

## 2023 FINANCIAL SYNOPSIS — LODGE OPERATIONS

### Lodge Balance Sheet

<b>Assets</b>	
Cash	\$ 7,824,771
Accounts Receivable	\$ 277,070
Prepaid Expenses	\$ 52,005
Capital Equity	\$ 16,558,059
<b>Liabilities</b>	
Accounts Payable	\$ 1,843,507
Accrued Vacation Liability	\$ 502,885
Unexpected Donations	\$ 224,355
Deferred Revenue	\$ 14,807
Current Portion Long Term Debt	\$ 447,000
Long Term Debt (Lodge)	\$ 14,743,778
Deferred Capital Contributions	\$ 2,290,087
Accumulated Cash Surplus	\$ 621,454
Capital Reserve	\$ 4,024,030
<b>Total</b>	<b>\$ 24,711,903</b>

### Lodge Income Statement

Resident Revenue	\$ 7,693,540
Municipal Requisitions	\$ 1,587,636
Lodge Assistance Grant	\$ 2,115,685
Other Revenue and Grants	\$ 20,817
<b>Total Revenue</b>	<b>\$ 11,692,012</b>
Taxes	\$ 0
Utilities	\$ 1,187,877
Food/Housekeeping Supplies	\$ 1,470,627
Operating Maintenance	\$ 961,938
Salaries and Benefits	\$ 6,283,140
Administration	\$ 940,062
Interest Costs	\$ 802,279
Other Expenses	\$ 168,517
Amortization	\$ 1,151,274
<b>Total Expenses</b>	<b>\$ 11,895,897</b>
<b>Excess (Shortfall)</b>	<b>\$ (203,885)</b>

## 2023 FINANCIAL SYNOPSIS — PROVINCIAL

### Housing Balance Sheet

<b>Assets</b>	
Cash	\$ 3,382,601
Accounts Receivable	\$ 126,565
Prepaid Expenses	\$ 252,251
Security Deposit Trust Account	\$ 26,201
Capital Equity	\$ 5,482,593
<b>Liabilities</b>	
Accounts Payable	\$ 190,425
Accrued Vacation Liability	\$ 80,053
Unexpected Donations	\$ 135,170
Tenant Security Deposit	\$ 26,201
Deferred Revenue	\$ 2,938,837
Long Term Debt	\$ 0
Deferred Capital Contributions	\$ 4,890,082
Accumulated Cash Surplus	\$ (70,404)
Capital Surplus	\$ 973,575
<b>Total</b>	<b>\$ 9,163,941</b>

### Housing Income Statement

Resident Revenue	\$ 2,715,746
AHSC Operating Grant	\$ 697,039
Other Grants	\$ 125,930
Other Revenue	\$ 0
<b>Total Revenue</b>	<b>\$ 3,538,715</b>
Taxes	\$ 0
Utilities	\$ 848,446
Operating Expenditures	\$ 106,012
Operating Maintenance	\$ 611,605
Salaries and Benefits	\$ 1,149,935
Administration	\$ 620,586
Other Expenses	\$ 107,607
<b>Total Expenses</b>	<b>\$ 3,444,190</b>
<b>Excess (Shortfall)</b>	<b>\$ 83,213</b>

# GRANDE SPIRIT FOUNDATION 2023 ANNUAL REPORT



*In October 2023 Grande Spirit Foundation staff, board members and members of the community gathers to unveil the location of the new Seniors Apartments in Spirit River.*



## 2023 Board of Directors

City of Grande Prairie:	Chris Thiessen	Town of Spirit River:	Denise Skoworodko
County of Grande Prairie:	Karen Rosvold	Town of Beaverlodge:	Judy Kokotilo-Bekkerus
Saddle Hills County:	Alvin Hubert	Town of Sexsmith:	Jonathan Siggelkow
MD of Greenview:	Tom Burton	Town of Wembley:	Tanya Skinner
Birch Hills County:	Denise Joudrey	Village of Rycroft:	Joanne Chelick
MD of Spirit River:	Tony van Rootselaar		

*“We provide quality housing that serves the needs of our seniors, families and individuals.”*

*The Government of Alberta also funded \$2.339 million in Rent Supplements helping 387 households!*

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

*Administration Office*

## PORTFOLIO (At December 31, 2023)

Program Name	Total Units	Total Residents	Avg Age	Avg Rent Paid	Operating Cost
Per unit/month					
<b>Seniors Lodge</b>					
Grande Prairie/Clairmont	385	415	84 years	\$1521	\$2515
Spirit River	42	36	84 years	\$1301	\$2979
<b>Provincial Programs</b>					
<b>Seniors Apartments</b>					
Grande Prairie	122	125	77 years	\$600	\$578
Rural	149	155	77 years	\$581	\$948
<b>Family Housing Direct Rental</b>					
Grande Prairie	40	101	38 years	\$395	\$1569
Rural	22	62	29 years	\$422	\$1341
<b>Family Housing Rent Supplement</b>					
Private Landlord Program	64	185	49 years	\$696	
Rental Assistance Benefit	384	742	47 years	\$465	
Temporary Rental Assistance Benefit	75	183	37 years	\$ 221	
<b>Contract Management</b>					
<b>Accessible Housing</b>	17	20	49 years	\$473	
<b>Affordable Housing</b>					
Margaret Edgson Manor	70	121	54 years	\$500-775	
Hearthstone Manor	40	54	48 years	\$475-850	
<b>Total number of units</b>	<b>1,410</b>				
<b>Total number of residents</b>		<b>2,199</b>			

## TURNOVER

	Move-Outs	Move-ins
<b>Lodge</b>	117	123
<b>Seniors Apartment</b>	50	51
<b>Family Housing Direct Rental</b>	10	11
<b>Affordable Housing</b>	40	47
<b>Accessible Housing</b>	4	4



Elizabeth Peters showing off her beautiful Easter Bonnet at Lakeview.



Margurite Drysdale(left), Bertha Wunsch and Barb Hofmeister celebrated their 100<sup>th</sup> birthdays at Pioneer Lodge.

## STAFF PROFILE

Total Staff	163
Administrative Services	29
Food Services	37
Resident Services	45
Casual Staff	35
Maintenance Services	17
Annual Payroll	\$9,286,499

## WAITLIST (AT DECEMBER 31, 2023)

Seniors Lodge	100 households
Seniors Apartment	203 households
Seniors Enhanced Apartment	30 households
Family & Special Purpose Housing	411 households



Paint night at Wild Rose Manor!

## HIGHLIGHTS

- ➔ Construction on the new 92 units lodge and continuing care in Spirit River continued as the project remained on track for opening in 2024.
- ➔ 26 unit seniors self-contained apartment building started in construction in Spirit River with the expected completion in late 2024.
- ➔ DeBolt received another two modular duplexes, bringing the total to four duplex modulares offering 8 affording self-contained units
- ➔ 2023 was a big year celebrating three centennial birthdays.
- ➔ The Friends of the Grande Spirit Foundation fundraised with various events for a total of \$40,000 in 2023. All funds raised are for the quality-of-life enhancements in senior facilities.