
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2015

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

LOCATION (MUNICIPALITY): La Crete and Fort Vermilion

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Independent Auditors' Report

To the Directors of Mackenzie Housing Management Board:

We have audited the accompanying consolidated financial statements of Mackenzie Housing Management Board, which comprise the consolidated statement of financial position as at December 31, 2015 and the statement of changes in net assets, statement of changes in restricted operating reserve fund, and consolidated statements of operations and cash flows for the year ended December 31, 2015 and related schedules, summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statement.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Mackenzie Housing Management Board as at December 31, 2015, and the results of its operations, changes in net assets and its cash flows for the then year ended, in accordance with Canadian accounting standards for not-for-profit organizations.

March 21, 2016
Grande Prairie, Alberta

MNP LLP

Chartered Professional Accountants

CERTIFICATION BY THE MANAGEMENT BODY

To the best of my knowledge and belief, the statements and schedules included in this report are true and correct, as at DECEMBER 31, 2015 for the management body legally known as:

MACKENZIE HOUSING MANAGEMENT BOARD

To the best of my knowledge and belief, all assets and liabilities of the management body are fairly stated in the Statement of Financial Position included herein.

To the best of my knowledge and belief, tenant incomes have been verified and that rentals charged are in accordance with the established incomes and the applicable rent-to income scale.

In addition, I certify that the above named management body is legally incorporated under the Alberta Housing Act and is in good standing at this date.

DATE: March 21, 2016

CHAIRMAN OF THE BOARD OF DIRECTORS: 
George Friesen

LA CRETE, ALBERTA

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

MACKENZIE HOUSING MANAGEMENT BOARD
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
December 31, 2015

	December 31,					December 31,
	2015					2014
ASSETS	<u>CONSOLIDATED</u>	<u>Lodge</u>	<u>Supportive Living</u>	<u>Housing</u>	<u>SRHI</u>	<u>CONSOLIDATED</u>
CURRENT						
Cash and cash equivalents	416,226	407,823	229	7,011	1,163	987,281
Cash - restricted	766,082	674,432	-	91,650	-	538,800
Guaranteed investment certificates (Note 3)	1,124,259	607,578	516,681	-	-	617,772
Security Deposit Trust Account	35,491	-	-	35,491	-	31,479
Accounts Receivable (Note 4)	184,614	90,066	3,480	61,611	29,457	104,911
Other Current Assets	17,961	13,868	-	1,218	2,875	17,300
Due from Municipalities	-	-	-	-	-	2,298
Lodge Renewal Grant	-	-	-	-	-	24,000
Interfund Accounts	-	(1,077,367)	629,984	107,720	339,664	-
TOTAL CURRENT ASSETS	2,544,633	716,400	1,150,375	304,701	373,158	2,323,841
INVESTMENTS (Note 5)	892	892	-	-	-	892
CAPITAL ASSETS (Note 6, Schedule I)	908,991	663,880	-	15,151	229,960	368,018
TOTAL ASSETS	3,454,516	1,381,171	1,150,375	319,852	603,119	2,692,750
LIABILITIES						
CURRENT						
Accounts Payable/Accrued Liabilities (Note 7)	414,930	129,721	165,655	112,438	7,115	345,758
Prepaid Rent	21,421	7,378	-	12,039	2,004	9,091
Tenant Security Deposits Payable	35,491	-	-	35,491	-	31,479
Restricted Operating Reserve Fund (Note 8)	18,800	-	-	18,800	-	18,800
Rent Supplement Cash Advance	20,000	-	-	20,000	-	20,000
Deferred Operating Grants (Note 9)	52,850	-	-	52,850	-	-
Due to Municipalities	-	-	-	-	-	-
Due to Alberta Housing (Schedule II)	53,083	-	-	53,083	-	8,374
Deferred Capital Contributions (Note 10)	1,250,000	1,250,000	-	-	-	500,000
TOTAL LIABILITIES	1,866,574	1,387,099	165,655	304,701	9,119	933,502
Commitments (Note 11)						
NET ASSETS						
SURPLUS, EQUITY AND RESERVES						
Accumulated Surplus (Deficit)	784,021	(200,699)	984,720	-	-	1,036,499
Invested In Capital Assets	333,423	88,311	-	15,151	229,960	368,018
Reserve - SRHI Program	364,039	-	-	-	364,039	248,271
Capital Reserve	106,460	106,460	-	-	-	106,460
TOTAL NET ASSETS	1,587,942	(5,928)	984,720	15,151	593,999	1,759,248
TOTAL LIABILITIES AND NET ASSETS	3,454,516	1,381,171	1,150,375	319,852	603,119	2,692,750

**CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS
AS AT DECEMBER 31, 2015**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

	Lodge Accumulated Surplus (Deficit)	Supportive Living Accumulated Surplus (Deficit)	SRHI Reserve	Capital Reserve	Invested in Capital Assets SRHI	Invested in Capital Assets Lodge
Balance at beginning of year	(119,879)	1,156,378	248,271	106,460	229,960	117,856
Current year net excess (deficiency) of revenue over expenses	(110,365)	(171,658)	115,768	-	-	-
Less: Transfer back to municipality	-	-	-	-	-	-
Sub-total	(230,244)	984,720	364,039	106,460	229,960	117,856
Acquisition of capital assets	575,568	-	-	-	-	(575,568)
Capital assets funded by capital contributions	(575,568)	-	-	-	-	575,568
Amortization	29,545	-	-	-	-	(29,545)
Balance at end of year	(200,699)	984,720	364,039	106,460	229,960	88,311

**CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS
AS AT DECEMBER 31, 2014**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

	Lodge Accumulated Surplus (Deficit)	Supportive Living Accumulated Surplus (Deficit)	SRHI Reserve	Capital Reserve	Invested in Capital Assets SRHI	Invested in Capital Assets Lodge
Balance at beginning of year	-	1,037,114	116,899	100,000	221,316	96,959
Current year net excess (deficiency) of revenue over expenses	(98,982)	125,724	140,016	-	-	-
Less: Transfer back to municipality	-	-	-	-	-	-
Sub-total	(98,982)	1,162,838	256,915	100,000	221,316	96,959
Acquisition of capital assets	(51,196)	-	(8,644)	-	8,644	51,196
Amortization	30,299	-	-	-	-	(30,299)
Transfer of interest earned	-	(6,460)	-	6,460	-	-
Balance at end of year	(119,879)	1,156,378	248,271	106,460	229,960	117,856

**STATEMENT OF CHANGES IN HOUSING NET ASSETS
AS AT DECEMBER 31, 2015**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

	Accumulated Surplus (Deficit) - 090	Donated Capital - 093	Invested In Capital Assets - 095
Balance at beginning of year	-	-	20,201
Current year net excess (deficiency) of revenue over expenses	(5,050)	-	-
Sub-total	(5,050)	-	20,201
Acquisition of capital assets	-	-	-
Amortization	5,050	-	(5,050)
Capital grant received	-	-	-
Balance at end of year	-	-	15,151

**STATEMENT OF CHANGES IN HOUSING NET ASSETS
AS AT DECEMBER 31, 2014**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

	Accumulated Surplus - 090	Donated Capital - 093	Invested In Capital Assets - 095
Balance at beginning of year	-	-	25,251
Current year net excess (deficiency) of revenue over expenses	(5,050)	-	-
Sub-total	(5,050)	-	25,251
Acquisition of capital assets	-	-	-
Amortization	5,050	-	(5,050)
Capital grant received	-	-	-
Balance at end of year	-	-	20,201

**STATEMENT OF CHANGES IN RESTRICTED OPERATING RESERVE FUND
December 31, 2015**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

	Operating Fund - 085
Balance at beginning of year	18,800
Add: Reserve Grant / Funding Received	-
Sub-Total	18,800
Less: Repayment to Alberta Social Housing Corporation	-
Balance at end of year	18,800

**MACKENZIE HOUSING MANAGEMENT BOARD
CONSOLIDATED STATEMENT OF OPERATIONS
For the Year Ending December 31, 2015**

	2015				2014
	Lodge	Supportive Living	Housing	SRHI	Total
REVENUE					
400000 Rent	1,174,073	-	440,231	151,197	1,765,501
410000 Resident Services	26,126	-	105,428	-	131,555
420000 Non-Resident Services	-	-	-	-	24,454
Grants					
430010 ASHC - Deficit Funding	-	-	307,095	-	307,095
430020 ASHC - Maintenance	-	-	59,110	-	59,110
430030 ASHC - Interest Subsidy	-	-	-	-	-
430040 ASHC - Grants for Rest	-	-	-	-	36,985
430050 ASHC - LAP grant	387,707	-	-	-	387,707
430060 ASHC - Rent Supplement Grants received	-	-	6,180	-	6,180
430110 Provincial - Homeless Grants	-	-	-	-	-
430120 Provincial - Other Grants	-	-	-	-	-
432000 Municipal	-	-	-	-	-
431000 Federal	-	-	-	-	-
433000 Other	-	-	-	-	-
Operational Funding					
460010 Municipal Requisition (Note 12)	458,305	-	-	-	458,305
450010 Provincial	-	2,280,924	-	-	2,280,924
450030 Other	-	-	-	-	-
470000 Management and Administration	-	45,703	14,347	100	60,150
475000 Investment Income	4,460	5,400	32	-	9,893
480000 Charitable Donations	-	-	-	-	-
Total Revenue	2,050,672	2,332,028	932,423	151,297	5,466,420
EXPENSES					
550000 Human Resources	1,215,668	2,430,308	332,769	-	3,978,744
520000 Operating	554,491	-	14,688	8,092	577,271
530000 Operating Maintenance	140,387	5,822	183,681	200	330,089
510000 Utilities	154,094	6,333	316,248	216	476,891
500000 Taxes and Land Leases	-	-	-	26,765	26,765
560000 Administration	66,853	21,513	31,955	256	120,577
580000 Health	-	39,710	-	-	39,710
540000 Charitable Costs	-	-	-	-	-
Total Expenses	2,131,492	2,503,686	879,340	35,529	5,550,047
Net Excess (Deficiency) of Revenue over Expenses from operations	(80,820)	(171,658)	53,083	115,768	(83,627)
OTHER EXPENSES					
700 Amortization Expense	29,545	-	5,050	-	34,595
SUB-TOTAL	(110,365)	(171,658)	48,033	115,768	(118,222)
Excess Operating Grant to be repaid	-	-	(53,083)	-	(53,083)
Net Excess (Deficiency) of Revenue over Expenses	(110,365)	(171,658)	(5,050)	115,768	161,708

Consolidated Statement of Cash Flows

For the Year Ending December 31, 2015

MANAGEMENT BODY: Mackenzie Housing Management Board

	2015	2014
Cash flows from operating activities		
Excess (deficiency) of revenue over expenses	(65,139)	161,708
Add: Amortization of capital assets	34,595	35,349
Net Change in non-cash working capital:	-	-
Decrease (increase) in receivables	(53,406)	258,703
Decrease (increase) in other assets	(663)	(232)
Increase (decrease) in liabilities	85,513	(197,384)
Repaid by (to) Alberta Social Housing Corporation	(61,457)	3,633
Net cash generated (used) in operating activities	(60,558)	261,777
Financing and Investing Activities		
Purchase of capital assets funded by operations	(575,567)	(59,843)
Proceeds on disposal of capital assets	-	-
Increase in investments	-	(65)
SRHI grant received	-	-
SRHI grant used	-	(8,644)
Lodge maintenance grant used	-	(5,445)
Deferred capital contributions received	750,000	500,000
Operating maintenance grant received	111,960	-
Operating maintenance grant used	(59,110)	-
Lodge renewal grant received	-	24,000
Lodge renewal grant used	-	(36,985)
Net cash generated (used) in financing and investing activities	227,284	413,018
Net (decrease) increase in cash and cash equivalents	166,726	674,795
Cash, beginning of year	2,175,332	1,500,537
Cash, end of year	2,342,058	2,175,332
Cash and Cash Equivalents Represented By:		
Cash	416,226	987,281
Cash - restricted	766,082	538,800
Guarenteed investment certificate	1,124,259	617,772
Security deposits - trust account	35,491	31,479
	2,342,058	2,175,332

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2015

1. PURPOSE OF THE ORGANIZATION

Mackenzie Housing Management Board (the "Organization") is an organization operating with a goal of providing affordable accommodations to seniors and low-income Albertans who are the most in need. The management body qualifies as a not-for profit organization and is exempt from income taxes. The Organization is also established as a management body by the provincial ministerial order and is governed by the Alberta Housing Act and its regulations.

2. SIGNIFICANT ACCOUNTING POLICIES

a) Basis of Accounting & Revenue Recognition

These statements are prepared on an accrual basis whereby all revenues and expenditures are recorded in the period in which they pertain. The management body 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.

Contributions related to capital assets and restricted contributions used to purchase and/or upgrade the Organization's buildings are recognized as revenue in periods when the related capital assets are amortized.

b) Cash and cash equivalents

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

c) Capital Assets

i) Housing

Only assets purchased with project funds and costing \$5,000 or more are recorded in the accounts. These assets are then amortized at rates prescribed by the management body. Buildings and land owned by the Alberta Government are not shown in the accounts. Amortization rates are as follows:

Furniture and equipment	5 - 15 years
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ii) Lodge and SRHI

Capital assets purchased by the management body are recorded at cost less capital grant funding received. Amortization is provided on the straight-line basis over the asset's estimated useful lives. Amortization rates are as follows:

Furniture and equipment	5 - 15 years
Buildings	15 years

Capital assets acquired during the year, but not placed into use during this time, are not amortized in the year of acquisition.

d) Due to Alberta Social Housing Corporation

The amount due to Alberta Social Housing Corporation is calculated by a set formula involving deficit budget on Schedule II.

e) Investments

Investments are stated at cost less any other than temporary impairment. The investment has been classified as a long-term asset in concurrence with the nature of the asset.

f) Bad debts

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

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

g) Financial Instruments

The Organization recognizes its financial instruments when the Organization becomes party to the contractual provisions of the financial instrument. All financial instruments are initially recorded at their fair value, including financial assets and liabilities originated and issued in a related party transaction with management. Financial assets and liabilities originated and issued in all other related party transactions are initially measured at their carrying or exchange amount in accordance with CPA Canada Handbook 3840 *Related Party Transactions*.

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

The Organization 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 Organization'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 revenues 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.

h) Financial asset impairment

The Organization assesses impairment of all of its financial assets measured at cost or amortized cost. The Organization 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 Organization determines whether it has resulted in a significant adverse change in the expected timing or amount of future cash flows during the year. If so, the Organization 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; 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 (deficiency) of revenue over expenses.

The Organization 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 (deficiency) in the year the reversal occurs.

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2015

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

i) Long-lived Assets

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

The Organization performs impairment testing on long-lived assets held for use whenever events or changes in circumstances indicate that the carrying value of an asset, or group of assets, may not be recoverable. Impairment losses are recognized when undiscounted future cash flows from its use and disposal are less than the asset's carrying amount. Impairment is measured as the amount by which the asset's carrying value exceeds its fair value. Any impairment is included in deficit for the year.

Discounted cash flows are used to determine the fair value of the long-lived assets.

j) Allocation of Expenses

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

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

k) 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 Organization's operations and would otherwise have been purchased.

l) Prior period adjustments

Prior period adjustments have been reflected in the current year Statement of Operations for Housing operations as required by Alberta Seniors - Housing Division for cost sharing purposes. Prior period adjustments which affect lodge operations are reflected in an adjustment to opening accumulated surplus. There were no prior period adjustments included in these financial statements.

m) Measurement uncertainty (use of estimates)

The preparation of consolidated 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 revenues 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.

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

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2015**

3. GUARANTEED INVESTMENT CERTIFICATES

Guaranteed investment certificate bearing interest at 0.65% and maturing May 28, 2016. (2014 - 1.05%)
 Guaranteed investment certificate bearing interest at 0.65% and maturing April 16, 2016. (2014 - 1.05%)
 Guaranteed investment certificate bearing interest at 0.65% and maturing April 29, 2016.

2015	2014
107,578	106,460
516,681	511,313
500,000	-
1,124,259	617,772

4. ACCOUNTS RECEIVABLE

Details of accounts receivable are as follows:

	2015				2014
	Lodge	Supportive Living	Housing	SRHI	Total
Tenant receivables	32,955	-	41,878	20,354	95,187
Municipal Requisition	-	-	-	-	-
Northern Lights Health Region	-	-	-	-	-
Other receivables	8,304	-	-	3,853	12,157
GST receivable	48,807	3,480	19,733	5,251	77,271
	90,066	3,480	61,611	29,457	184,614
					104,911

5. INVESTMENTS

Investments consist of the following:

	2015				2014
	Lodge	Supportive Living	Housing	SRHI	Total
United Farmers of Alberta	892	-	-	-	892
	892	-	-	-	892

6 CAPITAL ASSETS

	2015				2014
	Lodge	Supportive Living	Housing	SRHI	Total
Land	-	-	-	229,960	229,960
Furniture and equipment	396,662	-	56,791	-	453,453
Furniture and equipment - accum amort	(313,229)	-	(41,640)	-	(354,869)
Buildings	101,187	-	-	-	101,187
Buildings - accum amort	(96,309)	-	-	-	(96,309)
Building under construction	575,568	-	-	-	575,568
	663,880	-	15,151	229,960	908,991
					368,018

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2015**

7. ACCOUNTS PAYABLE

Details of accounts payable are as follows:

	2015				2014
	Lodge	Supportive Living	Housing	SRHI	Total
Trade payables	50,142	7,855	90,418	1,865	150,281
Accrued liabilities	49,368	101,219	16,990	5,250	172,828
Vacation payable	20,751	39,316	2,486	-	62,552
Payroll deductions payable	9,460	17,264	2,545	-	29,268
	129,721	165,655	112,438	7,115	414,930
					345,758

8. RESTRICTED OPERATING RESERVE

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

9. DEFERRED OPERATING GRANTS

Deferred Operating Grants consist of the following:

Lodge renewal grant, balance beginning of year
 Funds received/receivable during the year
 Funds expended during the year
 Lodge renewal grant, balance end of year

	2015			2014
	Lodge	Housing	Total	Total
	-	-	-	12,985
	-	-	-	24,000
	-	-	-	(36,985)
	-	-	-	-

Maintenance grant, balance beginning of year
 Funds received/receivable during the year
 Funds expended during the year
 Maintenance grant, balance end of year

	2015			2014
	Lodge	Housing	Total	Total
	-	-	-	5,445
	-	111,960	111,960	-
	-	(59,110)	(59,110)	(5,445)
	-	52,850	52,850	-

10. DEFERRED CAPITAL CONTRIBUTIONS

Capital contributions received from the contributing municipalities and individuals for the purpose of funding future capital projects as approved by the Board. During the year, \$575,568 of these funds have been expended on the High Level Lodge project. Amortization of these capital contributions will commence on completion of the project.

11. COMMITMENTS

The Organization occupies leased premises subject to minimum rent of \$25,250 per month until September 30, 2026.

During the year the Organization entered into a contract with Wilson Architects Ltd. for architectural services for the Senior's Self-Contained/Senior's Lodge/Supportive Living Facility in High Level, Alberta for a total of \$990,000. As at December 31, 2015, \$553,364 has been paid towards this contract.

12. MUNICIPAL REQUISITIONS

Municipal District of Mackenzie No. 23
 Town of High Level
 Town of Rainbow Lake

	2015				2014
	Lodge	Supportive Living	Housing	SRHI	Total
	375,810	-	-	-	375,810
	68,746	-	-	-	68,746
	13,749	-	-	-	13,749
	458,305	-	-	-	458,305
					338,426

**MACKENZIE HOUSING MANAGEMENT BOARD
STATEMENT OF LODGE OPERATIONS
For the Year Ending December 31, 2015**

		2015	2014
REVENUE			
400000	Rent	1,174,073	1,165,102
410000	Resident Services	26,126	72,367
420000	Non-Resident Services	-	24,454
Grants			
430020	ASHC - Maintenance	-	5,445
430040	ASHC - Grants for Restricted Purposes	-	36,985
430050	ASHC - LAP Grant	387,707	327,909
Operational Funding			
460010	Municipal Requisitions (Note 12)	458,305	338,426
475000	Investment Income	4,460	2,550
	Total Revenue	2,050,672	1,973,237
EXPENSES			
550000	Human Resources	1,215,668	1,104,825
520000	Operating	554,491	549,144
530000	Operating Maintenance	140,387	129,068
510000	Utilities	154,094	187,730
500000	Taxes and Land Leases	-	-
560000	Administration	66,853	71,153
580000	Health	-	-
540000	Charitable Costs	-	-
	Total Expenses	2,131,492	2,041,920
	Deficiency of Revenue over Expenses from operations	(80,820)	(68,683)
592000	Amortization Expense	29,545	30,299
	Deficiency of Revenue over Expenses	(110,365)	(98,982)

**MACKENZIE HOUSING MANAGEMENT BOARD
STATEMENT OF SUPPORTIVE LIVING OPERATIONS
For the Year Ending December 31, 2015**

REVENUE

Operational Funding

450010 Provincial
470000 Management and Administration
475000 Investment Income

Total Revenue

EXPENSES

550000 Human Resources
520000 Operating
530000 Operating Maintenance
510000 Utilities
500000 Taxes and Land Leases
560000 Administration
580000 Health
540000 Charitable Costs

Total Expenses

Net Excess (Deficiency) of Revenue over Expenses from operations

592000 Amortization Expense

Net Excess (Deficiency) of Revenue over Expenses

	2015	2014
	2,280,924	2,489,221
	45,703	-
	5,400	6,342
Total Revenue	2,332,028	2,495,563
	2,430,308	2,260,480
	-	19,858
	5,822	1,519
	6,333	5,612
	-	-
	21,513	33,212
	39,710	49,158
	-	-
Total Expenses	2,503,686	2,369,839
	(171,658)	125,724
	-	-
	(171,658)	125,724

**MACKENZIE HOUSING MANAGEMENT BOARD
STATEMENT OF HOUSING OPERATIONS
For the Year Ending December 31, 2015**

COMBINED FOR ALL PROJECTS

UNITS: 94

		2015	2014
REVENUE			
400000	Rent	440,231	427,596
410000	Resident Services	105,428	115,427
420000	Non-Resident Services	-	-
Grants			
430010	ASHC - Deficit Funding	307,095	367,694
430020	ASHC - Maintenance	59,110	-
430040	ASHC - Grants for Restricted Purposes	-	-
430050	ASHC - LAP Grant	-	-
430060	ASHC - Rent Supplement Admin Fees	6,180	5,060
Operational Funding			
450030	Other	-	-
470000	Management and Administration	14,347	-
475000	Investments Income	32	-
	Total Revenue	932,423	915,778
EXPENSES			
550000	Human Resources	332,769	340,368
520000	Operating	14,688	14,592
530000	Operating Maintenance	183,681	120,542
510000	Utilities	316,248	337,477
500000	Taxes and Land Leases	-	57,241
560000	Administration	31,955	37,183
580000	Health	-	-
540000	Charitable Costs	-	-
	Total Expenses	879,340	907,404
Net Excess (Deficiency) of Revenue over Expenses from operations		53,083	8,374
592000	Amortization Expense	5,050	5,050
	Excess Operating Grant to be repaid	(53,083)	(8,374)
Net Excess (Deficiency) of Revenue over Expenses		(5,050)	(5,050)

**SCHEDULE I
CHANGES IN CAPITAL ASSETS
For the Year Ending December 31, 2015**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD - Lodge/SRHI

DESCRIPTION	BALANCE AT BEGINNING OF THE YEAR	ADDITIONS	REDUCTIONS	BALANCE AT END OF THE YEAR
Furnishing and equipment	396,662	-		396,662
Buildings	101,187	-	-	101,187
Building under construction	-	575,568		575,568
Land	229,960	-	-	229,960
TOTAL CAPITAL PROPERTY COST	727,809	575,568	-	1,303,377
ACCUMULATED AMORTIZATION				
Furnishing and equipment	288,561	24,668		313,229
Buildings	91,432	4,877		96,309
ACCUMULATED AMORTIZATION	379,992	29,545	-	409,537
TOTAL CAPITAL PROPERTY NET OF ACCUMULATED AMORTIZATION	347,817	546,023	-	893,840

**SCHEDULE I
CHANGES IN CAPITAL ASSETS
For the Year Ending December 31, 2015**

MANAGEMENT BODY: Mackenzie Housing Management - Housing

DESCRIPTION	BALANCE AT BEGINNING OF THE YEAR	ADDITIONS	REDUCTIONS	BALANCE AT END OF THE YEAR
CAPITAL PROPERTY - COST				
Furnishing and equipment	56,791	-		56,791
Buildings	-	-	-	-
Land				
TOTAL CAPITAL PROPERTY COST	56,791	-	-	56,791
ACCUMULATED AMORTIZATION				
Furnishing and equipment	36,590	5,050	-	41,640
Buildings	-	-	-	-
ACCUMULATED AMORTIZATION	36,590	5,050	-	41,640
TOTAL CAPITAL PROPERTY NET OF ACCUMULATED AMORTIZATION	20,201	(5,050)	-	15,151

GRAND TOTAL - CAPITAL PROPERTY NET OF ACCUMULATED AMORTIZATION	368,018	540,973	-	908,991
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**SCHEDULE II
REMITTANCE CALCULATION
DEFICIT BUDGET
For the Year Ending December 31, 2015**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

OPERATING AND CAPITAL GRANT

OPERATING GRANT RECEIVED	307,095
Less: APPROVED BUDGET	307,095
GRANT OVERPAYMENT/(UNDERPAYMENT)	-

REMITTANCE TO THE DEPARTMENT

APPROVED OPERATING & CAPITAL BUDGET	307,095
Less: ACTUAL RESULTS	
Operating excess (deficiency)	(259,062)
Amortization	5,050
Capital asset additions	-
Add: OPERATING/CAPITAL GRANT OVERPAYMENT/(UNDERPAYMENT)	-
TOTAL TO BE REPAYED TO THE DEPARTMENT	53,083

**SCHEDULE III
COMBINED ADMINISTRATION EXPENSES
For the Year Ending December 31, 2015**

MANAGEMENT BODY: MACKENZIE HOUSING MANAGEMENT BOARD

		2015				2014	
	Lodge	Supportive Living	Housing	SRHI	Total	Total	
550005	Salaries and Wages	1,014,813	2,092,470	-	-	3,107,283	3,056,140
550010	Administration Salaries	-	-	155,965	-	155,965	172,153
550020	Housekeeping Salaries	-	-	-	-	-	-
550030	Food Services Salaries	-	-	-	-	-	-
550040	Maintenance Salaries	-	-	126,740	-	126,740	135,742
550050	Resident care Salaries	-	-	-	-	-	-
550060	Homecare Salaries	-	-	-	-	-	-
550070	Laundry facility Salaries	-	-	-	-	-	-
550080	Outreach ed. Salaries	-	-	-	-	-	-
551000-551050	Employee Benefits	183,894	325,263	47,656	-	556,813	293,607
552000	Contract Employment	-	-	-	-	-	-
553000	Personnel Recruitment	-	-	-	-	-	39,687
554000-558000	Other Human Resources	16,960	12,575	2,408	-	31,943	3,296
560000-560003	Office and General Administration	27,095	10,569	5,570	-	43,234	47,054
560005	Rent Supplement Admin	-	-	6,180	-	6,180	-
560010	Office Rent	-	-	-	-	-	-
560020-560030	Office Equipment and Repairs	2,000	365	-	-	2,365	2,065
560040	Vehicle and Travel	10,464	627	3,453	-	14,544	23,357
560060-560064	Board Expenses	23,697	5,071	3,524	-	32,292	40,761
560070	Association Fees	94	-	894	-	988	1,384
560080-560083	Professional Fees	11,280	4,881	12,334	256	28,751	36,072
560090	IT Services	-	-	-	-	-	-
560100	Management Fees	-	-	-	-	-	-
560110	Sundry	-	-	-	-	-	-
	Accreditation, Inter-Co. Admin Fees and						
560120-560140	Admin Charges	-	-	-	-	-	-
Specify	Other	-	-	-	-	-	-
		-	-	-	-	-	-
TOTAL		1,290,298	2,451,821	364,724	256	4,107,099	3,851,316

