

LACOMBE FOUNDATION
FINANCIAL STATEMENTS
For the year ended December 31, 2018

LACOMBE FOUNDATION
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December 31, 2018

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Lacombe Foundation

Opinion

We have audited the financial statements of Lacombe Foundation, which comprise the statement of financial position as at December 31, 2018, and the statement of operations, statement of changes in net assets and statement of 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 management body as at December 31, 2018, and its results of 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 management body 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.

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 management body'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 management body or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the management body'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:



CHARTERED PROFESSIONAL ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT, continued

- 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 management body'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 management body'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 management body 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.

Lethbridge, Alberta
March 25, 2019

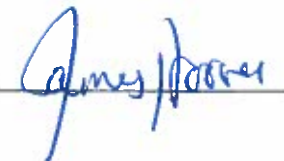
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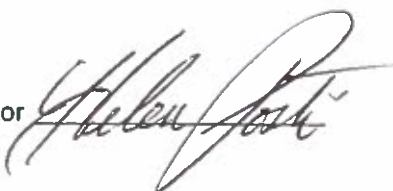
Chartered Professional Accountants

LACOMBE FOUNDATION
STATEMENT OF FINANCIAL POSITION
As at December 31, 2018

	2018	2017
ASSETS		
Current		
Cash and cash equivalents (Note 3)	\$ 148,274	\$ 83,467
Guaranteed investment certificates (Note 4)	3,600,000	2,800,000
Accounts receivable (Note 5)	126,868	83,308
Prepaid expenses	49,269	52,092
	3,924,411	3,018,867
Tangible capital assets (Note 6)	8,621,075	8,651,221
	\$ 12,545,486	\$ 11,670,088
LIABILITIES AND NET ASSETS		
Current		
Accounts payable and accrued liabilities (Note 7)	\$ 440,464	\$ 415,087
Unearned income and deposits	56,440	54,487
Deferred contributions (Note 8)	881,184	580,400
Current portion of callable debt	35,906	113,365
	1,413,994	1,163,339
Callable debt (Note 9)	1,608,132	1,575,725
	3,022,126	2,739,064
Deferred contributions related to capital assets (Note 10)	4,054,112	3,952,848
	7,076,238	6,691,912
Net assets		
Unrestricted	1,041,521	564,095
Internally restricted (Note 11)	1,504,800	1,404,800
Invested in capital assets	2,922,927	3,009,281
	5,469,248	4,978,176
	\$ 12,545,486	\$ 11,670,088

Approved on behalf of the board:

Director 

Director 

LACOMBE FOUNDATION
STATEMENT OF OPERATIONS
For the year ended December 31, 2018

	2018 Budget (Unaudited)	2018 Actual	2017 Actual
Revenue			
Accommodation	\$ 2,813,250	\$ 2,838,394	\$ 2,775,729
Lodge assistance program grants	601,900	530,747	483,456
Alberta Health Services	361,500	347,588	350,776
Recoveries	150,454	143,579	111,088
Interest and miscellaneous	10,350	62,839	34,549
Donations	-	13,520	10,915
Capital Maintenance and Renewal Program	-	12,500	301
	<u>3,937,454</u>	<u>3,949,167</u>	<u>3,766,814</u>
Expenses			
Wages and benefits	2,554,000	2,466,637	2,391,253
Food and kitchen supplies	405,450	423,394	438,035
Utilities	425,150	345,776	342,122
General administration	253,650	168,450	181,486
Building and ground maintenance	194,250	128,154	125,781
Administration management	-	115,992	114,024
Property taxes	87,000	87,896	85,304
Interest on callable debt	125,000	59,948	50,504
Laundry and linen supplies	-	44,323	47,094
Insurance	-	36,851	31,782
Equipment and appliances	181,150	35,935	36,129
Resident life enhancement	-	13,361	10,747
Professional fees	-	10,240	30,100
Non-recurring maintenance	-	-	68,250
	<u>4,225,650</u>	<u>3,936,957</u>	<u>3,952,611</u>
Excess (deficiency) of revenue over expenses before municipal requisitions and other items	(288,196)	12,210	(185,797)
Municipal requisitions (Note 14)	624,600	624,598	624,600
Excess of revenue over expenses before amortization	336,404	636,808	438,803
Amortization of deferred capital contributions	-	285,453	285,453
Amortization of tangible capital assets	-	(431,189)	(431,399)
Excess of revenue over expenses	<u>\$ 336,404</u>	<u>\$ 491,072</u>	<u>\$ 292,857</u>

LACOMBE FOUNDATION
STATEMENT OF CHANGES IN NET ASSETS
For the year ended December 31, 2018

	Unrestricted Net Assets	Internally Restricted Net Assets (Note 11)	Net Assets Invested in Capital Assets	Total 2018	Total 2017
Balance, beginning of year	\$ 564,095	\$ 1,404,800	\$ 3,009,281	\$ 4,978,176	\$ 4,564,319
Excess of revenue over expenses	491,072	-	-	491,072	292,857
Amortization of tangible capital assets	431,189	-	(431,189)	-	-
Purchase of tangible capital assets	(401,046)	-	401,046	-	-
Amortization of deferred capital contributions	(285,453)	-	285,453	-	-
Capital contributions	386,716	-	(386,716)	-	-
Repayment of callable debt	(45,052)	-	45,052	-	-
Land donated	-	-	-	-	121,000
Transfer to internally restricted net assets (Note 11)	(100,000)	100,000	-	-	-
Balance, end of year	<u>\$ 1,041,521</u>	<u>\$ 1,504,800</u>	<u>\$ 2,922,927</u>	<u>\$ 5,469,248</u>	<u>\$ 4,978,176</u>

LACOMBE FOUNDATION
STATEMENT OF CASH FLOWS
For the year ended December 31, 2018

	2018	2017
Cash flows from operating activities		
Excess of revenue over expenses	\$ 491,072	\$ 292,857
Adjustments for items which do not affect cash		
Amortization of tangible capital assets	431,189	431,399
Amortization of deferred capital contributions	(285,453)	(285,453)
	636,808	438,803
Change in non-cash working capital items		
Accounts receivable	(43,559)	177,443
Due from related party	-	52,647
Prepaid expenses	2,824	(13,063)
Accounts payable and accrued liabilities	25,378	34,224
Unearned income and deposits	1,954	(3,141)
Deferred contributions	300,784	500,000
	924,189	1,186,913
Cash flows from financing activities		
Repayment of callable debt	(45,052)	(107,296)
Cash flows from investing activity		
Purchase of tangible capital assets	(401,046)	(33,100)
Increase in guaranteed investment certificates	(800,000)	(1,300,000)
Capital contributions	386,716	-
	(814,330)	(1,333,100)
Increase (decrease) in cash and equivalents	64,807	(253,483)
Cash and cash equivalents, beginning of year	83,467	336,950
Cash and cash equivalents, end of year	\$ 148,274	\$ 83,467

LACOMBE FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2018

1. Nature of operations

Lacombe Foundation (Lacombe) was established as a management body by Ministerial Order, pursuant to the Alberta Housing Act. It is responsible for the operation and administration of Lacombe Senior Citizens' Lodge, Eckville Manor House, Terrace Heights Affordable Housing in Lacombe, Alberta and Blackfalds Affordable Housing in Blackfalds, Alberta. The management body qualifies as a not-for-profit organization as defined in the Income Tax Act and, as such, is exempt from income taxes.

2. Significant accounting policies

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant policies are as follows:

(a) Revenue recognition

The management body follows the deferral method of accounting for contributions. Under this method, contributions restricted for future period expenses are deferred and are recognized as revenue in the year in which the related expenses are incurred.

Unrestricted contributions, including accommodation, health services funding, and recoveries, are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Externally restricted contributions for the purchase of capital assets that will be amortized are deferred and recognized as revenue at the same rate of amortization as the related acquired capital assets.

Provincial government grants are recognized as revenue in the year in which the related expenses are incurred.

Requisition revenue is recognized as income in the year for which the funding is requisitioned.

(b) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and balances with banks, and guaranteed investment certificates with original maturities of three months or less.

(c) Tangible capital assets

Tangible capital assets acquired are recorded at cost. When the management body receives contributions of tangible capital assets, their cost is equal to their fair value at the contribution date. When fair value cannot be reasonably determined, the tangible capital asset is recorded at a nominal value. The annual amortization rates are as follows:

Buildings	Straight-line	20 to 25 years
Equipment	Straight-line	4 to 10 years

(d) Net assets invested in capital assets

The management body has chosen to present net assets invested in capital assets as a separate component of net assets.

LACOMBE FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2018

2. Significant accounting policies, continued

(e) Contributed materials and services

Contributions of materials and services are recognized in the financial statements at fair value at the date of contribution, but only when a fair value can be reasonably estimated and when the materials and services are used in the normal course of operations, and would otherwise have been purchased.

(f) Financial instruments

The management body initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions. The management body subsequently measures all its financial assets and financial liabilities at amortized cost. Financial instruments measured at amortized cost include cash and cash equivalents, accounts receivable, and accounts payable.

With respect to financial assets measured at amortized cost, the management body assesses whether there are any indications of impairment. When there is an indication of impairment, and if the management body determines that during the year there was a significant adverse change in the expected timing or amount of future cash flows from the financial asset, it will then recognize a reduction as an impairment loss in operations. The reversal of a previously recognized impairment loss on a financial asset measured at amortized cost is recognized in operations in the year the reversal occurs.

(g) 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 financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

3. Cash and cash equivalents

	2018	2017
Cash on hand and balances with banks, net of outstanding		
cheques and deposits	\$ 122,548	\$ 54,925
Trust account for security deposits	25,726	28,542
	\$ 148,274	\$ 83,467

The Board has internally restricted \$204,800 of cash as reserves for future major maintenance repairs and upgrades to the lodges and affordable housing facilities, as indicated in note 11.

4. Guaranteed investment certificates

ATB Financial guaranteed investment certificates bear interest at rates between 1.5% and 2.3% and mature from January to October 2019.

LACOMBE FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2018

5. Accounts receivable

	2018	2017
GST recoverable	\$ 56,793	\$ 20,585
Interest receivable	48,645	31,844
Resident and tenant receivables	21,430	30,506
Other receivables	-	373
	\$ 126,868	\$ 83,308

6. Tangible capital assets

	Cost	Accumulated amortization	2018 Net	2017 Net
Land	\$ 2,101,648	\$ -	\$ 2,101,648	\$ 2,101,648
Work in progress	429,046	-	429,046	28,000
Buildings	12,620,819	6,627,280	5,993,539	6,388,952
Equipment	248,498	151,656	96,842	132,621
	\$ 15,400,011	\$ 6,778,936	\$ 8,621,075	\$ 8,651,221

Included in work in progress is \$277,725 for dry sprinklers, \$108,991 for a nurse call system and \$42,330 for the upgrade and expansion design of the Lacombe Seniors Lodge. These costs will be amortized when the assets are available for use.

7. Accounts payable and accrued liabilities

	2018	2017
Wages and benefits payable	\$ 127,252	\$ 117,418
Employee future benefits payable	106,343	103,653
Amounts due to related parties (Note 12)	102,793	106,104
Accounts payable	49,082	38,500
Payroll remittances payable to CRA	46,494	41,912
Accrued audit fees payable	8,500	7,500
	\$ 440,464	\$ 415,087

LACOMBE FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2018

8. Deferred contributions

Deferred contributions represent unspent resources externally restricted for specific projects and programs that are related to a subsequent year. The balances in these funds are as follows:

	Balance, beginning of year	Received	Spent on capital projects	Balance, end of year
Alberta Social Housing Corporation - fire and safety program grant	\$ 500,000	\$ 687,500	\$ (386,716)	800,784
Designated donations	80,400	-	-	80,400
	\$ 580,400	\$ 687,500	\$ (386,716)	881,184

9. Callable debt

	2018	2017
ATB Financial demand loan, bearing interest at prime, repayable in monthly blended instalments of \$4,900.	\$ 970,806	\$ 995,618
ATB Financial demand loan, bearing interest at prime, repayable in monthly blended instalments of \$3,450.	673,232	693,472
	1,644,038	1,689,090
Less current portion	35,906	113,365
	\$ 1,608,132	\$ 1,575,725

The collateral security lodged by the organization to support the callable debt is a first charge over land and building with a carrying value of \$5,993,541 (2017 - \$6,388,952) and an assignment of rents.

Although the bank loans are of a demand nature, management does not believe that the demand feature will be exercised. Accordingly, the scheduled principal repayments on the callable debt for the next five years are as follows:

2019	\$ 35,906
2020	37,350
2021	38,853
2022	40,415
2023	42,041
Subsequent	1,449,473
	\$ 1,608,132

LACOMBE FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2018

10. Deferred contributions related to capital assets

Deferred contributions related to capital assets represent restricted contributions from government and donations with which some of the capital assets were purchased. The changes in the deferred contributions balance for the year are as follows:

	2018	2017
Deferred balance, beginning of the year	\$ 3,952,849	\$ 4,238,301
Contributions spent during the year (Note 8)	386,716	-
Less: recognized as revenue	(285,453)	(285,453)
Deferred balance, end of the year	\$ 4,054,112	\$ 3,952,848

11. Internally restricted net assets

The Foundation's Board of Directors has established reserve funds to fund future major maintenance repairs and upgrades to the lodges and affordable housing facilities. The reserve balance of \$204,800 is unchanged from 2017.

The reserve for lodge operations is restricted for use in redevelopment of the Lacombe Lodge. The board added an additional \$100,000 to the reserve during the year to fund the preliminary design of the redevelopment of the lodge. This brings the reserve balance up to \$1,300,000.

These internally restricted amounts are not available for other purposes without approval of the Board of Directors.

12. Related party transactions

The Bethany Nursing Home of Camrose, Alberta acts as Chief Administrative Officer (CAO) for Lacombe Foundation providing management, administrative, and operational support for the organization.

The organization paid management fees of \$115,992 to Bethany Nursing Home of Camrose, Alberta for the year ended December 31, 2018 (2017 - \$114,024) plus \$39,996 for network and administration support (2017 - \$45,859).

The amount payable to Bethany Nursing Home of Camrose, Alberta is \$102,793 at December 31, 2018 (2017 - \$106,104). This amount is non-interest bearing, unsecured and has no specific terms of repayment. These transactions are in the normal course of operations and are recorded at the exchange amount, which is the amount agreed upon by the related parties.

13. Financial instruments

The management body maintains a risk management framework to monitor, evaluate, and manage the principal risks assumed with financial instruments. The risks that arise from financial instruments include credit, liquidity and market risk; market risk arises from changes in interest rates and other price risks.

LACOMBE FOUNDATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended December 31, 2018

13. Financial instruments, continued

Market risk

The management body's financial instruments expose it to market risk, in particular interest rate risk and other price risk, resulting from its operations. There has been no significant change in risk from the prior year.

The guaranteed investment certificates bear interest at a fixed rate and the organization is therefore exposed to the risk of changes in fair value resulting from interest rate fluctuations.

The organization's callable debt consists of loans that are subject to fluctuations in interest rates. The organization does not use derivative financial instruments to alter the effects of this risk.

Credit risk

The management body is exposed to credit risk in the event of non-performance by counterparties in connection with its receivables. The organization does not obtain collateral or other security to support the receivables subject to credit risk, and does not anticipate significant loss for non-performance beyond that already provided for as an allowance for doubtful accounts. There has been no significant change in risk from the prior year.

Liquidity risk

Liquidity risk is the risk the organization may encounter difficulty in meeting its obligations associated with its financial liabilities as they become due. The organization's exposure to liquidity risk is dependent on the receipt of funds from a variety of sources, whether in the form of revenue or advances. There has been no significant change in risk from the prior year.

14. Municipal requisitions

	2018	2017
Lacombe County	\$ 401,461	\$ 403,443
City of Lacombe	113,535	112,715
Town of Blackfalds	83,855	82,993
Town of Eckville	7,432	7,354
Town of Bentley	6,857	6,732
Village of Alix	6,787	6,863
Village of Clive	4,671	4,500
	\$ 624,598	\$ 624,600

15. Accumulated sick time

The Lacombe Foundation offers paid sick leave as part of its benefits package to staff. At December 31, 2018, the accumulated sick time is valued at \$130,594 (2017 - \$123,236) based on the number of hours and rates of pay, however there is no recorded liability for accrued sick leave benefits for staff as the liability is contingent upon the future health of staff which is not determinable. Accordingly, no amount has been accrued as a liability in these financial statements for accumulated sick time.

LACOMBE FOUNDATION
SCHEDULE OF OPERATIONS - LODGE AND AFFORDABLE HOUSING
For the year ended December 31, 2018

	Lodge	Affordable Housing	Total
Revenue			
Accommodation	\$ 2,434,758	\$ 403,635	\$ 2,838,393
Lodge assistance program grants	530,747	-	530,747
Alberta Health Services	347,588	-	347,588
Recoveries	127,223	16,357	143,580
Interest and miscellaneous	62,060	779	62,839
Donations	13,520	-	13,520
Capital Maintenance and Renewal Program	12,500	-	12,500
	3,528,396	420,771	3,949,167
Expenses			
Wages and benefits	2,423,835	42,800	2,466,635
Food and kitchen supplies	423,395	-	423,395
Utilities	290,694	55,082	345,776
General administration	151,035	17,415	168,450
Building and ground maintenance	101,972	26,181	128,153
Administration management	103,992	12,000	115,992
Property taxes	2,192	85,704	87,896
Interest on callable debt	-	59,948	59,948
Laundry and linen supplies	43,432	891	44,323
Insurance	15,996	20,856	36,852
Equipment and appliances	31,266	4,668	35,934
Resident life enhancement	13,362	-	13,362
Professional fees	9,466	775	10,241
	3,610,637	326,320	3,936,957
Excess (deficiency) of revenue over expenses before municipal requisitions and other items	(82,241)	94,451	12,210
Municipal requisitions	624,598	-	624,598
Excess of revenue over expenses after municipal requisitions	542,357	94,451	636,808
Amortization of deferred capital contributions	77,378	208,075	285,453
Amortization of tangible capital assets	(134,382)	(296,807)	(431,189)
Excess of revenue over expenses	\$ 485,353	\$ 5,719	\$ 491,072

LACOMBE FOUNDATION
SCHEDULE OF OPERATIONS - LACOMBE SENIOR CITIZEN LODGE
For the year ended December 31, 2018

	2018 Budget (Unaudited)	2018 Actual	2017 Actual
Revenue			
Accommodation	\$ 1,646,600	\$ 1,639,239	\$ 1,614,508
Lodge assistance program grants	393,650	372,957	339,591
Recoveries	98,304	98,359	75,340
Interest and miscellaneous	10,350	40,732	22,976
Capital Maintenance and Renewal Program	-	12,500	301
Donations	-	7,700	2,415
	<u>2,148,904</u>	<u>2,171,487</u>	<u>2,055,131</u>
Expenses			
Wages and benefits	1,295,300	1,265,737	1,229,103
Food and kitchen supplies	277,950	286,623	305,928
Utilities	268,000	197,423	202,823
General administration	114,600	90,906	117,722
Building and ground maintenance	98,800	66,422	74,347
Administration management	-	51,996	51,096
Laundry and linen supplies	-	20,496	20,024
Equipment and appliances	100,700	16,420	23,776
Insurance	-	13,561	11,531
Resident life enhancement	-	9,326	6,355
Professional fees	-	4,733	11,250
Property taxes	-	2,192	-
	<u>2,155,350</u>	<u>2,025,835</u>	<u>2,053,955</u>
Excess (deficiency) of revenue over expenses before other items	(6,446)	145,652	1,176
Amortization of deferred contributions	-	64,138	64,138
Amortization of tangible capital assets	-	(107,183)	(107,733)
Excess (deficiency) of revenue over expenses	\$ (6,446)	\$ 102,607	\$ (42,419)

LACOMBE FOUNDATION
SCHEDULE OF OPERATIONS - ECKVILLE MANOR HOUSE
For the year ended December 31, 2018

	2018 Budget (Unaudited)	2018 Actual	2017 Actual
Revenue			
Accommodation	\$ 742,100	\$ 795,519	\$ 737,964
Funding from Alberta Health Services	361,500	347,588	350,776
Lodge assistance program grants	208,250	157,790	143,865
Recoveries	38,400	28,864	19,572
Interest and miscellaneous	-	21,328	11,475
Donations	-	5,820	8,500
	<u>1,350,250</u>	<u>1,356,909</u>	<u>1,272,152</u>
Expenses			
Wages and benefits	1,202,850	1,158,098	1,104,757
Food and kitchen supplies	127,500	136,772	132,107
Utilities	109,450	93,271	95,367
General administration	102,650	60,129	55,086
Administration management	-	51,996	51,095
Building and ground maintenance	37,100	35,550	27,043
Laundry and linen supplies	-	22,936	24,152
Equipment and appliances	50,850	14,846	5,941
Professional fees	-	4,733	3,450
Resident life enhancement	-	4,036	4,392
Insurance	-	2,435	1,508
	<u>1,630,400</u>	<u>1,584,802</u>	<u>1,504,898</u>
Deficiency of revenue over expenses before other items	(280,150)	(227,893)	(232,746)
Amortization of deferred contributions	-	13,240	13,240
Amortization of tangible capital assets	-	(27,199)	(26,859)
Deficiency of revenue over expenses	\$ (280,150)	\$ (241,852)	\$ (246,365)

LACOMBE FOUNDATION
SCHEDULE OF OPERATIONS - TERRACE HEIGHTS AFFORDABLE HOUSING AND BLACKFALDS
AFFORDABLE HOUSING
For the year ended December 31, 2018

	2018 Budget (Unaudited)	2018 Actual	2017 Actual
Revenue			
Accommodation	\$ 424,550	\$ 403,635	\$ 423,257
Recoveries	13,750	16,357	16,175
Interest and miscellaneous	-	779	98
	<u>438,300</u>	<u>420,771</u>	<u>439,530</u>
Expenses			
Property taxes	87,000	85,704	85,304
Interest on callable debt	125,000	59,948	50,504
Utilities	47,700	55,082	43,932
Wages and benefits	55,850	42,800	57,393
Building and ground maintenance	58,350	26,181	24,392
Insurance	-	20,856	18,743
General administration	36,400	17,415	8,678
Administration management	-	12,000	11,832
Equipment and appliances	29,600	4,668	6,412
Laundry and linen supplies	-	891	2,919
Professional fees	-	775	15,400
Non-recurring maintenance	-	-	68,250
	<u>439,900</u>	<u>326,320</u>	<u>393,759</u>
Excess (deficiency) of revenue over expenses before other items	(1,600)	94,451	45,771
Amortization of deferred contributions	-	208,075	208,075
Amortization of tangible capital assets	-	(296,807)	(296,807)
Excess (deficiency) of revenue over expenses	\$ (1,600)	\$ 5,719	\$ (42,961)

LACOMBE FOUNDATION
SCHEDULE OF OPERATIONS - TERRACE HEIGHTS LANDING AFFORDABLE HOUSING
For the year ended December 31, 2018

	2018 Budget (Unaudited)	2018 Actual	2017 Actual
Revenue			
Accommodation	\$ 228,050	\$ 222,043	\$ 226,855
Recoveries	9,550	10,519	12,500
Interest and miscellaneous	-	544	72
	<u>237,600</u>	<u>233,106</u>	<u>239,427</u>
Expenses			
Utilities	37,800	42,842	36,306
Property taxes	31,450	30,441	30,858
Wages and benefits	29,850	24,567	34,061
Interest on callable debt	65,100	24,559	20,994
Building and ground maintenance	46,500	16,179	17,681
Insurance	-	10,539	9,304
General administration	20,700	9,559	4,847
Administration management	-	6,000	5,916
Equipment and appliances	18,150	4,088	2,354
Laundry and linen supplies	-	403	1,128
Professional fees	-	350	7,800
Non-recurring maintenance	-	-	68,250
	<u>249,550</u>	<u>169,527</u>	<u>239,499</u>
Excess (deficiency) of revenue over expenses before other items	(11,950)	63,579	(72)
Amortization of deferred contributions	-	135,854	135,854
Amortization of tangible capital assets	-	(170,071)	(170,071)
Excess (deficiency) of revenue over expenses	\$ (11,950)	\$ 29,362	\$ (34,289)

LACOMBE FOUNDATION
SCHEDULE OF OPERATIONS - BLACKFALDS AFFORDABLE HOUSING
For the year ended December 31, 2018

	2018 Budget (Unaudited)	2018 Actual	2017 Actual
Revenue			
Accommodation	\$ 196,500	\$ 181,592	\$ 196,402
Recoveries	4,200	5,838	3,676
Interest and miscellaneous	-	236	26
	200,700	187,666	200,104
Expenses			
Property taxes	55,550	55,263	54,447
Interest on callable debt	59,900	35,388	29,510
Wages and benefits	26,000	18,232	23,332
Utilities	9,900	12,240	7,625
Insurance	-	10,316	9,439
Building and ground maintenance	11,850	10,002	6,711
General administration	15,700	7,856	3,831
Administration management	-	6,000	5,917
Equipment and appliances	11,450	581	4,058
Laundry and linen supplies	-	489	1,791
Professional fees	-	425	7,600
	190,350	156,792	154,261
Excess of revenue over expenses before other items	10,350	30,874	45,843
Amortization of deferred contributions	-	72,221	72,221
Amortization of tangible capital assets	-	(126,736)	(126,736)
Excess (deficiency) of revenue over expenses	\$ 10,350	\$ (23,641)	\$ (8,672)