
Utilities	848,446	822,823	810,010
Food services	57,659	54,011	54,539
Housekeeping services	43,873	19,320	35,781
Resident services	4,480	12,161	8,454
Bad debts	-	2,500	1,535
Safety and security systems	46,578	27,950	83,907
Equipment and vehicle maintenance	78,030	122,610	53,977
Building maintenance	269,071	378,150	208,757
Heating, ventilation, and plumbing	88,182	62,575	77,108
Appliance repair and replacement	2,183	1,700	6,027
Electrical systems and elevators	31,565	24,900	37,147
Grounds	81,643	78,162	186,666
Painting	14,353	6,500	25,722
Salaries	985,916	896,170	926,006
Employee benefits and awards	164,019	139,378	157,923
Long-term interest	-	-	-
Office supplies	59	1,400	107
Communications	26,070	14,200	22,539
Travel and conferences	8,285	9,900	8,293
Audit, legal, and consulting services	125	-	-
Insurance	7,156	14,160	4,268
Rent	63,256	61,200	58,989
Office equipment	2,656	650	9,160
Shared administration	617,956	683,321	546,760
Sundry administration	2,630	-	271
	3,444,190	3,433,741	3,329,947
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	94,525	(532,111)	(164,929)
AMORTIZATION	11,313	-	2,738
EXCESS OPERATING GRANT REPAYABLE	-	-	-
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	83,213	(532,111)	(167,667)

GRANDE SPIRIT FOUNDATION
STATEMENT OF OPERATIONS - HEARTHSTONE MANOR
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023 Actual	2023 Budget	2022 Actual
REVENUE			
Rental revenue	304,984	310,000	303,601
Utilities recovered	-	-	-
Sundry revenue	7,143	-	1,196
Grants for restricted purposes	-	-	-
	312,127	310,000	304,797
EXPENSES			
Taxes & land leases	52,422	55,000	56,150
Utilities	109,688	93,480	92,380
Food services	-	-	-
Housekeeping services	5,581	1,800	8,349
Resident services	-	-	-
Bad debts (recovery)	-	500	-
Safety and security systems	23,132	12,150	13,070
Equipment and vehicle maintenance	8,225	14,100	1,900
Building maintenance	26,901	7,000	11,626
Heating, ventilation, and plumbing	18,837	10,000	24,386
Appliance repair and replacement	1,695	600	1,121
Electrical systems and elevators	13,177	5,700	9,004
Grounds	8,353	8,000	7,943
Painting	-	-	-
Salaries	-	-	-
Employee benefits and awards	-	-	-
Contract management	85,128	85,128	75,048
Long-term interest	-	-	-
Office supplies	-	-	-
Communications	-	-	-
Travel and conferences	-	-	-
Insurance	10,102	9,400	9,676
Office equipment	-	-	-
Shared administration	-	-	-
Sundry administration	300	300	372
	363,541	303,158	311,025
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES FROM OPERATIONS	(51,414)	6,842	(6,228)
Owner surplus (deficit)	(51,414)	6,842	(6,228)
NET EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	-	-	-

SCHEDULE I
CHANGES IN CAPITAL PROPERTY
YEAR ENDED DECEMBER 31, 2023

LODGE

DESCRIPTION	BALANCE AT BEGINNING OF THE YEAR	ADDITIONS	REDUCTIONS	BALANCE AT END OF THE YEAR
CAPITAL ASSETS - COST				
Equipment & Vehicles	1,515,920.55	49,623.25	-	1,565,543.80
Buildings	34,109,036.42	118,274.98	-	34,227,311.40
Land	2,737,250.00	-	-	2,737,250.00
Seniors Development Projects	313,849.78	2,496,092.49	56,000.00	2,753,942.27
Total Capital Assets Cost	38,676,056.75	2,663,990.72	56,000.00	41,284,047.47
ACCUMULATED AMORTIZATION				
Equipment & Vehicles	1,483,582.90	28,825.66	-	1,512,408.56
Buildings	21,969,603.40	1,243,976.40	-	23,213,579.80
Total Accumulated Amortization	23,453,186.30	1,272,802.06	-	24,725,988.36
Total Capital Assets net of Accumulated Amortization	15,222,870.45	1,391,188.66	56,000.00	16,558,059.11

HOUSING

DESCRIPTION	BALANCE AT BEGINNING OF THE YEAR	ADDITIONS	REDUCTIONS	BALANCE AT END OF THE YEAR
CAPITAL ASSETS - COST				
Equipment & Furnishings	370,691.43	-	-	370,691.43
Buildings	4,220,094.45	151,274.18	-	4,371,368.63
Land improvements	112,960.25	388,954.00	-	501,914.25
Land	973,575.00	-	-	973,575.00
Total Capital Assets Cost	5,677,321.13	540,228.18	-	6,217,549.31
ACCUMULATED AMORTIZATION				
Equipment & Furnishings	363,666.18	7,025.25	-	370,691.43
Buildings	166,001.18	193,293.14	-	359,294.32
Land improvements	382.30	4,587.61	-	4,969.91
Total Accumulated Amortization	530,049.66	204,906.00	-	734,955.66
Total Capital Assets net of Accumulated Amortization	5,147,271.47	335,322.18	-	5,482,593.65

**SCHEDULE II
REMITTANCE CALCULATION
DEFICIT BUDGET
Year Ended December 31, 2023**

MANAGEMENT BODY: GRANDE SPIRIT FOUNDATION

OPERATING AND CAPITAL GRANT

2022 OPERATING/CAPITAL GRANT RECEIVED	532,110
Less: 2023 APPROVED BUDGET (operating & capital)	532,110
GRANT OVERPAYMENT/(UNDERPAYMENT)	-

REMITTANCE TO THE DEPARTMENT

APPROVED CARRYOVER FROM 2022	-
2023 ACTUAL RESULTS:	
Operating excess (deficiency) before amortization	94,525
2022 operating deficit funding received included in income	(164,929)
	-
PAYABLE TO (RECEIVABLE FROM) ALBERTA SOCIAL HOUSING CORPORATION	(70,404)

SCHEDULE III
STATEMENT OF OPERATIONS - ADMINISTRATION
YEAR ENDED DECEMBER 31, 2023

(unaudited)

	2023 Actual	2023 Budget	2022 Actual
REVENUE			
Transportation services	8,108	2,446	4,586
Utilities recovered	-	-	-
Provincial employment grants, donations and sundry	140,685	-	100,846
Property management fees	-	-	-
Interest	322,571	90,000	192,804
	471,363	92,446	298,236
EXPENSES			
Utilities	2,637	3,274	1,665
Housekeeping services	1,337	1,100	1,212
Transportation services	-	-	-
Resident services	120,857	6,500	52,957
Safety and security systems	458	1,000	1,138
Equipment and vehicle maintenance	-	860	2,510
Building maintenance	6,214	11,000	9,278
Heating, ventilation, and plumbing	1,450	-	1,066
Electrical systems and elevators	-	10,000	105
Grounds	345	-	5,373
Painting	-	-	-
Salaries	1,279,822	1,268,245	934,022
Employee benefits, WCB and awards	202,688	248,982	222,920
Contract management	-	165,000	-
Office supplies	37,824	30,000	36,683
Communications	50,823	40,000	60,051
Travel	18,017	4,500	6,667
Audit , legal and consulting	108,598	53,000	106,599
Insurance	15,724	9,500	14,671
Rent	-	15,000	-
Conferences and staff training	23,033	40,000	14,915
Memberships	35,988	21,000	19,839
Office equipment	97,697	80,000	63,888
Board travel and subsistence	48,626	50,000	54,201
Sundry administration	1,186	11,700	1,767
	2,053,325	2,070,661	1,611,526
EXCESS (SHORTFALL) OF REVENUE OVER EXPENDITURES	(1,581,962)	(1,978,215)	(1,313,290)
SHARED ADMINISTRATION	(1,581,962)	(1,978,215)	(1,313,290)

**SCHEDULE III - A
ADMINISTRATION EXPENSE ALLOCATION**

YEAR ENDED DECEMBER 31, 2023

DEPARTMENT	PERCENTAGE	TOTAL ADMINISTRATION EXPENSES	SHARED ADMINISTRATION EXPENSES
Pioneer Lodge	6.58	1,584,002	104,198.76
Heritage lodge	9.87	1,584,002	156,298.08
Wild Rose Manor	15.76	1,584,002	249,642.83
Pleasantview Lodge	5.76	1,584,002	91,173.90
Lakeview Lodge	20.56	1,584,002	325,621.02
SHARED ADMINISTRATION - LODGE	58.52		926,934.59
Aurora Court	3.08	1,584,002	48,786.03
James Manor	2.16	1,584,002	34,150.23
Dieppe Manor	7.29	1,584,002	115,460.25
Amisk Court	6.16	1,584,002	97,572.06
Martin Hein Court	0.82	1,584,002	13,009.66
Sunset Homes	1.85	1,584,002	29,271.59
Sunshine Plaza	1.23	1,584,002	19,514.44
Rose Haven Manor / Dr. Law Manor	2.05	1,584,002	32,523.98
Potter Villa	0.82	1,584,002	13,009.66
Poplar Ridge	0.82	1,584,002	13,009.66
Summerset Manor	0.82	1,584,002	13,009.66
Debolt Manor	0.21	1,584,002	3,252.39
Bezanson Cottages	0.62	1,584,002	9,757.15
G.P. Provincial Family Housing	8.21	1,584,002	130,096.16
Beaverlodge Family Housing	2.05	1,584,002	32,523.98
Sexsmith Family Housing	0.41	1,584,002	6,504.78
Rycroft/Spirit River Family Housing	0.41	1,584,002	6,504.78
	39.01		617,956.46
Rent supplement units	0.66		10,471.01
SHARED ADMINISTRATION - HOUSING	39.67		628,427.47
SHARED ADMINISTRATION - CONTRACT & OTHER PROPERTY MANAGEMENT	1.68		26,600.00
TOTAL SHARED ADMINISTRATION	99.87		1,581,962.06