



**Taber & District
HOUSING FOUNDATION**

Provide individuals, families and seniors with affordable and caring accommodation.

AGENDA
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, September 24 @ 1:30 p.m.
TDHF Admin Office Boardroom

1. **Approval of Agenda**
2. **Approval of Minutes:**
 - a) Minutes – Board of Directors Meeting – August 14, 2026
3. **Business Arising:**
 - a) Drug & Alcohol Policy – UNDER REVIEW
 - b) Meals on Wheels – Statistics to August 31, 2026
4. **Financial Statements**
 - a) Clearview Lodge – Financial Statements (August) & Bank Reconciliation (July & August)
 - b) Social Housing – Financial Statements (August) & Bank Reconciliation (July & August)
 - c) Security Deposit Account – July 31 & August 31, 2026
5. **Reports**
 - a) Financial Administrator Report
 - b) Lodge Manager/Resident Manager Report
 - c) Operations Manager Report
 - d) Placement Officer Report
 - e) CAO Report
6. **New Business:**
 - a) CVL Project Update:
 - Construction Manager Process
 - 100 Wing Plan
 - Construction Financing
 - PrimeBuild360 Information
 - b) Harmony Home Manor Update – Boiler Replacement & HVAC controls
 - c) ASCHA Fall Regional meetings – Ballot Authorization
 - d) Action Plan: Strategic Planning Session 2026
7. **Information**
 - a) Report – Social Housing – September 18, 2026
 - b) Reports – Clearview Lodge Waiting List @ August 16, 2026
8. **Adjournment**

Next Meeting:	Board of Directors Mtg.	Thurs, October 29, 2026	1:30 pm	TDHF Admin Boardroom
	Board of Directors Mtg.	Thurs, November 26, 2026	1:30 pm	TDHF Admin Boardroom



**Taber & District
HOUSING FOUNDATION**

Provides individuals, families and seniors with affordable and caring accommodation

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Friday, August 14, 2026
TDHF Administrative Office - Boardroom

ATTENDANCE

Board:	Rosanne Horrocks Joe Strojwas	Tom Machacek Dan Remfert	Tamara Miyanaga
Absent:	Jane Jensen	Paul Ballard	
Administration:	Tim Janzen (CAO), Tanya Fallon (CVL Lodge Manager), & Carrie Wilson (CVL Resident Manager)		

Rosanne Horrocks, Board Chair, called the meeting to order at 1:35 pm.

1. Approval of Agenda

Motion 2026 - 116

MOVED by T. Machacek to approve the agenda with the ability to add or delete.

CARRIED

2. Approval of Minutes

Motion 2026 - 117

MOVED by T. Miyanaga to accept the minutes from the Board of Directors meeting of Thursday, July 23, 2026.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Meals on Wheels** – Statistics YTD to July 31, 2026

4. Reports

a) CVL Lodge Manager/Resident Manager Report

Motion 2026 - 118

MOVED by J. Strojwas to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

b) Operations Manager Report

Motion 2026 - 119

MOVED by T. Machacek to accept the Operations Manager report, as presented.

CARRIED

c) Placement Officer Report

Motion 2026 - 120

MOVED by T. Miyanaga to accept the Placement Officer report, as presented.

CARRIED

d) Chief Administrative Officer Report

Motion 2026 - 121

MOVED by D. Remfert to accept the Chief Administrative Officer report, as presented.

CARRIED

5. New Business

a) Clearview Lodge – Project Update

Motion 2026 - 123

MOVED by T. Machacek to move to in-camera session at 2:20 pm.

CARRIED

Motion 2026 - 124

MOVED by D. Remfert to move out of in-camera session at 3:10 pm.

CARRIED

Motion 2026 - 125

MOVED by T. Machacek to instruct the Chief Administrative Officer to investigate funding and financing options with PrimeBuild360. CAO to secure contract documents for Board review.

CARRIED

b) Harmony Home Manor Update

CAO reported that renovations had been held up for some supply chain challenges, but those had been resolved this week. Domestic water was shut down for Thursday, August 13th but work was completed and water supply restored. The revised timeline shows completion prior to mid-September.

c) Nurse Call System Update

CAO reported that the Poltys system is to be installed on August 17 – 19, 2026.

d) Policy Documents:

Motion 2026 - 126

MOVED by T. Machacek that Policy P-10: Out-of-Scope Vacation Time be approved as amended.

CARRIED

e) Action Plan: Strategic Planning Session 2026 - TABLED

6. Other Information

a) Report – Social Housing – August 7, 2026

7. Adjournment

Motion 2026 - 127

MOVED by J. Strojwas to adjourn the meeting at 3:25 pm

CARRIED

Next Meeting:

TDHF Board of Directors

Thursday, Sept 24, 2026

1:30 pm

TDHF Admin Office Boardroom

Rosanne Horrocks, Chairperson

Tom Machacek, Vice-Chairperson

2026 MOW Summary

Month	# Clients (inv)	# of Meals	YTD	Days/Mon Discount
January	29	411	411	36 733.50
February	33	396	807	28 963.00
March	34	438	1245	30 819.00
April	31	402	1647	34 778.50
May	32	408	2055	28 810.00
June	33	454	2509	30 829.50
July	32	424	2933	33 789.00
August	32	392	3325	29 705.00
September			3325	
October			3325	
November			3325	
December			3325	
YTD MEALS		3325		248 6,427.50
\$/MEAL		\$11.00		Days/Mon Discount
Discounted to	#1 - less \$1.50	\$8.50	Oct 1, 2025 - \$11.00 -	
Discounted to	#2 - less \$6.00	\$4.00		

<u>Year</u>	<u># of clients</u>	<u># of meals</u>
2021	34	4,427
2022	39	3,939
2023	38	3,637
2024	30	3,913
2025	20	2,891

3. bji

[illegible]

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2026 to Aug 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
REVENUE			
Rental Revenue			
Resident Rent	1,148,365.00	1,866,777.00	-38.48
Lodge Fees	675.00	800.00	-15.63
Rent Rebates	-17,376.00	-12,000.00	44.80
Total Rental Revenue	<u>1,131,664.00</u>	<u>1,855,577.00</u>	-39.01
Resident Services			
Parking	3,041.00	5,100.00	-40.37
Laundry	23,396.00	13,000.00	79.97
Medication Fees	12,155.00	18,720.00	-35.07
Resident Fundraising	130.00	500.00	-74.00
Therapeutic Bath	2,700.00	6,000.00	-55.00
Activity Fee	4,070.00	0.00	0.00
Personal Emergency Call System	6,578.00	8,400.00	-21.69
Total Sundry Resident Revenue	<u>25,633.00</u>	<u>33,620.00</u>	-23.76
Tenant Maintenance Recovery	0.00	500.00	-100.00
Total Resident Services	<u>52,070.00</u>	<u>52,220.00</u>	-0.29
Non Resident Services			
Facility Rental	1,200.00	1,800.00	-33.33
Meals on Wheels	36,570.50	44,400.00	-17.63
Meals on Wheels Discounts	-6,423.00	-7,200.00	-10.79
Guest Meals	2,155.00	2,400.00	-10.21
Staff Meals	3,990.00	7,000.00	-43.00
Canteen Revenue	486.95	500.00	-2.61
Total Other Meal Services	<u>6,631.95</u>	<u>9,900.00</u>	-33.01
Tuck Shop	2.50	0.00	0.00
Sundry Revenue	1,863.81	50.00	3,627.62
Total Non Resident Services	<u>39,845.76</u>	<u>48,950.00</u>	-18.60
Grants			
ASHC LAP Grant	220,642.00	266,815.00	-17.31
Total ASHC Grants	<u>220,642.00</u>	<u>266,815.00</u>	-17.31
Total Grants	<u>220,642.00</u>	<u>266,815.00</u>	-17.31
Operation Funding			
Health Funding	671,378.39	907,917.00	-26.05
Requisition Revenue	369,007.28	553,511.00	-33.33
Total Operation Funding	<u>1,040,385.67</u>	<u>1,461,428.00</u>	-28.81
Management & Administration			
Other Recovery	10,373.72	14,800.00	-29.91
NSF/Late Fees	0.00	25.00	-100.00
Sundry Revenue	3,103.36	1,200.00	158.61
Total Management and Admini...	<u>13,477.08</u>	<u>16,025.00</u>	-15.90
Investment Income			
Interest	22,871.96	17,280.00	32.36
Total Investment Income	<u>22,871.96</u>	<u>17,280.00</u>	32.36
Charitable Revenue			
Donations	25.00	0.00	0.00
Resticted Donations	1,030.00	0.00	0.00
Total Charitable Revenue	<u>1,055.00</u>	<u>0.00</u>	0.00
TOTAL REVENUE	<u>2,522,011.47</u>	<u>3,718,295.00</u>	-32.17

4. a) i

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2026 to Aug 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
EXPENSE			
Utilities			
Heating	21,183.19	41,000.00	-48.33
Electricity	38,074.24	62,000.00	-38.59
Water & Sewer	10,929.36	20,000.00	-45.35
Waste Removal	1,625.92	2,700.00	-39.78
Telephone	4,429.06	9,140.00	-51.54
Bulk Contract Expenses	22,745.80	34,540.00	-34.15
Total Utilities	98,987.57	169,380.00	-41.56
Operating			
Bakery	18,309.57	31,000.00	-40.94
Dairy	35,071.28	57,750.00	-39.27
Groceries	102,955.18	143,500.00	-28.25
Meat	73,214.66	114,000.00	-35.78
Total Food	229,550.69	346,250.00	-33.70
Food Supplies	16,703.13	26,000.00	-35.76
Janitorial & Housekeeping	31,948.61	56,435.00	-43.39
Laundry	4,606.95	9,250.00	-50.20
Linen Supplies	0.00	4,000.00	-100.00
Total Cleaning	36,555.56	69,685.00	-47.54
Equipment & Furn Purchase	19,340.05	27,484.00	-29.63
Equipment & Furn Repairs	0.00	5,000.00	-100.00
Insurance	8,220.56	17,000.00	-51.64
Craft Supplies	0.00	500.00	-100.00
Entertainment Supplies	4,439.99	3,000.00	48.00
Recreation Supplies (Vol Apprec)	5,120.22	8,000.00	-36.00
Total Resident/Volunteer Progra...	9,560.21	11,500.00	-16.87
Publicity & Promotion	709.96	4,675.00	-84.81
Pest Control	0.00	2,500.00	-100.00
Sundry	391.20	670.00	-41.61
Total Operating	321,031.36	510,764.00	-37.15
Operating Maintenance			
Appliances	16,561.37	14,695.00	12.70
Bldg Safety & Security Systems	21,336.27	27,706.00	-22.99
Sundry	89.84	350.00	-74.33
Vehicles	316.37	1,400.00	-77.40
Building Interior Painting Units	1,333.75	4,800.00	-72.21
Building Interior Flooring	3,208.53	5,000.00	-35.83
Building Interior Suite Reno	1,645.43	3,800.00	-56.70
Building Exterior	12.05	750.00	-98.39
Heating, Ventilation & A/C	6,392.48	15,400.00	-58.49
Plumbing	10,713.42	11,650.00	-8.04
Electrical	8,714.37	6,550.00	33.04
Grounds & Maintenance	12,909.71	22,300.00	-42.11
Maintenance Equipment - Repair	0.00	1,000.00	-100.00
Maintenance Equipment - Purch...	0.00	500.00	-100.00
Maintenance - Tools & Supplies	185.53	1,000.00	-81.45
Total Operating Maintenance	83,419.12	116,901.00	-28.64
Human Resources			
Administration Salaries	259,026.92	398,808.00	-35.05
Housekeeping Salaries	185,146.01	310,056.00	-40.29
Food Service Salaries	351,859.35	541,788.00	-35.06
Maintenance Salaries	60,428.45	85,293.00	-29.15
Resident Care Salaries	71,731.41	126,459.00	-43.28
Total Salaries & Wages	928,192.14	1,462,404.00	-36.53
CPP	47,794.30	79,476.00	-39.86
EI	20,260.37	30,023.00	-32.52

4. a) ii

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2026 to Aug 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
EE Benefits	44,505.21	95,200.00	-53.25
Other Pension Contributions	21,528.99	45,000.00	-52.16
WCB	33,929.34	43,000.00	-21.09
Total Benefits	168,018.21	292,699.00	-42.60
Contract Employment	24,617.80	25,623.00	-3.92
Personal Recruitment	3,238.49	4,400.00	-26.40
Staff Functions & Recognition	3,755.82	13,000.00	-71.11
Training & Development	11,073.70	42,000.00	-73.63
Health & Safety	11,081.71	22,076.00	-49.80
Legal Fees	661.05	10,000.00	-93.39
Labour Relations	44,756.31	40,500.00	10.51
Total Human Resources	1,195,395.23	1,912,702.00	-37.50
Administration			
Bank Charges	1,935.05	3,650.00	-46.98
Courier & Postage	373.60	1,000.00	-62.64
Stationery & Other Supplies	4,521.22	7,500.00	-39.72
Office Rent	5,616.94	10,074.00	-44.24
Office Equipment & Furn Purchase	1,136.28	1,900.00	-40.20
Office Equipment & Furn Repairs	1,200.53	1,900.00	-36.81
Vehicle & Travel	2,024.00	3,840.00	-47.29
Board Expenses	7,100.78	12,895.00	-44.93
Association Fees	2,131.83	4,340.00	-50.88
Legal Fees	4,513.75	150.00	2,909.17
Audit Fees	16,165.00	20,000.00	-19.18
Consulting Fees	0.00	5,200.00	-100.00
IT Services	12,705.61	19,390.00	-34.47
Sundry	643.02	1,075.00	-40.18
Accreditation	0.00	10,000.00	-100.00
Total Administration	60,067.61	102,914.00	-41.63
Health Expenditures			
Salaries - Resident Care	501,172.66	755,248.00	-33.64
Total Salaries - Resident Care	501,172.66	755,248.00	-33.64
Benefits - Resident Care	83,284.71	135,112.00	-38.36
Total Benefits - Resident Care	83,284.71	135,112.00	-38.36
Materials & Supplies Resident C...	12,501.87	21,200.00	-41.03
Total Health Expenditures	596,959.24	911,560.00	-34.51
Capital Maintenance			
Heating, Ventilation, A/C (Cap)	197,701.32	0.00	0.00
Total Capital Maintenance	197,701.32	0.00	0.00
TOTAL EXPENSE	2,553,561.45	3,724,221.00	-31.43
NET INCOME	-31,549.98	-5,926.00	432.40

Asset Work *

4. a) iii

CVL Design Costs - Pre Construction

	Capital	Project Costs	Expensed	CMHC Funded	
2020			54,387.12		Expenses working on starting CVL Design #560083
2021	341,765.44				Started Capitalizing Design Costs
2022	253,161.83				Capitalizing Design Costs
2023	52,978.18				Capitalizing Design Costs
2024	181,580.76				Capitalizing Design Costs
			-	130,000.00	CMHC Funding received - \$130,001
2025	27,824.25	206,450.00			Capitalizing Design Costs / Project Approved
2026		511,177.45			Project Approved Costs
2026 Aug		-			RFP Construction Manager
	857,310.46	717,627.45	54,387.12 -	130,000.00	
Total Cost Incurred				1,499,325.03	

4.a) IV

INTEREST FROM HARMONY HOME ASSET TRANSFER

Received \$1,095,680 on January 13, 2026

	Bank acct	Period	Date paid	Amount	GL - CVL #475010
Summary	SH	Jan 13 - 22 / 2026	01-Feb-26	675.42	675.42
	CVL	Jan 23 - 31 / 2026	01-Feb-26	607.88	607.88
	CVL	Feb 1 - 28 / 2026	02-Mar-26	1,892.19	1,892.19
	CVL	March 1 - 31/26	01-Apr-26	2,097.30	2,097.30
	CVL	April 1 - 30/26	01-May-26	2,016.02	2,016.02
	CVL	May 1 - 31/26	01-Jun-26	2,071.56	2,071.56
	CVL	June 1 - 30/26	01-Jul-26	2,004.30	2,004.30
	CVL	July 1 - 31/26	03-Aug-26	2,060.31	2,060.31
	CVL	August 1 - 31/26	01-Sep-26	2,054.62	2,054.62

\$ 15,479.60

Rate - prime 4.45 % (Feb 4/26) less 2.5%

interest on Average Monthly Balance (AMB) = average closing balance for the month

4.a) ✓

Payments	10-Apr-26	Sunwise	10,710.00	X	
	11-May-26	Sunwise	7,140.00	X	17,850.00
	10-Jul-26	Atco Frontec Ltd.	11,701.09	X	29,551.09
	14-Aug-26	Sunwise Engineering	4,049.06	X	33,600.15
	01-Sep-26	Atco Frontenac	173,986.25	X	207,586.40

Expense	31-Mar-26	Sunwise	10,200.00	X	
	29-Apr-26	Sunwise	6,800.00	X	17,000.00
	09-Jul-26	Atco Fontec Ltd.	11,143.89	X	28,143.89
	30-Jul-26	Sunwise Engineering	3,856.25	X	32,000.14
	25-Aug-26	Atco Frontenac	66,809.39	X	98,809.53
	25-Aug-26	Atco Frontenac	98,891.79	x	197,701.32

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

**CLEARVIEW LODGE
MONTH ENDING JULY 31, 2026**

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH

1,522,572.85

CVL	435,382.49
HH Asset Transfer	1,087,190.36
	1,522,572.85

CVL	435,382.49	
RECEIPTED DEPOSITS FOR THE MONTH	2,350.85	
PADS	147,012.50	
PAD Return	0.00	
DIRECT DEPOSIT - Gov't LAP	22,037.00	
DIRECT DEPOSIT - ALA (AHS) Funding	78,953.22	
DIRECT DEPOSIT - misc SGP	0.00	
Collier Philllips	6,497.40	
Intercompany	36,000.00	
GIC PURCHASE	0.00	
GIC INTEREST EARNED	0.00	
DEPOSIT INTEREST	1,143.32	
LESS DISBURSMENTS FOR THE MONTH	Eft's -45,852.43	
	RBC Express / PAD's -135,155.46	
LESS DISBURSMENTS FOR THE MONTH	Payroll -179,220.52	
	RRSP -9,551.56	
	Bank Error 0.00	
Miscellaneous		
RBC DIRECT DEBIT AGREEMENT	-307.60	
Misc	-	
TOTAL Change	-76,093.28	-76,093.28
CVL Balance Forward	359,289.21	

Asset Transfer - Harmony Home	1,087,190.36	
RECEIPTED DEPOSITS FOR THE MONTH	0.00	
Misc	0.00	
Interest - paid Jul-26	2,004.30	
	0.00	
LESS DISBURSMENTS FOR THE MONTH	Eft's -11,701.09	
	Cheques 0.00	
	0.00	
	0.00	
TOTAL Change	-9,696.79	-9,696.79
HH Asset Balance Forward	1,077,493.57	

GENERAL LEDGER ENDING BALANCE

\$1,436,782.78

BALANCE PER BANK STATEMENT

1,436,782.79

LESS OUTSTANDING CHEQUES
OUTSTANDING DEPOSITS

0.00

NET BALANCE END OF MONTH

\$1,436,782.79

-0.01

4. a) vii

Taber and District Housing Foundation - cvlodge
Reconciliation Transactions Detail Report Dec 01, 2025 to Jul 31, 2026

Account: 100210 Bank Account

Date	JE#	Comment	Source	Withdrawals	...	Status	Deposits
There is no data to report.							

4. a) viii



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_6301273 E D 09179 00076
TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

June 30, 2026 to July 31, 2026

Account number: 09179 100-146-0

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on June 30, 2026	\$1,522,572.86
Total deposits & credits (11)	+ 295,998.59
Total cheques & debits (26)	- 381,788.66
Closing balance on July 31, 2026	= \$1,436,782.79

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			1,522,572.86
02 Jul	Direct Payment (PAD's) service total GRADS1097890000		147,012.50	1,669,585.36
	Misc Payment AHS AP EFT CAD		78,953.22	
	Misc Payment COINAMATIC CANA	189.72		
	Cable TV Bill Pmt SHAW CABLE TV	2,948.60		
	Business PAD Bnfts by Dsgn	16,183.43		1,729,216.83
	Deposit interest		3,147.62	1,732,364.45
03 Jul	Deposit 0078		95.00	
	Misc Payment TransAlta Enrgy TEM-26-1455460	4,803.58		1,727,655.87
06 Jul	Bill Payment DE BUSINESS	2,779.06		1,724,876.81
07 Jul	Misc Payment Government of A		22,037.00	
	Activity fee	307.60		1,746,606.21
08 Jul	COMMERCIAL TAXES EMPTX 4598513	56,066.13		1,690,540.08

4. a) ix



Business Account Statement

June 30, 2026 to July 31, 2026

Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
10 Jul	Deposit 0079		1,616.20	
	Bill payment - 8815 CENTENNIAL FOOD	3,855.86		
	Bill payment - 8825 SYSCO-CALGARY	4,066.05		
	Bill payment - 8819 GFS CANADA LTD	8,656.91		
	Direct Deposits (PDS) service total GRADS7204090000	42,949.87		
	ACCOUNT TRANSFER 9619174226	1,473.31		1,631,154.28
13 Jul	Bill Payment Telus Comm	142.42		1,631,011.86
16 Jul	Reversed service fee		6,497.40	1,637,509.26
	Direct Deposits (PDS) service total GRADS7204090000	13,055.60		1,624,453.66
17 Jul	Deposit 0080		135.00	
	Cable TV Bill Pmt SHAW CABLE TV	156.31		1,624,432.35
24 Jul	Account transfer Intercompany		36,000.00	1,660,432.35
	Deposit 0081		234.65	
	Bill payment - 3964 SECURTEK MS	49.30		
	Bill payment - 3969 CENTENNIAL FOOD	3,822.31		
	Bill payment - 3954 SYSCO-CALGARY	4,011.48		
	Bill payment - 3974 GFS CANADA LTD	6,445.06		
	Bill payment - 3959 WCB-ALBERTA	17,520.24		
	Direct Deposits (PDS) service total GRADS7204090000	14,603.65		
	ACCOUNT TRANSFER 9620591778	549.66		1,613,665.30
29 Jul	Direct Deposits (PDS) service total GRADS7204090000	166,164.92		
	Misc Payment RBC PAYROLL	3,039.22		
	Misc Payment RBC PAYROLL	6,512.34		1,437,948.82
31 Jul	Deposit 0082		270.00	
	Misc Payment TOWN OF TABER Pre-Author	1,436.03		1,436,782.79
	Closing balance			1,436,782.79

Deposit Interest Earned: \$3,147.62

4/a) x

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

**CLEARVIEW LODGE
MONTH ENDING AUGUST 31, 2026**

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH

1,436,782.78

CVL	359,289.21
HH Asset Transfer	1,077,493.57
	1,436,782.78

CVL		359,289.21
RECEIPTED DEPOSITS FOR THE MONTH		687.45
PADS		138,326.00
PAD Return		0.00
DIRECT DEPOSIT - Gov't	LAP	22,037.00
DIRECT DEPOSIT - ALA (AHS) Funding		78,953.22
DIRECT DEPOSIT - misc	SGP	745.36
	misc	0.00
Intercompany		36,000.00
GIC PURCHASE		0.00
GIC INTEREST EARNED		0.00
DEPOSIT INTEREST		1,049.83
LESS DISBURSMENTS FOR THE MONTH	Eft's	-21,825.27
	RBC Express / PAD's	-130,585.02
LESS DISBURSMENTS FOR THE MONTH	Payroll	-160,466.99
	RRSP	-8,952.02
	Bank Error	0.00
Miscellaneous		
RBC DIRECT DEBIT AGREEMENT		-203.35
Misc		-
TOTAL Change		-44,233.79
CVL Balance Forward		315,055.42

-44,233.79

Asset Transfer - Harmony Home		1,077,493.57
RECEIPTED DEPOSITS FOR THE MONTH		0.00
Misc		0.00
Interest - paid	Aug-26	2,060.32
		0.00
LESS DISBURSMENTS FOR THE MONTH	Eft's	-4,049.06
	Cheques	0.00
		0.00
		0.00
TOTAL Change		-1,988.74
HH Asset Balance Forward		1,075,504.83

-1,988.74

GENERAL LEDGER ENDING BALANCE

\$1,390,560.25

BALANCE PER BANK STATEMENT

1,390,560.25

LESS OUTSTANDING CHEQUES
OUTSTANDING DEPOSITS

0.00

NET BALANCE END OF MONTH

\$1,390,560.25

0.00

4.a) x i

Taber and District Housing Foundation - cvlodge
Reconciliation Transactions Detail Report Dec 01, 2025 to Aug 31, 2026

Account: 100210 Bank Account

Date	JE#	Comment	Source	Withdrawals	...	Status	Deposits
There is no data to report.							



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_6849660 E D 09179 00164

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

July 31, 2026 to August 31, 2026

Account number: 09179 100-146-0

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on July 31, 2026	\$1,436,782.79
Total deposits & credits (10)	+ 279,859.17
Total cheques & debits (29)	- 326,081.71
Closing balance on August 31, 2026	= \$1,390,560.25

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			1,436,782.79
03 Aug	Misc Payment AHS AP EFT CAD		78,953.22	
	Misc Payment COINAMATIC CANA	189.72		
	Bill Payment DE BUSINESS	535.61		
	Cable TV Bill Pmt SHAW CABLE TV	3,242.90		
	Business PAD Bnfts by Dsgn	16,343.07		1,495,424.71
	Deposit interest		3,110.14	1,498,534.85
04 Aug	Direct Payment (PAD's) service total GRADS1097890000		138,326.00	1,636,860.85
	Misc Payment TransAlta Enrgy TEM-26-1459885	5,246.85		1,631,614.00
06 Aug	Misc Payment Government of A		22,037.00	
	Activity fee	203.35		1,653,447.65
07 Aug	Deposit 0083		135.00	1,653,582.65
11 Aug	Bill Payment Telus Comm	142.42		1,653,440.23



Business Account Statement

July 31, 2026 to August 31, 2026
Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
12 Aug	Bill payment - 7855 SECURTEK MS	49.30		
	Bill payment - 7854 MEDLINE CANADA	325.53		
	Bill payment - 7852 CENTENNIAL FOOD	4,438.13		
	Bill payment - 7858 SYSCO-CALGARY	5,586.08		
	Bill payment - 7853 GFS CANADA LTD	10,049.37		
	Direct Deposits (PDS) service total GRADS7204090000	11,402.38		
	ACCOUNT TRANSFER 9622412267	412.79		1,621,176.65
14 Aug	Deposit 0084		310.00	
	Direct Deposits (PDS) service total GRADS7204090000	9,404.62		
	COMMERCIAL TAXES EMPTX 3780251	66,956.91		1,545,125.12
17 Aug	Direct Deposits (PDS) service total GRADS7204090000	13,055.60		
	Cable TV Bill Pmt SHAW CABLE TV	174.55		1,531,894.97
21 Aug	Deposit 0085		132.45	1,532,027.42
24 Aug	Direct Deposits (PDS) service total GRADS7204090000	4,032.51		1,527,994.91
26 Aug	Direct Deposits (PDS) service total GRADS7204090000	143,378.88		
	Misc Payment RBC PAYROLL	2,815.40		
	Misc Payment RBC PAYROLL	6,136.62		1,375,664.01
28 Aug	Account transfer Intercompany		36,000.00	1,411,664.01
	Deposit 0086		110.00	
	Misc Payment EXTENDICARE 02653066		745.36	
	Bill payment - 5529 CENTENNIAL FOOD	2,530.93		
	Bill payment - 5524 SYSCO-CALGARY	3,985.40		
	Bill payment - 5535 GFS CANADA LTD	7,659.31		
	Direct Deposits (PDS) service total GRADS7204090000	4,758.45		
	ACCOUNT TRANSFER 9624029590	1,133.24		
	Cheque 308.88 Serial # 19869			1,392,143.16
31 Aug	Misc Payment TOWN OF TABER Pre-Author	1,582.91		1,390,560.25
	Closing balance			1,390,560.25

Deposit Interest Earned: \$3,110.14

Account Fees: \$203.35

4. a) XIV



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

July 31, 2026 to August 31, 2026
Account number: 09179 100-146-0

Serial #: 19869

Amount: \$308.88

19869

TABER & DISTRICT HOUSING FOUNDATION
CLEARVIEW LODGE
5515 - 48th AVENUE
TABER, ALBERTA T1G 1S2
PHONE (403) 223-7167

RBC ROYAL BANK
TABER BRANCH
4815 - 56th STREET
TABER, AB T1G 1S2

CHEQUE NO 19869
DATE 12082026
DDMMYYYY

PAY Three Hundred Eight 88/100 \$308.88

TO THE ORDER OF
Taber Knights of Columbus
4823 - 58th Ave
Taber, AB T1G 1E8

TABER & DISTRICT HOUSING FOUNDATION

10019869 409179-0034 100-146-0

HSFXM 298997408878
50419-002-9269236
Scotiabank
TABER, ALTA.

KNIGHTS OF COLUMBUS
50419 002 0003212

28-Aug-2026
9269136 50419-002
50419 0003212

Endorsement - Signature or Stamp

BACK/ENDOS

2008-002 BNS
CIBC Calgary AB
11 Aug 2008

4.a) x4

Taber and District Housing Foundation - sochsg **Comparative Income Statement**

	Actual Jan 01, 2026 to Aug 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
REVENUE			
Rental Revenue			
Resident Rent	714,693.00	1,067,112.00	-33.03
Rent Rebates	-1,109.00	-1,300.00	-14.69
Rent Loss COVID	0.00	0.00	0.00
Sundry Rent Revenue	0.00	0.00	0.00
Total Rent Revenue	713,584.00	1,065,812.00	-33.05
Resident Services			
Parking	12,795.00	14,904.00	-14.15
Utility Recovery	32,376.00	46,956.00	-31.05
Sundry Resident Revenue	7,610.00	11,540.00	-34.06
Tenant Maintenance Recovery	1,987.00	5,050.00	-60.65
Total Resident Services	54,768.00	78,450.00	-30.19
Non Resident Services			
Sundry Revenue	5,907.99	5,730.00	3.11
Total Non Resident Services	5,907.99	5,730.00	3.11
Grants			
ASHC - Rent Supplement Grant	15,280.00	16,800.00	-9.05
Total Grants	15,280.00	16,800.00	-9.05
Management & Administration			
Gain or Loss on Sale of Capital	2,500.00	0.00	0.00
Total Management & Administr...	2,500.00	0.00	0.00
Charitable Revenue			
Restricted Donations	0.00	0.00	0.00
Total Charitable Revenue	0.00	0.00	0.00
TOTAL REVENUE	792,039.99	1,166,792.00	-32.12
EXPENSE			
Utilities			
Heating (Gas/Heat/Fuel)	35,983.84	60,000.00	-40.03
Electricity	48,523.82	70,565.00	-31.24
Water & Sewer	70,121.56	105,000.00	-33.22
Waste Removal	10,643.64	20,000.00	-46.78
Telephone	9,107.02	16,930.00	-46.21
Bulk Contract Expenses	616.99	0.00	0.00
Total Utilities	174,996.87	272,495.00	-35.78
Operating			
Cleaning	1,784.54	21,950.00	-91.87
Equipment & Furniture Purchase	146.84	2,000.00	-92.66
Equipment & Furniture Repairs	0.00	200.00	-100.00
Insurance	12,727.36	27,000.00	-52.86
Resident/Volunteer Programs	10,549.95	12,300.00	-14.23
Bad Debt Expense	0.00	10,000.00	-100.00
Publicity & Promotion	12.50	6,500.00	-99.81
Pest Control	450.00	5,200.00	-91.35
Sundry	0.00	0.00	0.00
SUBTOTAL GRANTS IN LIEU	0.00	0.00	0.00
Toal Operating	25,671.19	85,150.00	-69.85
Operating Maintenance			
Appliances	5,912.78	21,664.00	-72.71

4. b) i

Taber and District Housing Foundation - sochsg **Comparative Income Statement**

	Actual Jan 01, 2026 to Aug 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
Bldg Safety & Security Systems	23,251.70	32,020.00	-27.38
Sundry	197.01	750.00	-73.73
Vehicles	8,677.63	16,600.00	-47.73
Building Int Painting Common Area	0.00	0.00	0.00
Building Interior Painting Units	6,595.72	17,600.00	-62.52
Building Interior Flooring	16,502.61	17,000.00	-2.93
Building Interior Suite Reno	24,585.76	16,950.00	45.05
Building Exterior	13,813.57	65,845.00	-79.02
Building Remediation	0.00	0.00	0.00
Heating, Ventilation & A/C	3,733.15	43,700.00	-91.46
Plumbing	63,415.65	78,632.00	-19.35
Electrical	32,247.18	15,750.00	104.74
Grounds & Maintenance	44,805.06	67,550.00	-33.67
Elevators	6,072.76	6,435.00	-5.63
Maintenance Equipment - Repair	40.22	3,000.00	-98.66
Maintenance Equipment - Purch...	177.99	2,500.00	-92.88
Maintenance - Tools & Supplies	185.47	1,000.00	-81.45
Facility Condition Inspection	0.00	0.00	0.00
Total Maintenance	250,214.26	406,996.00	-38.52
Human Resources			
Salaries & Wages	0.00	0.00	0.00
Administration Salaries	128,398.48	218,155.00	-41.14
Maintenance Salaries	127,946.39	200,000.00	-36.03
Total Salaries & Wages	256,344.87	418,155.00	-38.70
Benefits	0.00	0.00	0.00
CPP	11,684.82	20,250.00	-42.30
EI	5,648.49	8,105.00	-30.31
EE Benefits	20,072.32	41,000.00	-51.04
Other Pension Contributions	7,917.84	16,500.00	-52.01
WCB	266.84	5,500.00	-95.15
Total Benefits	45,590.31	91,355.00	-50.10
Contract Employment	200.00	0.00	0.00
Personal Recruitment	0.00	2,000.00	-100.00
Staff Functions & Recognition	28.49	4,700.00	-99.39
Training & Development	2,216.11	20,615.00	-89.25
Health & Safety	349.10	850.00	-58.93
Legal Fees	0.00	500.00	-100.00
Labour Relations	0.00	0.00	0.00
Total Human Resources	304,728.88	538,175.00	-43.38
Administration			
Bank Charges	2,045.06	4,980.00	-58.93
Courier/Postage	373.60	950.00	-60.67
Stationery & Other Supplies	2,326.85	3,800.00	-38.77
Office Rent	14,762.53	21,814.00	-32.33
Office Equipment & Furn	195.44	11,352.00	-98.28
Office Equipment & Furn Repairs	1,163.56	1,950.00	-40.33
Vehicle & Travel	3,096.00	5,048.00	-38.67
Board Expenses	2,966.26	15,000.00	-80.22
Association Fees	4,122.11	4,515.00	-8.70
Professional Fees	0.00	0.00	0.00
Legal Fees	0.00	6,000.00	-100.00
Audit Fees	16,165.00	18,000.00	-10.19
Consulting Fees	0.00	0.00	0.00
IT Services	4,369.85	7,750.00	-43.61
Sundry	250.43	825.00	-69.64
Total Administration	51,836.69	101,984.00	-49.17
Amortization			
Amortization	0.00	0.00	0.00

4. 12.11

Taber and District Housing Foundation - sochsg **Comparative Income Statement**

	Actual Jan 01, 2026 to Aug 31, 2026	Budget Jan 01, 2026 to Dec 31, 2026	Percent
Total Amortization	<u>0.00</u>	<u>0.00</u>	0.00
TOTAL EXPENSE	<u>807,447.89</u>	<u>1,404,800.00</u>	-42.52
NET INCOME	<u><u>-15,407.90</u></u>	<u><u>-238,008.00</u></u>	-93.53

4, b) iii

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING FOUNDATION**

SOCIAL HOUSING
Month ending July 31, 2026

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH **\$275,245.14**

RECEIPTED DEPOSITS FOR THE MONTH		\$	5,555.00
Deposit	\$	2,386.35	
Auto Deposit	\$	-	
Interac	\$	3,168.65	
PAD's(pre-authorized Debit)			\$92,931.00
Sec Dep Transfer			\$731.17
Govt of AB - DORF			\$0.00
Govt of AB			\$19,846.00
Govt of AB - RAB			\$19,741.00
DEPOSIT INTEREST	reg		\$640.70
DEPOSIT INTEREST	Asset - now in CVL		\$0.00
LESS DISBURSMENTS FOR THE MONTH			\$0.00
RBC Express	cheque'		(\$3,691.78)
EFT			(\$31,420.90)
Vendor PAD			(\$23,047.16)
RAB - EFT			(\$20,351.00)
PAD return / NSF			(\$2,340.00)
GIC Investment	INT		\$0.00
Deposit forms/safety box			\$0.00
Interac Administration Fee	POS	Jul	(\$79.20)
RBC Activity Fee			(\$174.10)
Bank dep correction	#		\$0.00
CVL Transfer			(\$36,000.00)
			\$0.00

GENERAL LEDGER ENDING BALANCE

\$297,585.87

ENDING BALANCE PER BANK STATEMENT

\$297,585.87

PLUS OUTSTANDING DEPOSIT -
LESS OUTSTANDING CHEQUES

\$0.00
\$0.00

RECONCILED BANK BALANCE

\$297,585.87

4. b, 11

Taber and District Housing Foundation - sochsg
Reconciliation Transactions Detail Report Jul 01, 2026 to Jul 31, 2026

Account: 100210 Bank Accounts

Source	Date	JE#	Comment	Deposits	Withdrawals	Cleared	Status
There is no data to report.							

4. b) ✓



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_6301273 E D 09179 00070
TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

June 30, 2026 to July 31, 2026

Account number: 09179 100-106-4

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on June 30, 2026	\$275,245.14
Total deposits & credits (13)	+ 139,444.87
Total cheques & debits (79)	- 117,104.14
Closing balance on July 31, 2026	= \$297,585.87

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			275,245.14
02 Jul	Misc Payment COINAMATIC CANA	81.77		
	Misc Payment COINAMATIC CANA	94.41		
	Cable TV Bill Pmt SHAW CABLE TV	105.00		
	Cable TV Bill Pmt SHAW CABLE TV	115.50		
	Cable TV Bill Pmt SHAW CABLE TV	115.50		
	Bill Payment Telus Comm	128.10		
	Misc Payment COINAMATIC CANA	188.81		
	Misc Payment COINAMATIC CANA	189.09		
	Misc Payment COINAMATIC CANA	192.87		274,034.09
	Deposit interest		640.70	274,674.79
03 Jul	Direct Payment (PAD's) service total GRADS8751490000		92,931.00	367,605.79
	Misc Payment TransAlta Enrgy TEM-26-1455455	6,341.56		361,264.23

4 b vi



Business Account Statement

June 30, 2026 to July 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
06 Jul	Bill Payment Telus Mobility	50.24		
	Bill Payment DE BUSINESS	5,525.44		355,688.55
07 Jul	Misc Payment Government of A		39,587.00	
	EF0707 01071695		462.00	
	Pre-authorised payment returns GRADS8751490000	1,618.00		
	Activity fee	174.10		393,945.45
08 Jul	Pre-authorised payment returns GRADS8751490000	722.00		393,223.45
09 Jul	EF0709 01071695		480.65	393,704.10
10 Jul	Account transfer Sec Dep payouts		731.17	394,435.27
	Deposit 0109		531.85	
	Bill payment - 8795 VAUXHALL-UTIL	96.05		
	Bill payment - 8800 VAUXHALL-UTIL	113.33		
	Bill payment - 8804 BARNWELL-VIL-UT	147.20		
	Bill payment - 8786 TABER, ALTA-UTL	210.95		
	Bill payment - 8779 CONSOLIDATED MO	236.25		
	Bill payment - 8782 CONSOLIDATED MO	236.25		
	Bill payment - 8775 BLUEWAVE ENERGY	432.35		
	Bill payment - 8791 VAUXHALL-UTIL	461.85		
	Bill payment - 8810 BARNWELL-VIL-UT	702.20		
	Direct Deposits (PDS) service total GRADS0672790000	22,276.42		
	ACCOUNT TRANSFER 9619174225	505.25		369,549.02
13 Jul	Bill Payment Telus Comm	42.67		
	Bill Payment Telus Comm	72.74		
	Utility Bill Pmt EPCOR	190.05		369,243.56
16 Jul	Cable TV Bill Pmt SHAW CABLE TV	37.82		369,205.74
17 Jul	Deposit 0110		127.00	
	Cable TV Bill Pmt SHAW CABLE TV	33.58		369,299.16
20 Jul	Cable TV Bill Pmt SHAW CABLE TV	70.47		
	Cable TV Bill Pmt SHAW CABLE TV	89.71		
	Cable TV Bill Pmt SHAW CABLE TV	208.83		368,930.15
21 Jul	EF0721 01071695		311.00	369,241.15
24 Jul	Deposit 0111		900.00	
	Account transfer ACTR7620500514	36,000.00		
	Bill payment - 3950 ROGERS 11 DIGIT	52.50		



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

June 30, 2026 to July 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
24 Jul	Direct Deposits (PDS) service total GRADS0672790000	9,697.48		
	ACCOUNT TRANSFER 9620591777	284.21		324,106.96
27 Jul	Cable TV Bill Pmt SHAW CABLE TV	78.75		
	Bill Payment Telus Comm	86.10		323,942.11
29 Jul	EF0729 01071695		1,277.00	
	Bill Payment Telus Comm	214.16		325,004.95
30 Jul	EF0730 01071695		638.00	
	Bill payment - 3217 MUN OF TABER-TX	265.89		
	Direct Deposits (PDS) service total GRADS0672790000	19,798.00		305,579.06
31 Jul	Deposit 0112		827.50	
	INT FEE01071695	1.50		
	MON FEE01071695	77.70		
	Misc Payment TOWN OF TABER Pre-Author	104.18		
	Misc Payment TOWN OF TABER Pre-Author	124.69		
	Misc Payment TOWN OF TABER Pre-Author	124.78		
	Misc Payment TOWN OF TABER Pre-Author	127.46		
	Misc Payment TOWN OF TABER Pre-Author	131.11		
	Misc Payment TOWN OF TABER Pre-Author	132.63		
	Misc Payment TOWN OF TABER Pre-Author	133.79		
	Misc Payment TOWN OF TABER Pre-Author	134.05		
	Misc Payment TOWN OF TABER Pre-Author	134.77		
	Misc Payment TOWN OF TABER Pre-Author	137.10		
	Misc Payment TOWN OF TABER Pre-Author	138.25		
	Misc Payment TOWN OF TABER Pre-Author	138.51		
	Misc Payment TOWN OF TABER Pre-Author	139.05		
	Misc Payment TOWN OF TABER Pre-Author	141.27		
	Misc Payment TOWN OF TABER Pre-Author	144.05		
	Misc Payment TOWN OF TABER Pre-Author	149.30		
	Misc Payment TOWN OF TABER Pre-Author	149.31		
	Misc Payment TOWN OF TABER Pre-Author	149.40		
	Misc Payment TOWN OF TABER Pre-Author	156.00		
	Misc Payment TOWN OF TABER Pre-Author	162.78		
	Misc Payment TOWN OF TABER Pre-Author	163.14		
	Misc Payment TOWN OF TABER Pre-Author	163.41		
	Misc Payment TOWN OF TABER Pre-Author	172.42		



Business Account Statement

June 30, 2026 to July 31, 2026

Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
31 Jul	Misc Payment TOWN OF TABER Pre-Author	174.82		
	Misc Payment TOWN OF TABER Pre-Author	177.68		
	Misc Payment TOWN OF TABER Pre-Author	180.99		
	Misc Payment TOWN OF TABER Pre-Author	182.84		
	Misc Payment TOWN OF TABER Pre-Author	194.10		
	Misc Payment TOWN OF TABER Pre-Author	206.13		
	Misc Payment TOWN OF TABER Pre-Author	221.84		
	Misc Payment TOWN OF TABER Pre-Author	356.90		
	Misc Payment TOWN OF TABER Pre-Author	1,026.79		
	Misc Payment TOWN OF TABER Pre-Author	1,121.99		
	Misc Payment TOWN OF TABER Pre-Author	1,645.96		297,585.87
	Closing balance			297,585.87
Deposit Interest Earned: \$640.70		Account Fees: \$174.10		

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING FOUNDATION**

SOCIAL HOUSING
Month ending August 31, 2026

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH^{THIS} \$297,585.87

RECEIPTED DEPOSITS FOR THE MONTH	\$	6,781.35
Deposit	\$	5,131.35
Auto Deposit	\$	-
Interac	\$	1,650.00
PAD's(pre-authorized Debit)		\$95,024.00
Sec Dep Transfer		\$1,658.75
Govt of AB - DORF		\$0.00
Govt of AB		\$19,847.00
Govt of AB - RAB		\$19,741.00
DEPOSIT INTEREST reg		\$671.23
DEPOSIT INTEREST Asset - now in CVL		\$0.00
LESS DISBURSMENTS FOR THE MONTH		\$0.00
RBC Express cheque'		(\$3,755.81)
EFT		(\$41,788.11)
Vendor PAD		(\$19,814.63)
RAB - EFT		(\$17,580.00)
PAD return / NSF		(\$1,871.00)
GIC Investment INT		\$0.00
Deposit forms/safety box		\$0.00
Interac Administration Fee POS Aug		(\$78.46)
RBC Activity Fee		(\$201.20)
Bank dep correction #		\$0.00
CVL Transfer		(\$36,000.00)
		\$0.00

GENERAL LEDGER ENDING BALANCE

\$320,219.99

ENDING BALANCE PER BANK STATEMENT

\$320,219.99

PLUS OUTSTANDING DEPOSIT -
LESS OUTSTANDING CHEQUES

\$0.00
\$0.00

RECONCILED BANK BALANCE

\$320,219.99

4 b) x

Taber and District Housing Foundation - sochsg
Reconciliation Transactions Detail Report Jan 01, 2026 to Aug 31, 2026

Account: 100210 Bank Accounts

Source	Date	JE#	Comment	Deposits	Withdrawals	Cleared	Status
There is no data to report.							



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_6849660 E D 09179 00158

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

July 31, 2026 to August 31, 2026

Account number: 09179 100-106-4

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on July 31, 2026	\$297,585.87
Total deposits & credits (11)	+ 143,723.33
Total cheques & debits (79)	- 121,089.21
Closing balance on August 31, 2026	= \$320,219.99

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			297,585.87
03 Aug	Misc Payment COINAMATIC CANA	81.77		
	Misc Payment COINAMATIC CANA	94.41		
	Misc Payment ADT Security	103.79		
	Cable TV Bill Pmt SHAW CABLE TV	105.00		
	Cable TV Bill Pmt SHAW CABLE TV	121.64		
	Cable TV Bill Pmt SHAW CABLE TV	121.64		
	Bill Payment Telus Comm	128.10		
	Misc Payment COINAMATIC CANA	188.81		
	Misc Payment COINAMATIC CANA	189.09		
	Misc Payment COINAMATIC CANA	192.87		
	Bill Payment DE BUSINESS	923.72		295,335.03
	Deposit interest		671.23	296,006.26



Business Account Statement

July 31, 2026 to August 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
04 Aug	Bill Payment Telus Mobility	50.24		
	Misc Payment TransAlta Enrgy TEM-26-1459884	6,962.76		288,993.26
05 Aug	Direct Payment (PAD's) service total GRADS8751490000		95,024.00	384,017.26
06 Aug	Misc Payment Government of A		39,588.00	
	Activity fee	201.20		423,404.06
07 Aug	Pre-authorized payment returns GRADS8751490000	432.00		422,972.06
10 Aug	Pre-authorized payment returns GRADS8751490000	1,439.00		421,533.06
11 Aug	EF0811 01071695		457.00	
	Bill Payment Telus Comm	42.67		
	Bill Payment Telus Comm	72.74		421,874.65
12 Aug	Account transfer Sec Dep payouts		1,273.80	423,148.45
	Bill payment - 7862 VAUXHALL-UTIL	96.05		
	Bill payment - 7861 VAUXHALL-UTIL	122.69		
	Bill payment - 7864 BARNWELL-VIL-UT	129.00		
	Bill payment - 7856 SECURTEK MS	147.89		
	Bill payment - 7857 SECURTEK MS	147.89		
	Bill payment - 7859 TABER, ALTA-UTL	213.11		
	Bill payment - 7860 VAUXHALL-UTIL	461.85		
	Bill payment - 7863 BARNWELL-VIL-UT	690.50		
	Direct Deposits (PDS) service total GRADS0672790000	21,548.46		
	ACCOUNT TRANSFER 9622412266	1,050.87		398,540.14
13 Aug	Utility Bill Pmt EPCOR	187.02		398,353.12
14 Aug	Deposit 0113		149.35	398,502.47
17 Aug	Cable TV Bill Pmt SHAW CABLE TV	33.88		
	Cable TV Bill Pmt SHAW CABLE TV	37.83		398,430.76
18 Aug	Cable TV Bill Pmt SHAW CABLE TV	69.97		
	Cable TV Bill Pmt SHAW CABLE TV	94.22		398,266.57
19 Aug	Cable TV Bill Pmt SHAW CABLE TV	231.23		398,035.34
20 Aug	EF0820 01071695		661.00	398,696.34
21 Aug	Deposit 0114		831.00	399,527.34
25 Aug	Cable TV Bill Pmt SHAW CABLE TV	78.75		
	Bill Payment Telus Comm	86.10		399,362.49
26 Aug	EF0826 01071695		532.00	399,894.49
28 Aug	Account transfer Hawkins		384.95	400,279.44

4. b) xiii



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

July 31, 2026 to August 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
28 Aug	Deposit 0115		4,151.00	
	Account transfer ACTR7624000663	36,000.00		
	Bill payment - 5510 ROGERS 11 DIGIT	52.50		
	Bill payment - 5520 MUN OF TABER-TX	244.32		
	Bill payment - 5515 BLUEWAVE ENERGY	362.71		
	Direct Deposits (PDS) service total GRADS0672790000	37,819.65		
	ACCOUNT TRANSFER 9624029589	36.43		329,914.83
31 Aug	INT FEE01071695	0.76		
	MON FEE01071695	77.70		
	Misc Payment TOWN OF TABER Pre-Author	106.61		
	Misc Payment TOWN OF TABER Pre-Author	122.84		
	Misc Payment TOWN OF TABER Pre-Author	126.26		
	Misc Payment TOWN OF TABER Pre-Author	132.75		
	Misc Payment TOWN OF TABER Pre-Author	138.84		
	Misc Payment TOWN OF TABER Pre-Author	139.19		
	Misc Payment TOWN OF TABER Pre-Author	139.52		
	Misc Payment TOWN OF TABER Pre-Author	146.88		
	Misc Payment TOWN OF TABER Pre-Author	147.42		
	Misc Payment TOWN OF TABER Pre-Author	148.95		
	Misc Payment TOWN OF TABER Pre-Author	149.40		
	Misc Payment TOWN OF TABER Pre-Author	150.10		
	Misc Payment TOWN OF TABER Pre-Author	153.32		
	Misc Payment TOWN OF TABER Pre-Author	157.52		
	Misc Payment TOWN OF TABER Pre-Author	165.89		
	Misc Payment TOWN OF TABER Pre-Author	169.04		
	Misc Payment TOWN OF TABER Pre-Author	173.31		
	Misc Payment TOWN OF TABER Pre-Author	173.79		
	Misc Payment TOWN OF TABER Pre-Author	177.05		
	Misc Payment TOWN OF TABER Pre-Author	188.90		
	Misc Payment TOWN OF TABER Pre-Author	191.23		
	Misc Payment TOWN OF TABER Pre-Author	191.63		
	Misc Payment TOWN OF TABER Pre-Author	196.55		
	Misc Payment TOWN OF TABER Pre-Author	203.57		
	Misc Payment TOWN OF TABER Pre-Author	206.71		
	Misc Payment TOWN OF TABER Pre-Author	218.97		

4. b) x 10



Business Account Statement

July 31, 2026 to August 31, 2026
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
31 Aug	Misc Payment TOWN OF TABER Pre-Author	221.90		
	Misc Payment TELUS BUS PAP 178821488202202	223.68		
	Misc Payment TOWN OF TABER Pre-Author	232.66		
	Misc Payment TOWN OF TABER Pre-Author	256.16		
	Misc Payment TOWN OF TABER Pre-Author	285.45		
	Misc Payment TOWN OF TABER Pre-Author	374.75		
	Misc Payment TOWN OF TABER Pre-Author	1,052.71		
	Misc Payment TOWN OF TABER Pre-Author	1,126.31		
	Misc Payment TOWN OF TABER Pre-Author	1,626.52		320,219.99
	Closing balance			320,219.99
Deposit Interest Earned: \$671.23		Account Fees: \$201.20		

4. 6) x v

SECURITY

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

SECURITY DEPOSIT

Month ending July 31, 2026

<u>NET BALANCE - END OF PREVIOUS MONTH (this sheet)</u>	\$53,726.45
RECEIPTED DEPOSITS FOR THE MONTH	\$1,198.00
Voided cheques	\$0.00
DEPOSIT INTEREST	\$99.36
TOTAL DEPOSITS	\$1,297.36
<u>Cheques written or Transfers out to Current Account</u>	\$0.00
NSF	\$0.00
Deposit Slips ordered	\$0.00
Transfer	(\$731.17)
NET BALANCE END OF THE MONTH	<u>\$54,292.64</u>
<u>ENDING BALANCE ON BANK STATEMENT</u>	\$54,292.64
Add: o/s deposit	
Less: o/s cheques	\$0.00
<u>NET BALANCE END OF MONTH</u>	<u>\$54,292.64</u>

4. c) i

Taber and District Housing Foundation - sochsg
Reconciliation Transactions Detail Report Jul 01, 2026 to Jul 31, 2026

Account: 100180 Security Deposit in Trust

Source	Date	JE#	Comment	Deposits	Withdrawals	Cleared	Status
There is no data to report.							

4.0) ii



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBD30000_6301273 E D 09179 00082

TABER AND DISTRICT HOUSING FOUNDATION
DAMAGE DEPOSIT ACCOUNT(TRUST)
5318 48 AVE
TABER AB T1G 1S2

June 30, 2026 to July 31, 2026

Account number: 09179 100-158-5

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on June 30, 2026	\$53,726.45
Total deposits & credits (3)	+ 1,297.36
Total cheques & debits (1)	- 731.17
Closing balance on July 31, 2026	= \$54,292.64

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			53,726.45
02 Jul	Deposit interest		99.36	53,825.81
10 Jul	Account transfer ACTR7619100502	731.17		53,094.64
17 Jul	Deposit 0609		186.00	53,280.64
31 Jul	Deposit 0610		1,012.00	54,292.64
	Closing balance			54,292.64

Deposit Interest Earned: \$99.36

4.c) iii

SECURITY

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

SECURITY DEPOSIT
Month ending August 31, 2026

<u>NET BALANCE - END OF PREVIOUS MONTH (this sheet)</u>	\$54,292.64
RECEIPTED DEPOSITS FOR THE MONTH	\$1,263.00
Voided cheques	\$0.00
DEPOSIT INTEREST	\$102.10
TOTAL DEPOSITS	\$1,365.10
<u>Cheques written or Transfers out to Current Account</u>	\$0.00
NSF	\$0.00
Deposit Slips ordered	\$0.00
Transfer	(\$1,658.75)
NET BALANCE END OF THE MONTH	<u>\$53,998.99</u>
<u>ENDING BALANCE ON BANK STATEMENT</u>	\$53,998.99
Add: o/s deposit	
Less: o/s cheques	\$0.00
<u>NET BALANCE END OF MONTH</u>	<u>\$53,998.99</u>

4.c) / v



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_6849660 E D 09179 00170
TABER AND DISTRICT HOUSING FOUNDATION
DAMAGE DEPOSIT ACCOUNT(TRUST)
5318 48 AVE
TABER AB T1G 1S2

July 31, 2026 to August 31, 2026

Account number: 09179 100-158-5

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on July 31, 2026	\$54,292.64
Total deposits & credits (3)	+ 1,365.10
Total cheques & debits (2)	- 1,658.75
Closing balance on August 31, 2026	= \$53,998.99

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			54,292.64
03 Aug	Deposit interest		102.10	54,394.74
12 Aug	Account transfer ACTR7622404360	1,273.80		53,120.94
21 Aug	Deposit 0611		663.00	53,783.94
28 Aug	Deposit 0612		600.00	
	Account transfer ACTR7624000662	384.95		53,998.99
	Closing balance			53,998.99

Deposit Interest Earned: \$102.10

4. c) ✓

Taber and District Housing Foundation - sochsg
Reconciliation Transactions Detail Report Aug 01, 2026 to Aug 31, 2026

Account: 100180 Security Deposit in Trust

Source	Date	JE#	Comment	Deposits	Withdrawals	Cleared	Status
--------	------	-----	---------	----------	-------------	---------	--------

There is no data to report.

4.c) vi

Financial Administrator Report for Sep 21, 2026

Clearview Lodge

REVENUE:

In July we had 69 of the 76 units occupied (18 SL3, 51 reg), 7 were empty. In August we had 65 of the 76 units occupied (17 SL3, 48 reg), 11 were empty. Revenue are down due to 100 wing vacancies.

LAP adjustment for the 2026 year was received. We are now receiving \$22,037 versus the \$29,428/month that we were getting.

Health Funding: Assisted Living Alberta (ALA) 2026/27 increase amount has not been announced – have been told we will be notified prior to Sept 30.

Interest account includes Harmony Home Asset interest of \$12,749.56, based on funds received as of August 31, 2026.

Expected CCR increase for July pushed back to September – no real major effect on budget.

EXPENSES

Utilities: No major changes or increases in this category.

Operating: No major changes.

Operating Maintenance: No major changes,

Human Resources: New contract has been agreed to effective June 1, all CUPE are receiving the 3% wage increase.

Costs for Labour Lawyer for negotiations are at \$44,756.31. Still waiting on final contract documents – hope they are received this week.

Administration: No major changes.

Capital Maintenance (SH Asset-HH): The first project has cost us \$197,701.32 thus far for Harmony Home Asset work.

Renovation Costs: \$1700 in IT work(computer/cabling moves) completed due to construction this is expensed in the operating budget.

5.a)i

Social Housing

REVENUE

Rental Accommodations increases for the year are mostly complete, the final 3 buildings increase rents in September. The amount of the increase is approximately \$3,600/month.

We have not started charging for the MOBY program as of August 31. Expected to start charging October 1.

EXPENSES

Utilities: No major changes. This will increase slightly with the MOBY service costs.

Operating: No major changes

Operating Maintenance: No major changes. Windows projects at Taber Manors are in progress. Door Lock system change overs are complete (Harmony Home & Homestead Manor). Outdoor lighting at Pioneer Place, Homestead Manor, Prairie Rose Manor complete. Underground sprinklers at Pioneer Place complete. Bountiful House side walk project complete.

Human Resources: No major changes

Administration: No major changes

GENERAL NOTES:

Met with Corey again to review Social Housing year to date and discuss which projects will be completed this year. Also discussed budget reallocations for projects not expected to be completed as well discuss what projects the rent increases can cover. Prairie Rose Manor windows upgrade.

Lodge & Resident Manager's Board Report

September 2026

1) Resident Information:

- a. Move In's – 1**
- b. Move Outs – 1**
- c. SL3 – 17**
- d. SL2 Home Care Residents –36**
- e. Resident Room Changes –0**
- f. Change in status – 2**
- g. Potential resident interviews – 4**
- h. Preadmission resident interviews for new H/C residents, this includes SL2/Type B HCA (SL3)/Type B LPN secure (SL4-D) – 1**
- i. Waitlist –25**
- j. Residents in total – 66**
- k. Residents on MAP – 37**
- l. Residents receiving laundry services -35**
- m. Residents with in-house pendants – 22**
- n. Family case conferences held –7**
- o. Residents paying for extra baths –4**
- p. Setting up flu clinic dates**
- q. October 1 annual review completed**
- r. Monthly coffee chats with residents**

2) Monthly Meetings:

- a. HCA, kitchen, recreation, and housekeeping meetings held with minutes completed and distributed.**
- b. Homecare Huddle meeting held with minutes completed and distributed.**
- c. CVL Management meeting.**
- d. IDT Meeting held with minutes completed and distributed.**

3) Weekly AHS & Data reports completed.

4) Updating service hours spreadsheet as CLSP's from Home Care are updated.

5) Monitoring Senior Care to ensure care being provided by HCAs coincides with care outlined in CLSP's.

6) Monitoring and documenting all Medication errors, Fall reports, and hospital transfers, Ensuring all documents have been followed by HCA Coordinator and Home Care. Also documenting these in the quarterly spreadsheet for the AHS quarterly report.

7) Will attend the Seniors Expo on October 1st, 2026.

8) ADM David Williams did a tour of CVL.

5, h) i

9) Health & Safety:

- a. Completed Hazard assessment review for September 2026**
- b. Audit Binder for External Audit completed.**
- c. OHS policies reviewed.**
- d. Emergency Preparedness meeting & update of policies completed.**
- e. JHSC meeting was held with minutes prepared and posted.**
- f. Fire drills were held for September 2026.**
- g. SWP review and competency checks completed for all departments.**
- h. Safety Board completed for the month.**
- i. Preparation for External Audit 2026 in process.**

10) Employees:

- a. Scheduling/Payroll for Aug/Sep completed. Scheduling/payroll for Sep/Oct on-going.**
- b. Completed 2 interviews for new staff members.**
First Aid training and N95 mask fitting Completed.
- c. Carrie & Carlos will begin the process of taking their HCA Certificate Course.**
- d. Attended the job fair on September 10th.**
- e. Staff appreciation slurpee/popcorn pop up was held.**
- f. Shirts, hoodie, and hats for staff are in the process of being purchased. Sign up is posted for all staff.**

August 2026 Survey Recap & Action Plan

August 2026 Survey RECAP:

- 33 residents completed the survey.
- Out of the 33 participants
 - 79% feel safe at the Lodge
 - 85% feel the Lodge is kept clean
 - 79% find the accommodations comfortable
 - 70% enjoy their table partners and surroundings
 - 73% Feel the meals are satisfactory
 - 82% feel the facility is well maintained
 - 70% receive assistance with their personal care from HCAs
 - 82% feel their personal care is performed in a respectful and dignified manner
 - 82% feel they are involved in their own care planning
 - 89% feel they are treated with respect by staff
 - 91% feel staff is courteous and friendly
 - 91% feel Management is friendly
 - 94% Feel Maintenance staff is friendly
 - 73% feel there is a good a good variety of activities offered
 - 89% feel recreation staff is friendly
- The survey asked if meal times were convenient for the residents – 91% of participants felt they are convenient.

Action Plan:

- Safety & Security - With a new building and renovations in the future there will be a lot of change to our security systems with upgrades to our cameras, call bell system and the door locks. This will ensure that we are keeping up with the new technology and systems.
- The Atrium, dining, and hallway floors are set to be cleaned at the end of September by Commercial cleaning.

- At annual care conferences we will be asking residents for their feedback on food quality, recreation activities, care quality, as well as if their table surroundings are suitable for them. If they are not happy at their tables residents always have the option to switch tables. Please come to Carrie or Tanya with any concerns.
- With winter coming Recreation will be starting to do more in house activities from board games to bowling. All residents are encouraged to come out and join in the fun!!
- When outings are planned Recreation shall ensure that there is an activity here for the residents who stay behind. This may include entertainment, card games, or Bingo to name a few.
- If residents have any suggestions for activities, they would like to see please see the Recreation team they are always looking for new ideas.
- We will be looking into what games will be eligible for tokens and which games get the chocolate bars/chips.
- On-going training for staff will continue in appropriately providing proper care for all of residents.
- Food service staff have been working diligently to ensure that meals are consistent and good daily. If you have any suggestions or wants please ensure to let Stephen, Twilla, or Tanya know.
- Tanya & Carrie will be continuing with the monthly coffee chats with residents to ensure all concerns have a chance to be addressed.

😊 Thank you to all the participants of the survey. We truly value your feedback and it is very important so that we can continue to improve on the care we provide in all areas of your home. If you have any questions or concerns please feel free to let Tanya Fallon or Carrie Wilson know.

August Board Report

Written by Kynlee Fallon and Caitlin McDonald

Monday Regular Activities: Rosary, Hand Exercises, Exercises, Senior Games w/The Ladies

Tuesday regular Activities: Rosary, Glasses Cleaning, Nail Care, Bible Study, Walking Group, Bingo

Wednesday Regular Activities: Rosary, Hand Exercises, Exercises

Thursday Regular Activities: Rosary, Nail Care, Brain Games, Veggie Peeling, Bingo

Friday Regular Activities: Rosary, Word Games, Exercises, Movie

Saturday Regular Activities: Rosary, Movie (No Recreation)

Sunday Regular Activities: Rosary, Church of Jesus Christ of Latter-Day Saints, Movie (No Recreation)

August 1: No Recreation. The residents had regular activities on this day.

August 2: The residents had regular activities this day as well as the Evangelical Church Service. No Recreation.

August 3: No Recreation as it was a civic holiday. However, there was a Calvary Baptist Church Service for the residents in the evening.

August 4: We had regular activities except for hearing life with Leah. Caitlin was not in this day, so Nyeria was her replacement. We also had the Traveling Will-Dory's performance for the residents, and dice elimination in the afternoon. The residents really loved the Will-Dory's visit, and we hope to have them come again!

August 5: We had regular activities except for Exercises which was replaced by an internet safety workshop from Heartland. We also had an ice cream social with FCSS and the manors, and had Rainey Day entertainment as well as Tom Price entertainment perform for us in the evening!

August 6: The residents had regular activities in the morning, as well as a Crib Tournament in the afternoon with Sid Ell and Danny, which the residents really enjoyed! Unfortunately, the

5.bjv

Entertainment by Helmis Family was cancelled so we decided to have an ice cream day instead and the residents loved it! We finished off this day with a walk to the local Farmer's Market, and we had our new volunteer Evelyn join us.

August 7: We had regular activities on this day, except for word games which was switched to 100 dice. Kynlee and Alycia took some residents out for breakfast at McDonald's and to the thrift store as well as to some garage sales, while Caitlin stayed back and played 100 dice with the residents at the lodge. The residents had their monthly Walmart shopping trip in the afternoon as well as entertainment later in the afternoon by Shawn Fletcher.

August 8: No Recreation this day. Residents had regular activities.

August 9: No Recreation on this day. Residents had regular activities as well as a Hymn Sing-along in the morning and a visit from the Westview Fellowship Church Choir in the evening.

August 10: We had our regular activities on this day, as well as an outing to the Prairie View Garden Tour in the morning, which was amazing and the residents loved it. We had our monthly Blood Pressure Clinic in the afternoon as well as a Paint and Sip and the residents had lots of fun with the painting again. We plan to continue painting activities/ art related events with the residents as we have many who enjoy it!

August 11: The residents had regular activities on this day, as well as a visit from the Reinland Church Choir in the evening. Unfortunately, we ended up cancelling the Staff Bucket Dunk that we planned on doing in the afternoon due to the poor weather, and instead Caitlin, Kynlee, and Alycia continued to prepare for the upcoming Resident Family BBQ.

August 12: We had regular activities on this day as well as a visit from Boots the Goat in the afternoon, which the residents really enjoyed and had lots of fun seeing Boots again! Alycia was not here on this day, so Nyeria was her replacement. We also did some Music and Movement with the residents in the afternoon. Kynlee, Caitlin, and Nyeria all participated in the Music and Movement which allowed for lots of laughter and entertainment for everyone! The residents also had Kiwanis Bingo in the evening.

August 13: This day we had regular activities as well as another day of Music and Movement in the morning and a farm tour that brought lots of enjoyment to all the residents that joined us. Alycia was not here on this day, so Nyeria was her replacement. The Coffee Talk with Tanya and Carrie was cancelled, and the Recreation Team continued to decorate and prepare for the Family BBQ. In the afternoon we did not end up going to the Farmers Market as we didn't have any residents that were interested in going so Kynlee, Caitlin, Nyeria and our volunteer Evelyn continued to prepare and decorate for the Family BBQ.

August 14: We had no activities in the morning this day as it was the Resident Family BBQ and we had to set everything up and prepare for the afternoon. The Family BBQ turned out well and everyone seemed to really enjoy themselves, as well as the music performed by the Czech Mates while we had our lunch. The residents and their families had an amazing time socializing, eating good food, and listening to some live music. They all showed lots of gratitude and gave many compliments to the staff for all the work put into hosting this BBQ and ensuring everyone had a great time.

August 15: No Recreation on this day. Residents had regular activities.

August 16: No Recreation this day. The Residents had regular activities.

August 17: The residents had regular activities on this day, and although we planned on having a Walker Clinic, it ended up being cancelled so we rescheduled it for a later date.

August 18: We had regular activities on this day as well as our monthly visit to Lindenvue in the afternoon, which turned out well and the residents enjoyed socializing with their friends and loved ones. Later in the afternoon, we had a game of golf that was greatly enjoyed by the residents as well as Caitlin, Kynlee, and Robyn who played with them. We also had the draw for a China Cabinet in the afternoon which the residents enjoyed watching.

August 19: We did not have regular activities on this day as we had a picnic in the park. Instead, we had hand exercises and rosary, as well as our picnic at MD, Clearview Karaoke, and a bingo hosted by the legion ladies in the evening. The residents enjoyed the picnic, and we had lots of good feedback. Clearview karaoke was a hit, and we had so much fun with the residents! Some residents also joined in to sing with us, which was extra special. We hope to have more residents and their families join next time!

August 20: We had regular activities this day except for brain games which we switched to walking group. In the afternoon we had the Wiebe Family Band come perform for us and some of the residents joined us for a walk to the Farmers Market after the entertainment. The Wiebe Family Band was a hit, and the residents all had lots of fun listening to some good music by a fellow residents' family. We will have to schedule them again in the future!

August 21: This day we had some regular activities such as rosary, a dice game, exercises, and a movie in the evening. In the morning, we also went to Tim Hortons for breakfast, a garage sale, and to the thrift store. We all had an amazing time shopping and socializing. In the afternoon we had Lost Paws come for a visit and after we used the left-over soda from the Family BBQ to make some ice cream floats for our Ice Cream Friday and while Kynlee and Alycia served ice cream, Caitlin played a game of dice elimination with the residents. The Lost Paws visit went well, and we all had lots of fun learning about, and interacting with cute dogs.

August 22: No Recreation this day. Residents had regular activities.

August 23: No Recreation this day. The Residents had regular activities as well as a Hymn Sing-along in the morning.

August 24: We had regular activities on this day as well as a Paint and Sip in the afternoon.

August 25: We had regular activities on this day as well as floor shuffleboard in the afternoon which had a huge turnout, and everyone had a lot of fun.

August 26: We had regular activities on this day as well as our Lunch Bunch event, which we ate at Luigis for. Afterwards we played a couple of games of Kings in the Corner and had Karen Karaoke as our entertainment. In the evening, we had David Woodruff perform for us.

August 27: We had regular activities this day except for brain games which was cancelled due to Kynlee and Alycia working on the float while Caitlin did activities. Later in the afternoon we had bingo with Sharron as well as the Cornfest parade which Evelyn came to help with. The residents loved seeing the float and hopefully we can do another one next year!

August 28: We had somewhat regular activities this day except for word games which was replaced with a dice game and a walk. Kynlee was not here on this day, so Robyn was her replacement. We also took the residents down to the park to with the Cornfest entertainment, which they thoroughly enjoyed.

August 29: No recreation this day, residents had regular activities.

August 30: No recreation this day residents had regular activities.

August 31: We had regular activities on this day as well as dice elimination which the residents enjoyed. Kynlee was not here this day.

Volunteer Hours:

Nyeria Lual: 3hrs

Isabel Nordquist: 45 mins

Evelyn Jensen: 17hrs 32mins

Val Beukema: 8hrs

Sharron Papp: 3hrs

Kynlee Fallon: 1hr

5.6.2011

Alycia Timm: 1hr

Kayle Fallon: 3hrs

Caitlin McDonald: 1hr

Lisa Dyck: 1hr

Anna Martens: 1hr

Ann Veenstra: 45mins

Total: 41hrs & 2mins

5, b) ix

Operations Manager Report

September 2026

Clearview Lodge.

- Attended building committee meeting.
- Air conditioner repair.
- Call-bell switch over.
- Southwest door repair by Kruse Glass.
- Booked duct cleaning for lodge.
- Booked floors to be stripped and waxed.
- Arjo repaired the drain on west tub.

Homestead Manor

- Ordered burners for MUA unit in Manor.
- Window replacement continues at Manor.
- Schedule for duct cleaning
- Booked sprinkler blowout.
- Ordered more windows.

Pioneer Place

- Sprinkler install at Pioneer Place is completed
- Unit 128 has had a move in
- Unit 111 has had a move in.
- Schedule for duct cleaning
- Booked sprinkler blowout.
- Ordered windows for installation.

Harmony Home

- Replacement of old boiler still on going
- Replaced 2 LED lights in common room.
- Booked sprinkler blowout.

Prairie Rose Manor

- Unit # 8 has had a move in.
 - Eaves lights have been installed
 - Booked sprinkler blow out.
 - Ordered windows for installation.
- Move in Unit # 7

Sunshine Manor

- Curb installation for manor is completed.
- Fixed broken sprinkler line.
- Replaced mower.

Barnwell

- Hired Bevco to reno back door entrance.
- R&N House has had a move in.
- Contract Bevco for mowing and snow shovelling

Phase One

- Pinnacle Landscaping to supply and plant trees in Phase one.
- Ordered one tub upgrade for family housing.
- Contract Ducharme to fix Unit 5915 walls and doors at tenant expense

Phase Two

- Pinnacle Landscaping to plant trees.
- Insurance Adjuster looks on the roof of unit # 4413 for possible replacement
- Ordered windows for Unit # 5603
- Move in at 5604.
- Unit 5604 is ready for moving in

Phase Three

- Made plans with Pinnacle Landscaping to plant trees

Special Needs

- Made plans with Pinnacle Landscaping to plant trees.
- Hired Whites plumbing to auger sewer line.
- Chinook working on furnace.

General Maintenance.

- Received 4 more shower units for the Manors.
- Attended a building committee meeting.
- Made a contract for snow removal with RCB.

PLACEMENT OFFICER REPORT

MONTH: September 2026

SENIOR HOUSING

Applications Received – 1
Move ins – 2
Move outs – 2?
Waitlist – 19
Units Available – 0
Vacant Units – 0

FAMILY HOUSING

Applications Received – 0
Move ins – 0
Move outs - 0
Waitlist – 6
Available Units – 0

RENT ASSISTANCE

Applications Received - 3
New Clients – 3
Client Removed – 1
Total Clients - 57
Processing – 3

NOTES:

- 1. Senior Housing - September started with two senior units still in the placement process. Pioneer Place Unit 128 was filled on September 1, followed by Prairie Rose Manor Unit 8 on September 10. With those move-ins completed, all senior housing locations were full as of September 18.**

The senior waitlist currently sits at 19. Although there are no vacancies at this time, applications and financial updates continue to be processed so that eligible applicants are ready when the next unit becomes available.

The two September move-ins brought a busy stretch of placements to a close. Since the end of July, units have been filled at Harmony Home, Homestead Manor, Pioneer Place, Prairie Rose Manor and Bountiful House. It is nice to finally be able to say that every manor is full—even if experience tells me I probably should not say it too loudly!

S.dji

Work is also continuing at Harmony Home as the heating and hot-water project moves through its remaining stages. Contractors and electricians require access to individual units to complete thermostat wiring and related work. Tenants have been reminded to direct questions or concerns to the TDHF office or maintenance rather than to the ATCO workers completing the project.

Tenant communication and follow-up continue to be an important part of the workload. This month included addressing concerns regarding contractor access, late-night noise, visitor conduct and the responsibilities tenants have under their leases. Where necessary, concerns and follow-up actions have been documented for the tenant files.

MOBY SERVICES

Work continues with MOBY regarding television, internet and telephone services at Homestead Manor. This has included maintaining tenant installation lists, collecting additional sign-ups and following up on telephone-number porting concerns.

Additional installations were tentatively scheduled for September 21. MOBY has been asked to organize the appointments based on the number of installations that can reasonably be completed in one day and, if possible, to have a representative available to answer tenant questions.

-
2. **Family Housing - Family Housing remains full, with six households currently on the waitlist. There were no new applications, move-ins or move-outs recorded as of September 18.**

Although there has been no vacancy movement, several existing tenancy matters have required attention. One household is undergoing a residency review after information raised questions about whether the unit continues to be used as the household's primary residence. The tenant has been asked to provide updated household, school, utility and residency information by October 1. The information will be reviewed before any decision is made regarding the tenancy. Another file required reviewing the change from employment income to Employment Insurance to determine the household's revised monthly income and whether the change qualifies for a temporary rent reduction.

Follow-up has also continued regarding significant tenant-caused damage to another family housing unit. The repairs have now been completed and the tenant has received the invoice. Due to the extent of the damage, the tenancy was renewed for six months rather than a full year. This will allow the condition of the unit and the repayment commitment to be monitored before the next renewal decision.

Other tenant concerns have included cleanliness, yard care, vehicles and neighbourhood disturbances. These situations are rarely resolved with one phone call and generally require continued communication, documentation and follow-up.

-
- 3. RAB Program - The Rent Assistance Benefit program remains active, with 57 households currently receiving assistance. Three households entered the program during September, one household left the program and three files remain in the waitlist or processing stage with one already approved for an October start date.**

Work continued on renewals, income changes, rent reductions, address changes and outstanding documentation.

The updated provincial income-treatment information is also being reviewed to ensure that benefits, one-time payments and other income sources are being treated correctly. Some payments require supporting documentation before an exemption can be applied, which means additional follow-up with recipients.

CAO Report

September 2026

Duties & Activities

Regularly & Daily

- Ongoing review and authorization of cheque run payments.
- Ongoing review and authorization of Clearview Lodge documents
- Ongoing review and authorization of Social Housing documents
- Payroll timesheets, vacation requests, sick time, etc. for Out-of-Scope employees
- Emails & phone calls

Weekly

- weekly manager meeting with Tanya & Carrie
- Policy review

Week of August 17 - 21

- Aug 18 – Meeting with Sunwise Engineering and ATCO Frontec re: Harmony Home project
- Aug 18 – Meeting with John Richards, Jen-Col Construction, re: phasing of CVL renovations
- Aug 19 – Met with Bergen Design team for project scope discussions
- Aug 19 – TDHF Building Committee meeting with Jen-Col Construction re: project scope/budget
- Aug 21 – Met with Mary Klassen, TDHF Placement Officer

Week of Aug 24 - 28

- Aug 24 – ASCHA Lodge Project Financial Reporting & Benchmarking Subcommittee meeting
- Aug 25 – Videoconference call with Kaley Craddock, RBC Loan Manager
- Aug 25 – Videoconference presentation on SAGE Intact accounting software
- Aug 28 – Videoconference call with MOBY representatives to resolve several outstanding issues
- Aug 28 – Met with Mary Klassen, TDHF Placement Officer
- Aug 28 – Videoconference call with Primebuild360 representatives
- Aug 28 – Demo of SAGE Intacct accounting software

Week of Aug 31 – Sept 4

- Vacation – Aug 31 – September 4

See i

Week of Sept 7 – 11

- Sept 7 – STAT
- Sept 8 – ALSS Continuing Care call for South Zone
- Sept 8 – Met with Beverly to review proposed job description changes:
 - Administrative Assistant
 - Placement Officer – Community Housing & RAB
 - Placement Officer – Senior Self-contained Apartments
 - Assistant Financial Administrator (new position)
- Sept 9 – TDHF Building Committee meeting with Jen-Col Construction
- Sept 10 – Videoconference call with Shawna Davison, ALSS representative, re: SLMP grant agreement.
- Sept 11 – Videoconference with ALSS ADM, David Williams

Week of Sept 14 – 18

- Sept 14 – Emergency Response Planning meeting
- Sept 14 – Tour CVL with David Williams, ALSS ADM Housing
- Sept 15 – Fuel Good Day – Coop Gas Bar
- Sept 15 – Meet with Southern AB HMB CAOs at Pemmican Lodge in Lethbridge. David Williams and several ALSS Executive Directors were leading the presentation and Q&A.
- Sept 16 – CVL Manager's Meeting
- Sept 17 – TDHF Board of Directors Building Committee meeting
- Sept 18 – Meeting with Mary Klassen, Placement Officer
- Sept 18 – Attended a resident family meeting at CVL
- Sept 18 – Evening Gathering of out-of-scope staff @ Janzen house in Coaldale

Week of Sept 21 - 25

- Sept 21 – Completed facilities inspection with Mateo & Carlos; part of required Health & Safety inspections by management
- Sept 21 – Met with Beverly to review applicants for Assistant Financial Administrator position. Set up interviews for first week of October.
- Sept 22 – Attended webinar re: housing agency purchasing buildings in Halifax
- Sept 22 – Call with John Richards, Jen-Col Construction
- Sept 23 – TDHF Board of Directors meeting
- Sept 24 – Meet with Mary Klassen, Placement Officer

Upcoming Events**October ->**

- Building Committee (meet monthly, or more often):
 - Develop plan and costing:
 - Commercial bank mortgage financing (**On-going**)
 - Discussions with municipal partners about timing of debenture financing
 - 100 wing relocation plan options (????)
 - Set up further meeting(s) with Assisted Living Alberta & Social Services re: Continuing Care Capital grants and operating funding (**On-going**)
 - Develop communications plan (**On-going**)
- Electronic payroll system (**October ->**)
 - Begin repairs to iPad facial recognition timekeeping device (**Initiated**)
 - Update employee listing to current staff (archive any noncurrent staff) (**Aug**)
 - Update reporting lines for each department (**Aug**)
 - Work with Bev on payroll calculation rules (**On-going**)
- Strategic Planning – put Goals into Action Plan (**Oct->**)
 - Develop project planning details – Harmony Home Manor to update mechanical systems (boilers and controls) (**underway**), building envelope (windows and siding) and interior updates (tub to shower installs, kitchen upgrades, painting and flooring). **Projects to be completed in 2026 & 2027.**
 - Research and develop plans for affordable housing (duplex and fourplex) embedded in community and in surrounding communities (**Oct/Nov**)
 - Develop proposals for Special Needs housing (**Oct/Nov**)
 - Update business case for Clearview Lodge (based on Bergen costing) (**Completed**)
- Professional Development for Out-of-Scope Managers
 - Research possibilities for 2026 team-building opportunities/activities
 - Work with team members to find individual development opportunities (**On-going**)
- Human Resources & Staffing:
 - Comprehensive review of CVL Management Job Descriptions – ensure that there are no gaps in responsibilities; establish clear approval pathways and incorporate coverage for absences – *This is ongoing exercise as people change roles.*
 - Market Salary Review for out-of-scope staff (**Completed**)
 - Succession Planning – implement approved plan (**in perpetuity**)
 - Hiring Plan – TDHF Admin Office – work being completed on job descriptions
 - hiring an additional person for Accounting/Admin work.
 - Current Administrative Asst to take on responsibilities for Placement Officer – Senior Self-contained apartments.
- Fundraising Program:
 - Develop an intentional fundraising plan for the next 1 to 5 years
 - Create a “wish” list of CVL projects (with varying cost levels) (**Nov/Dec**)

- Policy Review & Updates
 - Disability Management Program & Return to Work (in progress)
 - Drug & Alcohol Policy (Q3 - 2026) – prepared by Steve Connors, Brownlee Law – this will need some review with Governance Committee and Management staff.
 - Pet Policy for Family Housing and Senior self-contained units (is it possible?)
 - Camera (in-room) Policy for Clearview Lodge (Oct)
 - CVL Resident Application form (Oct)

Professional Development & Committee Responsibilities:

- October 6, 2026 – ASCHA South Zone Regional Meeting – Calgary, AB
- Oct 20 - 23, 2026 - APHAA Conference – Kananaskis Village
- Nov 27, 2026 – Risk Management through Reserves and Investment – Calgary, AB

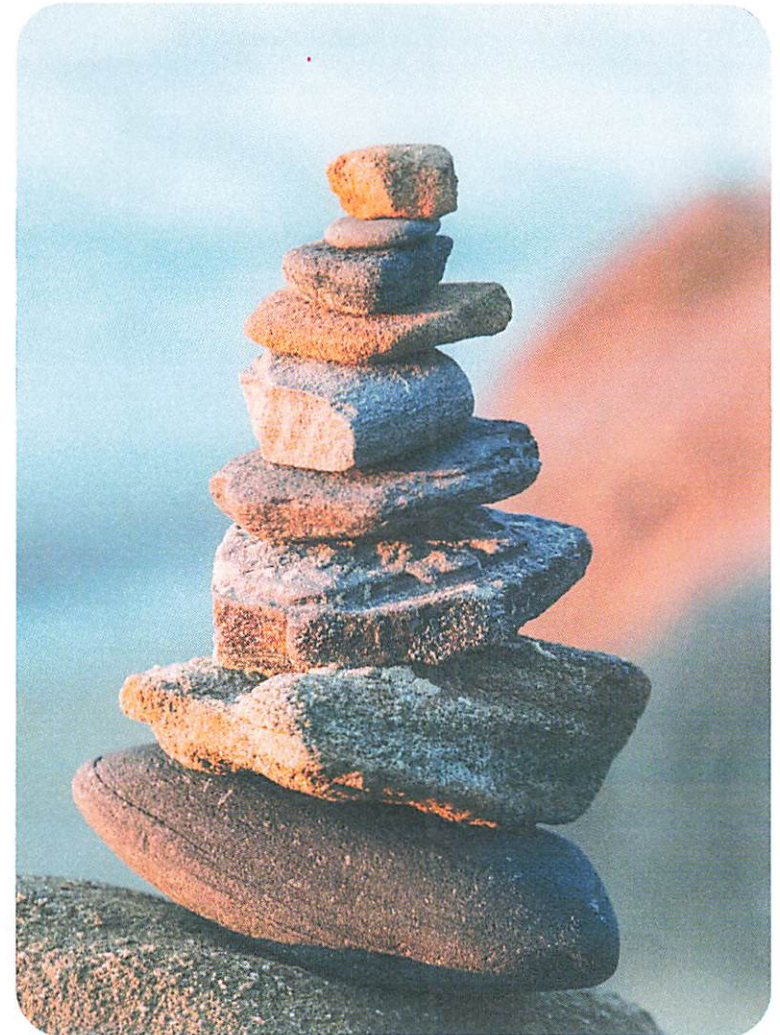
Days booked out of office:

- Oct 1 & 2, 2026 – Medical Appointment
- October 19, 2026 – Prior to APHAA Conference in Kananaskis – Vacation
- November 9 – 13, 2026 - Vacation
- December 28, 2026 – January 1, 2027 - Vacation
- February 19, 2027 – March 5, 2027 - Vacation

Building Proposed by Jen-Col

There have been significant scope changes (and value engineering) proposed by Jen-Col Construction; including:

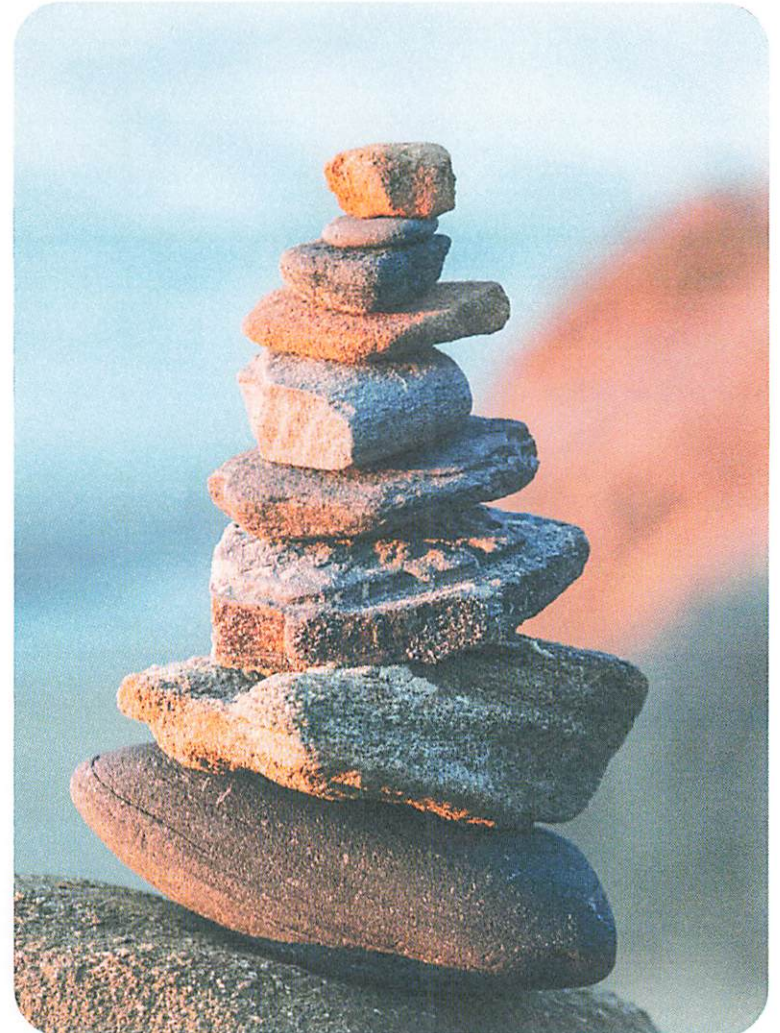
- Remove 100-wing relocation option (\$692,119)
- 25 unrenovated rooms in 400 and part of 500 wing (\$1,993,807)
- Retaining structure of existing front lobby area (\$297,014)
- Removal of sidewalks on westside of CVL building (\$119,149)
- Move to stucco exterior on expansion wing (\$115,361)
- Add paint to stucco exterior of existing building (\$150,000)
- Remove tenant storage lockers (\$55,142)
- Remove landscaping (\$145,018)
- Remove splash pads (\$13,808)
- Remove window films (\$9,500)
- Remove solar tubes from lobby area (\$5,488)



Building Proposed by Jen-Col

Responsibilities assumed by TDHF; including:

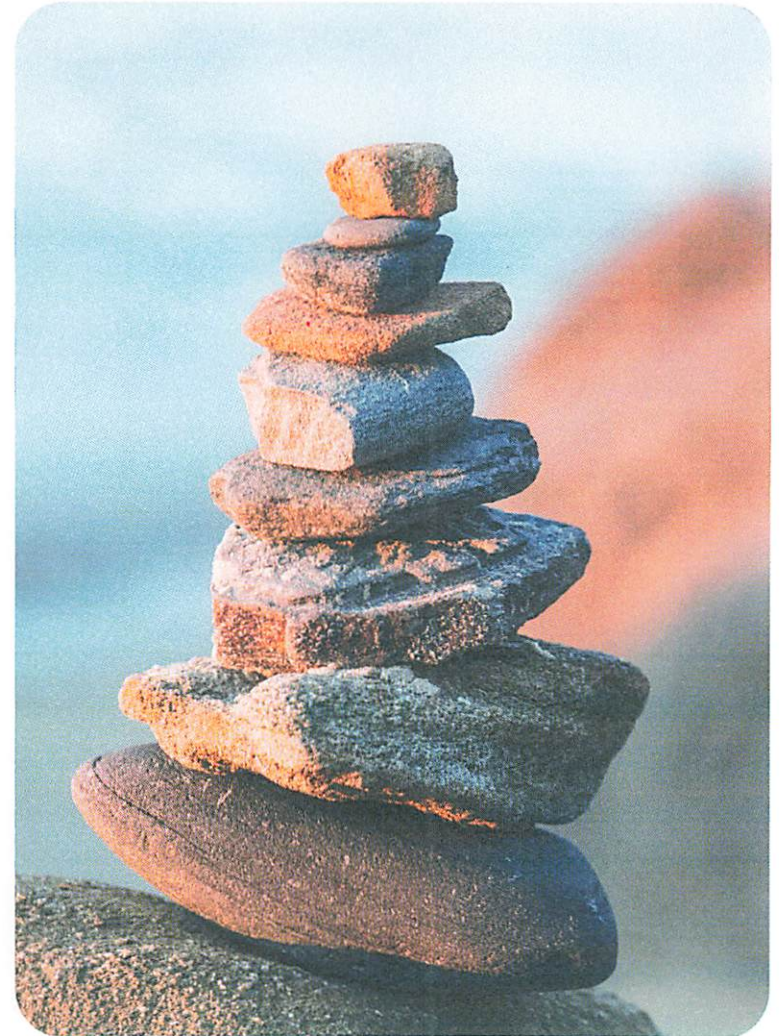
- Cash allowances:
 - Winter Conditions (savings \$727,637) but potential allowance unclear
 - Testing (savings \$41,100)
 - Service Connection Fees (savings \$71,500)
 - Damage to Town of Taber sidewalks (if no shoring)
- Electrical Utilities borne by TDHF through CVL accounts
- Provide video monitoring of building site for insurance purposes
- Purchase appliances (in-room fridge) – resident to provide? Fundraise?
- CVL staff to complete the final cleaning of facility (savings \$38,524)
- Move existing laundry equipment to commercial laundry
- Refinishing costs for 400 wing and 500 wing, Atrium (things like flooring, painting, nurse-call stations)



Building Proposed by Jen-Col

Budget

- Proposal with no A/C \$27,467,115
 - Proposal with A/C(\$725,049) \$28,192,164
 - Contingencies included:
 - Phase 1 – Expansion Wing 2% design and 5% const.
\$1,507,900
 - Phase 2 & 3 – Renovations 8% design and 4% const.
\$473,335
 - Total Contingencies included \$1,981,235
- Which is 7.02% of the A/C included budget!



**CVL Expansion & Modernization Project
Analysis – Construction Financing
At September 24, 2026**

CAO had a videoconference call with Kaley Craddock on September 14, 2026. CAO explained some of the budget challenges being faced by the project and how TDHF is looking at different ways to resolve the gap between funding, investment and financing and the anticipated total cost of the project.

CAO floated the idea of borrowing a larger amount in construction financing. Up to \$11.5 million instead of the original \$10 million that had been offered by RBC. That would provide sufficient funds to cover Jen-Col's proposed budget (but with reduced scope):

• Government of Alberta funding	\$ 9.07 million
• Town of Taber "Investment"	\$ 4.50 million
• MD of Taber "Investment"	\$ 4.00 million
• RBC Construction Financing	\$ 11.50 million
TOTAL	\$ 29.07 million

Kaley indicated that RBC would not require any additional guarantee from the Town of Taber or MD of Taber to offer construction financing for their share of investment.

However, she anticipated that RBC would want new letters from each of the municipalities to support the additional construction financing.

Basically, RBC is waiting on TDHF to provide the project budget and they can begin their work of vetting the project and provide a loan offer.

TDHF Building Committee Meeting

Mortgage Analysis

At September 17, 2026

Amount Borrowed	Annual Mortgage Payment (Principal & Interest) Payments made monthly	
\$4.0 million	\$256,210	"Equity" investment by MD of Taber
\$4.5 million	\$288,236	"Equity" investment by Town of Taber
\$9.5 million	\$608,498	Previous borrowed amount used in presentations to municipal councils; and requisition calculations.
\$11.0 million	\$704,576	
\$11.5 million	\$736,603	

Based on 4.95% rate of interest and a 30-year amortization.

The proforma income statements for 2023 and 2031 (first two complete years of operation at max capacity), used the annual mortgage payment of \$736,603 (based on \$11.5 million construction financing).

Also, assuming that there is **no** grant funding achieved or fundraising amounts that exceed purchase of enhancements.

Based on the information above, the annual requisition amounts for the municipalities are estimated below:

Municipality	2026	2029(est)	2030		2031	
		5% / yr	Equity	Operating	Equity	Operating
MD of Taber	337,380	390,560	256,210	853,964	256,210	873,827
Town of Taber	183,754	212,718	288,236	440,756	288,236	451,008
Town of Vauxhall	16,046	18,575		41,321		42,282
Village of Barnwell	16,332	18,906		41,321		42,282
Total	553,512	640,759	544,446	1,377,362	544,446	1,409,399

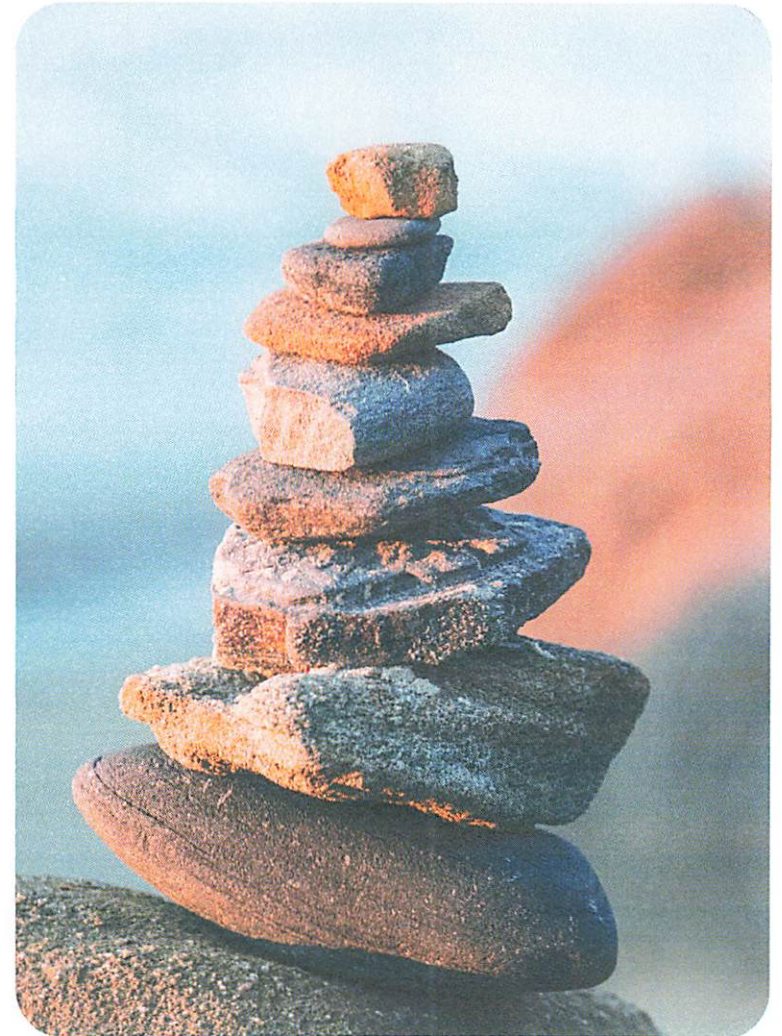
6.a) ✓

Building Proposed by Jen-Col

Proforma Income Statements

Assumptions:

- Room rates increase by \$25 per year:
 - One-bedroom suites are \$2,500 per month (9 in total)
 - Other rooms are rent geared to income (but based on current rates)
- CVL expands to 30 SL3 beds (in effect by construction completion)
 - Type B rates continue to increase by 2.5% (currently 2026 rate is \$2,526)
- Slight increase in parking revenue as there are more parking spots but revenue is negligible.
- LAP grant increases from current to 35 residents (mainly due to increased number of rooms)
- Operating requisitions will continue to increase by 5% per year (a reduction from historic 7%)
- Requisitions will be increased as well by the debt servicing costs (estimated - \$736,603 for \$11.5 million debt)
- "Equity" requisitions for Town of Taber (\$288,236) and MD of Taber (\$256,210) are not included in the proforma statements (in & out)
- Reserve allocations approximates 0.5% of capital project value. GoA is bringing in legislation to "encourage/legislate" that HMBs will have these in their budgets to ensure future projects are self-sustaining.



b.a.s.vi

**Clearview Lodge Expansion & Modernization
Statement of Cash Flow
For The Full Year of Operations (January 1 - December 31)**

	2030 Year 1	2031 Year 2
REVENUE		
Rent	2,492,198	2,523,183
Resident Services	50,275	54,025
Non-Resident Services	50,750	50,750
Grants	-	-
ASHC - Other (Define Source)		
ASHC - LAP grant	316,417	331,378
Provincial - Other Grants (Define Source)		-
Municipal		-
Federal	-	-
Other	-	-
Operational Funding		
Municipal Requisition	1,377,361	1,409,399
Provincial	1,228,791	1,278,124
Other (Define Source) - Other Recoveries	16,025	16,025
Total Revenue	5,531,817	5,662,884
EXPENSES		
Human Resources	2,254,885	2,312,043
Food	465,819	482,121
Operating	194,024	198,655
Operating Maintenance	135,341	135,341
Utilities	321,219	329,276
Taxes and Land Leases	-	
Administration	102,914	102,914
Health	949,054	961,232.00
Charitable Costs	-	-
Total Expenses	4,423,256	4,521,582
Net Excess (Deficiency) of Revenue over Expenses from operations	1,108,561	1,141,302
Debt Servicing (Principal and Interest)	736,603	736,603
Reserves Allocation	135,000	135,000
Net Excess (Deficiency) Cash Flow	236,958	269,699

6.a) vii

Building Proposed by Jen-Col

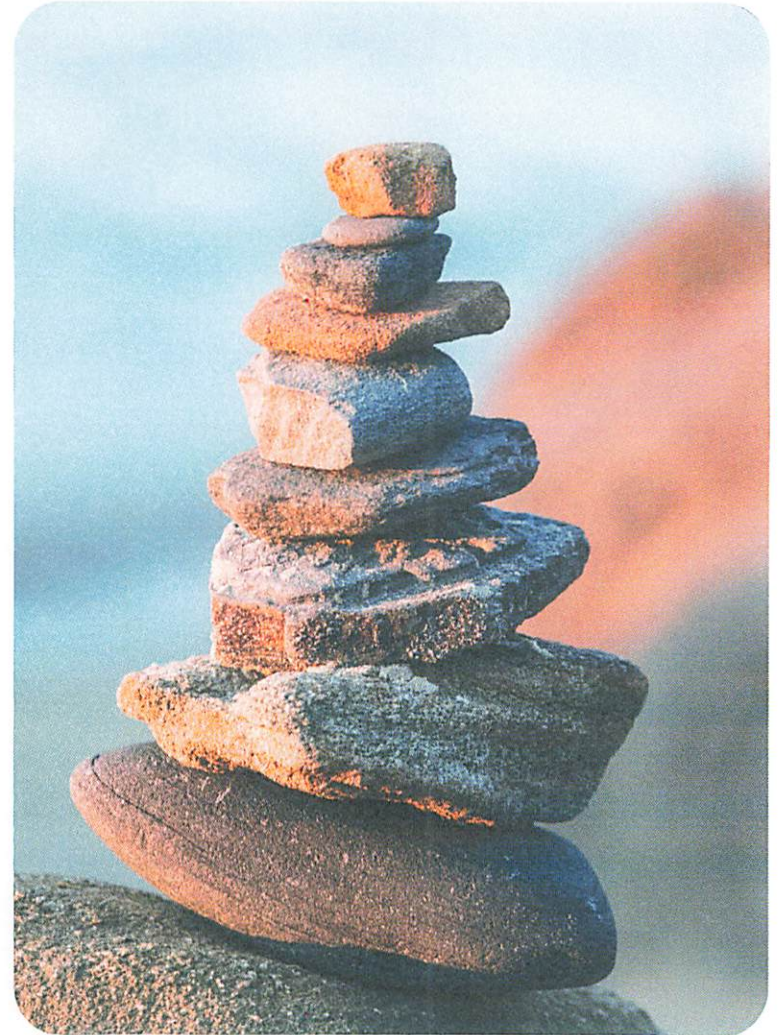
100-Wing Decision

Proposal from Bevco Construction - **\$445,000**

The goal would be to move 100-wing and have it operational yet in 2026.

Financial Considerations:

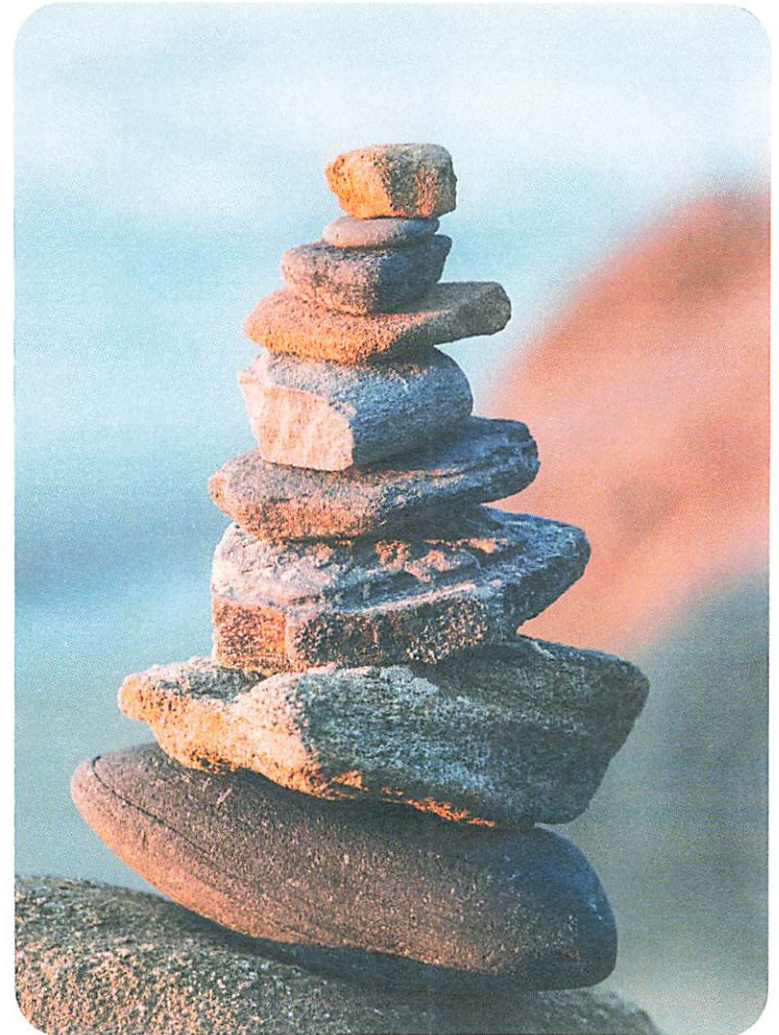
- Monthly revenue is between \$18,000 and \$30,000 (mid-point would be good estimate - \$24,000)
- Construction of expansion wing is 18 to 20 months; but because of delayed start – revenues will be lost for 24 months
- Revenue lost is estimated at \$576,000.
- CVL's bank account can absorb the Bevco contract, but it will pretty much wipe out any cushion (for anything).



Building Proposed by Jen-Col

Non - Financial Considerations:

- There are 25 people on our current waiting list (Sept 18, 2026).
 - There are at least a dozen people that should be living in a facility like CVL (scoring over 50 on our intake interview) now
- CVL still needs a front door – the relocation plan includes one.
- Moving ahead with the 100-wing without Jen-Col may impact their approach. There are some deep services that they wanted to install ahead of the move. But perhaps those can wait until later in the project.



PrimeBuild 360 Information At September 24, 2026

On August 28, 2026, PrimeBuild360 representatives, Marni Larkin and Colleen Sklar, attended a meeting with TDHF CAO.

PrimeBuild360 is willing to work with our wishes – support finding long-term financing for Clearview Lodge project and overall support for an affordable housing project.

PrimeBuild360 tends to really push their services – from design to project costing, corporate structuring (for municipalities to own assets) and everything in between. It can feel somewhat frustrating when they want to address issues that seem like unraveling the progress made to date.

I don't believe that the Town of Taber or MD of Taber are at all interested in creating corporate structures to own a chunk of Clearview Lodge. **NOTE:** Though it does seem like that would be how they might be able to access debenture financing (different story).

The PrimeBuild representatives have been reluctant to discuss fees, and we left it that once we had a definitive budget, they could start putting together a package of what could be done for us.

Recommendation:

Ultimately, it comes down to the details in their contract/proposal. But it would seem to make sense to immediately engage PrimeBuild360 to work on granting and financing options for Clearview Lodge, while we continue to keep moving towards initiating construction. Once we have the budget worked out, we could begin.

Alternatively, ALSS ADM, David Williams, indicated that he was going to set up a meeting between TDHF, ALSS staff and Canada Build Homes re: Clearview Lodge project. It may be that we can manage without PrimeBuild.

In regard to affordable housing projects, if we wish to get into the application queue for this year, we need to have done quite a bit of work by Q4 2026. So, I think if we want to pursue this, we should engage PrimeBuild360 immediately. But a decision needs to be made that we have enough time this year and that we want to pursue the option.

It may be much easier to agree to a percentage being paid for their services (upon successful completion), if they are involved in the entire process AND are actually successful in securing provincial and federal funding.

b.a) X

Harmony Home Update At September 24, 2026

The project is carrying on.

At last report (Tuesday, September 15, 2026):

Boilers are hung, mechanical room venting complete.

- Indirect hot water heater is connected and operational.
- Mixing station delivered to site.
- Gas is connected to all appliances.
- Existing water heater has been removed.
- In suite wiring completed in the corridors, main floor suite wiring is complete.

Next two weeks:

- Central mixing valve being installed this week.
- Wiring in chase and suites on second floor next week followed by third floor.
- Vent stack being installed in the shaft.
- Building heat should be on next Friday.
- Sept 29 chemical treatment coming to check water.
- Boiler commissioning pushed to September 30.
- Should be substantially complete week after commissioning.

Tim Janzen

From: Paula Hart <paula@ascha.com>
Sent: Thursday, August 27, 2026 11:36 AM
To: Tim Janzen
Subject: ASCHA 2026 Fall Region Meetings - Ballot Voting Authorization

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Tim:

Our 2026 Fall Region Meetings are just around the corner.

One of the most important outcomes of these upcoming meetings will be our Board Elections. The official Call for Nominations has been sent to our member organizations' main contacts in previous emails.

We would ask that you please [register](#) everyone from your organization (including board members, if applicable) that will be attending. Voting will take place in person; however, **a unique email address MUST be provided for each ballot voter**. Ballot voters must also be registered for the Region Meetings.

Each vote is important! To ensure that we have the correct number of voting ballots prepared for the Region Meeting, we need you to complete the online [Ballot Voting Authorization Form](#).

In accordance with Article 3.5 to 3.8 of the [ASCHA Bylaws](#), **your organization's documented ballot voting information is as follows:**

Taber and District Housing Foundation has declared the **South Region** as their ASCHA region for voting purposes. **Taber and District Housing Foundation** is a Regular Member of ASCHA and is entitled to **3 Ballot Vote(s)**.

If your organization is unable to attend and send an authorized voting representative, please assign a proxy voter on the authorization form. This will ensure that you are still exercising your voting privileges as a valued member. Unfortunately, it is cost prohibitive to host our Region Meetings in a hybrid format to enable online and in-person voting. **Only in-person or proxy voting is available.**

In accordance with the [ASCHA Bylaws](#), Regular Members may register up to ten (10) voting delegates to the Region Meeting, each of whom shall be entitled to vote on all matters except where a ballot vote is required. We anticipate that all other matters will be voted on by a regular "show of hands".

Please complete the online [Ballot Voting Authorization form](#) no later than September 25, 2026.

If you have any questions regarding this process, please [contact us](#) for assistance.

***IMPORTANT LINKS IN THIS EMAIL**

[Online Ballot Voting Authorization Form](#)
[ASCHA Region General Voting Information](#)
[Registration](#)

Thank you so much,

GOAL 1: (What): Strengthen Community Awareness and Communication About TDHF's Work and Impact

Strategies (How):

- Develop a clear and consistent approach to communicating TDHF updates, services, and initiatives
- Strengthen relationships with residents, families, municipalities, and community partners through intentional engagement
- Increase public awareness of TDHF's programs, housing options, and community impact
- Ensure communication about major projects (e.g., CVL redevelopment) is timely, accurate, and coordinated

Objectives (SMART):

- Implement a communication plan for CVL updates by **January 1, 2027**
- Deliver at least **two** community or municipal presentations per year
- Increase resident and family communication touchpoints to **four** per year (**quarterly**)
- Refresh TDHF's marketing materials (digital or print) by **March 31, 2027**

Actions / Tactics (<u>How</u>)	Lead	Others involved	Resources	Impact	Timeline	
					Start	Complete
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?		
• Develop communication plan for informing our clients, partners & stakeholders; including: • Policy Review • Website Development • Social Media approach • Newsletter & documents	CAO	Lodge Managers, Placement Officer, Admin Asst.	Time	Updated website Updated policy and training Deliberate approach to rolling out regular updates	Nov 1, 2026	
• Quarterly newsletter to • CVL residents & families • Social Housing clients	CAO	Lodge Managers, Activity Placement Officer	Time	Publish four newsletters per year	January 1, 2027	
• Present at municipal Councils at least twice per year	CAO	Board of Directors	Time	Present twice per year to keep municipal councils informed of TDHF activity	October 1, 2026->	

Action Plan Template

Actions / Tactics (<u>How</u>)	Lead	Others involved	Resources	Impact	Timeline	
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?	Start	Complete
- Refresh TDHF documents: - Resident Brochure - Family Housing Orientation - SSC Orientation - Contractor – Safety Brochure - Project Specific documents	Admin Asst.	CAO, Lodge Managers, Placement Officer	Time	Review and revise the documents to ensure accurate information, phone numbers, etc. Have updated documents ready for distribution	October 1, 2026	

6.d,ii

GOAL 2: (What): Ensure High-Quality, Safe, and Sustainable Housing and Infrastructure

Strategies (How):

- Advance the CVL redevelopment project through clear planning, communication, and oversight
- Maintain and modernize TDHF facilities to meet resident needs and safety standards
- Expand housing options in outlying communities where feasible (affordable and special needs)
- Strengthen long-term infrastructure planning, including asset transfers and future growth

Objectives (SMART):

- Finalize CVL funding and begin construction by **August 1, 2026**
- Complete an updated infrastructure plan (including manors, lodge, and social housing assets) by **March 31, 2027**
- Review facility condition assessments (FCA) completed by the ALSS and prioritize upgrades by **December 31, 2026**
- Submit at least **one** grant or funding applications for housing or infrastructure projects per year

Actions / Tactics (<u>How</u>)	Lead	Others involved	Resources	Impact	Timeline	
					Start	Complete
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?		
• Finalize design and budget with Construction Manager and design team.	CAO & Building Committee	Building Committee, Operations Manager & CAO	Time Expertise – CM and Bergen design team \$\$?	Build CVL (with all of the functionality) within budget constraints.	On-going	
• Review FCAs completed by ALSS and prioritize CMR and operational budget items.	CAO	Operations Manager & Financial Administrator	Time	Focus effort on the highest impact improvements or renovations. Optimize expenditures to focus on increasing asset value and decreased vacancy times.	On-going	
• Create an infrastructure plan	CAO	Operations Manager & Financial Administrator Placement Officer	Time	Focus on overall portfolio but particular emphasis on asset transfer possibilities and how the value could be used as	On-going	

Action Plan Template

Actions / Tactics (How)	Lead	Others involved	Resources	Impact	Timeline	
					Start	Complete
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?		
				leverage for affordable housing projects.		
Grant Applications – AHPP, Continuing Care Capital Grant, CMHC and CBH; any others that might come up	CAO	CAO	Time Expertise – Municipal grant writers	Find ways to fund affordable housing projects throughout our region.	September 1, 2026	
Work with Taber Special Needs Society to determine housing opportunities in Taber, AB	CAO	CAO, Operations Manager, Placement Officer	Time	Add one or two houses in Taber, AB to increase special needs residential units.	September 1, 2026	
Meet with local developers/investors to gauge interest in collaboration on affordable housing projects	CAO	CAO	Time	Determine how TDHF could work collaboratively with developers or investors that are already present in the community and might be interested in affordable housing.	September 1, 2026	

6.4.15

GOAL 3: (What): Increase Organizational Sustainability

Strategies (How):

- Develop a fundraising plan (predominantly for CVL Expansion & Modernization) but also long-term plan
- Consider additional sources of operating revenue – CVL and Housing
- Participate in ALSS asset transfer program; and how to use properties for debt leverage
-

Objectives (SMART):

- Communications plan to make it known within the community of TDHF charitable status and how funds can be donated by **October 1, 2026**.
- Develop fundraising plan for Clearview Lodge Expansion & Modernization project by **October 1, 2026**
- Work with ALA Continuing Care to determine funding models and operational considerations for adding SL3 beds by **January 1, 2027**
- Review proposed asset transfer schedule with ALSS by **November 1, 2026**
-

Actions / Tactics (How)	Lead	Others involved	Resources	Impact	Timeline	
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?	Start	Complete
• Communication plan to increase visibility within community and ensure that donations can be received and receipted.	CAO	CAO	Time	Increase viewing on website and social media. Make it known that TDHF is a charity. Increase in gifts received by TDHF.	September 1, 2026 – Oct 1, 2026	
• Create fundraising plan for CVL project and TDHF long-term	CAO	CAO, Fundraising Committee, Financial Administrator	Time Expertise - Grant Writers, Website development	Raise funds to cover enhancements at CVL project, and use the experience to build a database of those individuals that support TDHF	September 1 to October 1, 2026	

Action Plan Template

Actions / Tactics (How)	Lead	Others involved	Resources	Impact	Timeline	
					Start	Complete
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?		
Research the possibility of adding more SL3 beds at Clearview Lodge	CAO	CAO, Lodge Managers, and Medical Services Coordinators	Time	Add up to 10 more SL3 beds at Clearview Lodge	September 1, 2026, but timing of implementation could be dependent on construction timing.	
Research 3rd party property management of local market rentals	CAO	CAO, Placement Officer Financial Administrator	Time	Add more properties to manage; but for local market landlords. The revenues would be outside of the Social Housing budget and potentially could assist in covering financing and operating costs of affordable housing projects (entirely new department)/profit center).	On-going	
Establish a timeline of properties that could be transferred to TDHF through asset transfer.	CAO	CAO	Time	Taking control of assets from ALSS will allow TDHF to update the buildings but also potentially use the asset value to underwrite debt for affordable housing projects (leverage). Success is having a plan to receive assets and having optimized operating budgets prior to transfer and negotiating maximum value of the Maintenance Reserve for future capital projects.	November 1, 2026	

6.4.21

GOAL 4: (What): Effective Leadership & Operations

Strategies (How):

- Create a Leadership Staff succession plan
- Develop an employment strategy and make TDHF an “employer of choice” in Taber and community
- Develop a Board of Directors recruitment, orientation and engagement strategy
- Maintain and improve quality of services at Clearview Lodge and Social Housing department
- Create a plan for operational efficiencies through staffing, technology and understanding changing needs of our “clients” and “partners”

Objectives (SMART):

- Formalize succession plan for TDHF leadership by **January 1, 2027**.
- “Employer of Choice” Employment strategy developed by **March 1, 2027**
- Work with ALA Continuing Care to determine funding models and operational considerations for adding SL3 beds by **January 1, 2027**
- Review proposed asset transfer schedule with ALSS by **November 1, 2026**
- Complete an overall review of operational processes (by department) to determine what efficiencies can be realized and how; by **August 2027**

Actions / Tactics (<u>How</u>)	Lead	Others involved	Resources	Impact	Timeline	
					Start	Complete
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?		
• Review job descriptions of affected positions. Contact recruitment agencies to plan for contingencies or budget for placing candidates	CAO	CAO, Financial Administrator, Operations Manager, Board of Directors	Time Expertise – Recruitment agency	Have plans available for inevitable contingencies required and subsequent placement of suitable candidate (based on job description and anticipated role)	September 1, 2026 – January 1, 2027	
• Create a roadmap for TDHF employment strategy for the next 5	CAO	CAO, Lodge Manager, Financial Administrator	Time Expertise – HR Resources Staff surveys	Reduce KPIs for absenteeism, turnover and scheduling issues	September 1 to May 1, 2027	

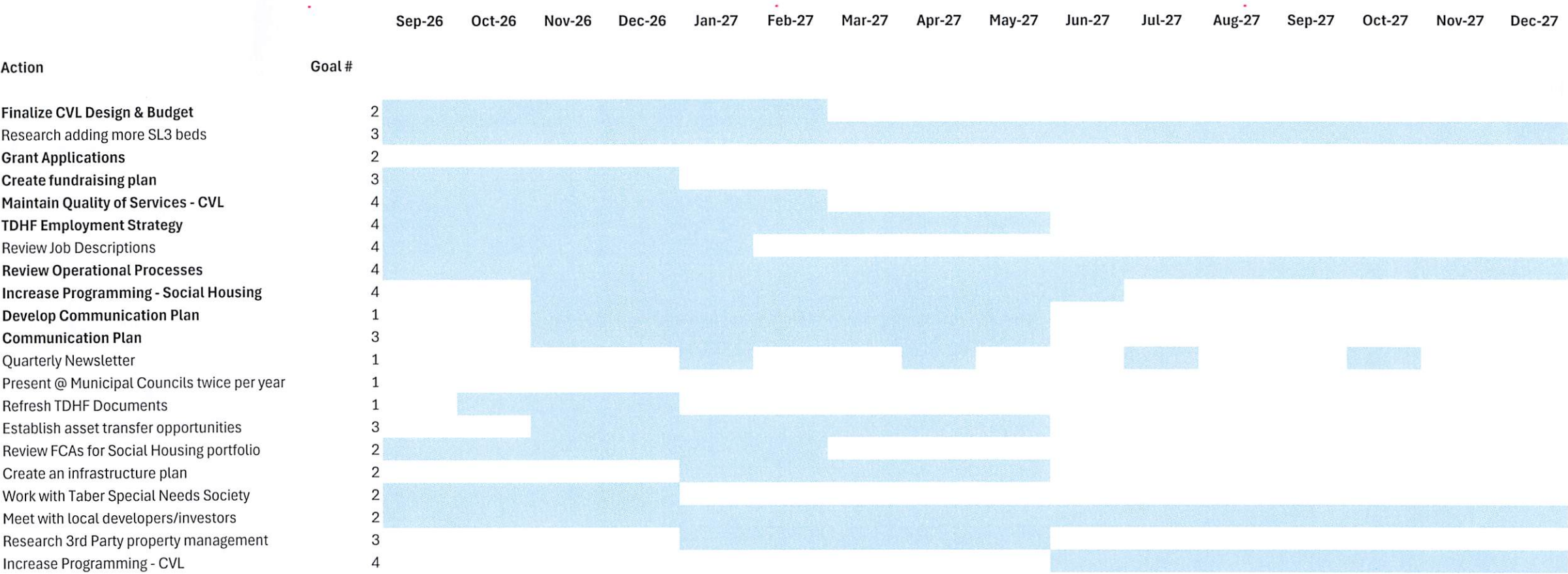
Action Plan Template

Actions / Tactics (How)	Lead	Others involved	Resources	Impact	Timeline	
					Start	Complete
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?		
years. How do we hire long-term engaged and motivated employees?			Job fairs	Increase staff tenure		
- Review governance policy around Board members: - Board – Skills & Attributes Survey - Board Orientation binder - Expectations of Board members - Ensure prospective Board members (and their Municipality) understand the expected level of engagement.	CAO	CAO, Board Members, Municipal Partners	Time	An appropriate amount of workload for each Board member. Many hands make light work! In a time of opportunity (but also of turnover), the Board is the constant. The Board members have considerable influence in the community and can greatly enhance the organization's reputation.	September 1 to October 31, 2026	
Maintain quality of services in the existing programs (CVL – HK, Food, Med. Services & Activity)	CAO	CAO, Lodge Managers and Med Services Coordinators	Time	Improvement in survey scores: - Residents, Families and Staff - HQCA surveys for continuing care Compliance with operational audits: - Accommodation Standards - Continuing Care Standards Achieve CARF accreditation	On-going Completion by December 2027	
- Increase programming: - Community Housing - Senior Self-contained Apartments	CAO	CAO, Placement Officer	Time	Additional events and regular programming, such as: Increased communication to Family Housing tenants	November 1, 2026 ->	

Action Plan Template

Actions / Tactics (<u>How</u>)	Lead	Others involved	Resources	Impact	Timeline	
What specific actions / tasks / activities need to happen?	Who will lead?	Board / Staff / Committees / Partners	People, \$, time, expertise, partner support, etc.	What results do we hope to achieve? How will we measure success?	Start	Complete
Increased Activity programming for CVL:	Lodge Managers	CAO, Lodge Managers and Activity Coordinators		- Increased activity programming for SSC Improvement in survey scores: - Family housing tenants - SSC tenants Increased number and variety of activities, outings Improvement in survey scores: - Residents and Families	June 1, 2027 ->	
- Review operational processes (by department), with a goal to find efficiencies, through: - Personnel additions or re-positioning of responsibilities, and location of services provided - Technology (i.e. payroll software, accounting software, maintenance database software, cloud-based network)	CAO	CAO, Lodge Managers, Operations Manager, Housing Manager, and Financial Administrator	Time Expertise – Accounting software consultant IT provider	Implementation of TimeTrex software system and introduction of bi-weekly payroll prior to CUPE agreement requirements. Less time spent on manual processes. More time spent on analyzing where money is going and how we might spend less and/or generate more. Ability to handle potential turnover of Admin staff and leadership (ie. Unplanned leave or absences)	November 1, 2026 -> Timetrex – Aug 1, 2026 -> Acctg Software – January 2028 Cloud-based network – January 2029 (or when we next need to consider purchasing a server)	

ACTION PLAN
At August 14, 2026



6.d)x

Weekly Report (Social Housing)

9/18/2026

	Senior Self Contained
New Applicants	0
Move In's	
Move Outs	0
Wait List	19
Vacant Units	0

New Tenants (Move In's)

Sr. Apt	Move In Date	Unit Number	Phase Number
Tenant Name			
Kyle	1-Sep-26	128	52060
Helena	10-Sep-26	8	562100

Exiting Tenants (Move Out's)

Sr. Apt	Move Out Date	Unit Number	Phase Number
Tenant Name			

Unit #	Status
Harmony Home Phase 11 (52040)	Full
Homestead Manor Phase 12 (52050)	Full
Pioneer Place Phase 13 (52060)	Full
Prairie Rose Manor Phase 31 (52100)	Full
Bountiful House Phase 21 (52070)	Full
Sunshine Manor Phase 41 (52130)	Full

	Community Housing
New Applicants	0
Move In's	0
Move Outs	0
Wait List	6
Vacant Units	0

New Tenants (Move In's)

Community	Move In Date	Unit Number	Phase Number
Tenant Name			

Exiting Tenants (Move Out's)

Community	Move Out Date	Unit Number	Phase Number
Tenant Name			

Unit #	Status
Taber Phase 1 (52000)	Full
Taber Phase 2 (52010)	Full
Taber Phase 3 (52020)	Full
Taber Phase 4 (52030)	Full
Barnwell Phase 23 (52090)	Full
Vauxhall Phase 33 (52120)	Full

	Rent Assistance Benefit
New Applicants	0
New to program this month	3
Left program this month	1
Waitlist/Processing	3
People on Program	57

RAB

Tenant Name	Designation number	Effective Date
Kendra	88-2026	09-01-2026
Peter	89-2026	09-01-2026
Jeanna & Clifford	90-2026	09-01-2026
Nikki	11-2023	September
Kristi	91-2026	10-01-2026

If they paid rent to the end of the month then, it is not vacant even though they are not there: for example, the 29 th or 30th

7.21

6 mon. freeze -
effective April 25,
2013

16-Aug-26

	NAME	COUPLE	DOB	RATING	CHR REF.	APPL. DATE	APPR. DATE	APPR. UPDATE	CUR. RES.	DECLINE	APP Active	2nd Decline	PLACED	Priority	
Priority 1 - APPLICANT 65 YEARS OLD & LIVED IN MD MINIMUM 10 YEARS - SELF OR FAMILY															
	REGULAR APPLICANTS										16-Sep-26				
1	****	single	01.24.1941	69		26-Jan-26	27-Jan-26		Own home	13-Feb-26					Self>10
2	****	Single	03.29.1957	66		10-Mar-26	17-Mar-26		apartment						Self>10
3	****	Single	29.08.1935	62		4-May-26	6-May-26		Own home						Self>10
4	****	Single	02.04.1947	61		6-Feb-26	9-Feb-26		own home						Self>10
5	****	Single	04.28.1926	57		30-Apr-26	1-May-26		Manor						Self>10
6	****	Single	04.05.1937	52		15-Jul-26	16-Jul-26		Manor						Self>10
7	****	Single	05.01.1952	52		30-Jun-26	6-Jul-26		Sisters						Self>10
8	****	Single	4.26.1938	51		5-Mar-26	6-Mar-26		own home	16-Mar-26					Self > 10
9	****	Single	03.16.1935	49		26-Jun-26	29-Jun-26		Manor						Self>10
10	****	Couple	19.02.41	47		26-Jul-22	27-Jul-22		own home	10-Jul-25					Self>10
11	****	Couple	07.11.36	47		26-Jul-22	27-Jul-22		own home	10-Jul-25					Self>10
12	****	Couple	25.12.35	42		4-Aug-26	6-Aug-26		Own home						Self > 10
13	****	Single	13.01.1945	42		1-Apr-26	2-Apr-26		Own home						Self > 10
14	****	Single	12.31.49	39		19-Aug-25	19-Aug-25		Sons	5-Sep-25					Family>10
15	****	Single	18.02.1933	28		20-Jan-26	21-Jan-26		Own home						Self>10
16	****	Single	10.15.1947	26		11-Sep-26	14-Sep-26		Own home						Self>10
17	****	Single	06.26.39	26		11-Aug-26	12-Aug-26		Own home						Self>10
18	****	Single	24.05.35	12		8-May-24	9-May-24		Calgary						Family>10
19	****	Single	17.03.42	8		3-Apr-25	4-Apr-25		Pemmican Lodge					Self>10	
	ENHANCED APPLICANTS														
20	****	single	6.10.37	60		Dec-29-25	5-Jan-26		Magrath Lodge					Family >10	
21	****	Couple	28.09.39	45		Aug 4-26	6-Aug-26		own home					Self >10	
Priority 2 - APPLICANT 65 YEARS OLD & LIVED IN MD 5 YEARS (SELF OR IMMEDIATE FAMILY)															
	REGULAR APPLICANTS														
															Self>5
	ENHANCED APPLICANTS														
Priority 3															
	REGULAR APPLICANTS														
22	****	Single	22.01.32	44		4-Sep-24	5-Sep-24		Brooks Lodge						Self>1
	ENHANCED APPLICANTS														
Priority 4															
	REGULAR APPLICANTS														
23	****	Single	29.12.63	46		25-Nov-23	23-Nov-23		Grassy Lake						
24	****	Single	05.06.58	41		2-Nov-23	6-Nov-23		Pincher Creek						
25	****	Single	29.07.59	27		24-May-24	27-May-24		Lethbridge						
	ENHANCED APPLICANTS														

7. b)