



ANNUAL MEETING
October 26, 2025



Annual General Meeting Agenda

Sunday, October 26, 2025
2:00 PM
Luther Home Chapel

-
1. Greetings, Welcome and Roll Call
 2. Opening Devotion
 3. Approval of Agenda
 4. Approval of Minutes: October 20, 2024 Meeting
 5. Board Chairperson's Report
 6. Chief Executive Officer's Report
 7. Committee Reports
 8. Financial Report
 9. Appointment Of Auditors
 10. New Business
 - 10.1 Appointment/Re-Appointment of Board Members
 11. Other Business
 12. Adjournment



Annual General Meeting Minutes

Sunday, October 20, 2024
2:00 PM

1. Greetings, Welcome and Roll Call

The meeting was called to order at 2:00 PM by Cathy, who welcomed all attendees and expressed gratitude for their participation. Cathy advised that there was a quorum for the meeting. She highlighted the significance of the meeting in reflecting on the past year's achievements and challenges while planning for the future.

2. Pastor David provided an opening prayer.

3. Approval of Agenda

Cathy called for the approval of the meeting agenda.

Motion 2024-10-20-01

That the Agenda for the Annual General Meeting dated October 20, 2024 be accepted as presented.

Jim Mair/ Sandra Iwankow
Carried.

4. Approval of Previous Meeting Minutes

The minutes of the previous Annual General Meeting were reviewed.

Motion 2024-10-20-02

That the October 22, 2023 Luther Home Corporation Annual General Meeting Minutes be accepted as presented.

Mike Sterdan/Laverne Eagle
Carried.

5. Board Chairperson's Report

Cathy delivered the Board Chairperson's report, highlighting both accomplishments and ongoing challenges faced by the organization. Despite efforts, meetings with three MLAs and the CEO of WRHA have yet to yield significant changes in funding. She noted that the food budget was increased by \$60,000 but remains over budget, reflecting the rising costs of essential services.

Positive developments included a successful courtyard refurbishment, an increase in volunteers, and the continued support of Pastor David's salary through the Christ



Lutheran Fund. Additionally, the organization registered with a company to connect with foundations for potential funding and received a generous donation from the Winnipeg Foundation to support recreation and spiritual care initiatives.

Motion 2024-10-20-03

That the Board Chairperson's 2024 Annual Report be accepted as presented.

Marilyn Onisko/ Janet Hilderman

Carried.

6. Chief Executive Officers Report

The Executive Officer's report was presented by Keith. Budget allocations have remained stagnant since 2009, necessitating reliance on other parts of the corporation, such as apartment buildings, for financial support.

Staffing changes were highlighted, including the retirement of Dr. Domke and the introduction of Dr. Maharaj as the new Medical Director. The report also emphasized the organization's commitment to enriching residents' lives through events like Oktoberfest, Mother's and Father's Day celebrations, and Folklorama. The report touched on several key initiatives, including the implementation of a Staff Code of Conduct, the re-establishment of the Sunshine Committee, and the completion of the current strategic plan.

Keith expressed hope that the new government would bring much-needed change and fund the organization appropriately. He extended heartfelt gratitude to the Board of Directors, Staff, Volunteers, and the Leadership Team for their dedication and resilience during these challenging economic times.

Motion 2024-10-20-04

That the Chief Executive Officer's 2024 Annual Report be accepted as presented.

Randy Hilderman/ Don Engel

Carried.

7. Committee Reports

Cathy provided updates on committee activities, noting that the fundraising committee has committed to working with the foundation mentioned earlier in the meeting. The business diversification committee had explored purchasing another property; however, financial restraints led to the decision not to pursue this at this time.

A report on the painting fund revealed a balance of approximately \$70,000, which has facilitated the painting of one-third of the resident rooms and all major hallways.

Cathy emphasized the importance of recruiting new committees to address the organization's evolving needs. The strategic planning process highlighted the potential for offering daily recreation activities instead of limiting them to weekdays.



8. Financial Report

The Financial Report was presented by Jonathan, detailing the Consolidated Balance Sheet and Statement of Revenue and Expenditures as of March 31, 2024. Jonathan explained that the audit was clean but included a qualified opinion due to 1080 Powers being under Manitoba Housing and subject to different accounting standards.

The report also noted that, despite financial constraints, the organization continues to prioritize resident care and staff appreciation initiatives.

A question was raised by a member regarding the current occupancy of 364 Leila. Cathy and Jim clarified the specifics, assuring members that appropriate measures were being taken to maximize the property's utility.

Motion 2024-10-20-05

That the Luther Home Corporation Consolidated Balance Sheet and Consolidated Statement of Revenue and Expenditures as of March 31, 2024 be accepted as presented.

**Don Engel/Jim Mair
Carried.**

9. Appointment of Auditors

Jim Mair introduced the motion to appoint Craig and Ross Chartered Accountants as the external financial auditors for the fiscal period from April 1, 2024, to March 31, 2025.

Motion 2024-10-20-06

That the Luther Home Corporate Membership appoint Craig and Ross Chartered Accountants as external financial auditor for the Luther Home Corporation for the fiscal period April 1, 2024 to March 31, 2025.

**Jim Mair/ Donna Engel
Carried.**

10. New Business

10.1 Appointment/Re-appointment of Board Members

Cathy announced the nomination of Gabrielle Balog as a new member and the re-appointment of Cathy Horbas as a returning member to the Board of Directors. Laverne Eagle, who had been serving on the board this year, was officially appointed. Both Gabrielle Balog and Cathy Horbas agreed to let their names stand for a three-year term.



Motion 2024-10-20-07

The Luther Home Corporate Membership approves the re-appointment of Cathy Horbas, and the appointment of Gabrielle Balog and Laverne Eagle to the Luther Home Board of Directors for a term ending on December 31, 2027.

**Marilyn Onisko/ Donna Engel
Carried.**

11. Other Business

A family member of a tenant at 1080 Powers reported the maintenance of the courtyard at 1080 Powers was lacking and the area needed more focus from Luther Home. Cathy explained that maintenance costs are funded by a Reserve Fund managed by MB Housing, and that specific maintenance requests are considered within this budgeted amount.

12. Adjournment

Motion 2024-10-20-08

That the 2024 Luther Home Corporation Annual General Meeting be adjourned.

**Laverne Eagle/Donna Giesbrecht
Carried.**

The meeting was adjourned at 2:50pm.

Chairperson's Report

We have had some major upgrades to our building this year. These improvements include replacement of the roof top air handling units, upgrading of the hot water system and the implementation of a new electronic health record system. The costs for these items have been funded through an insurance claim, the Safety and Security branch of Shared Health and the Board of Directors of Luther Home.

We continue to strive to influence our politicians to fund us appropriately. Food, medical supply, utilities, and building maintenance costs have all risen substantially which has huge effects on our financial security. We have not received any increases in funding for these items in 17 years.

We know that the staff of Luther Home is doing everything they can to provide good quality food, necessary medical equipment and supplies, provide recreation and the best individual patient care possible. It becomes more and more difficult to do with the resources we are given from the WRHA. You will perhaps have read two articles in the Free Press in late summer featuring challenges facing Personal Care Homes. This is part of an advocacy strategy by MARCHE, the group that supports personal care homes. This advocacy strategy is being rolled out this month, and we encourage all of you to get involved in the letter writing campaign that will hopefully influence our government to meet their funding commitments to all personal care homes in Manitoba.

To engage in future funding, the Fundraising Committee of the Board has been busy approaching philanthropical foundations across the country. Our requests are directed requests in three specific areas: recreation, medical equipment and spiritual care. We have not had any positive responses yet, but our hopes are that we will. Although, in theory, all these things should be funded through the Health Authority, that is not the reality at this juncture in time, so we will continue to seek other sources of funding.

The Diversification committee has also been busy. Plans are underway to upgrade the sunroom that is attached to the courtyard. Funding for this project will be done through a generous donation that was given to Luther Home from the family of a former resident. This committee is also looking forward to 2028 when the mortgage of 1080 Powers will be finished. At this time, 1080 Powers will be transitioned from a Manitoba Housing unit, to one that will be owned and operated by Luther Home Inc. We are advocating with Manitoba Housing to get this process underway to ensure that there is no effects on the current tenants.

We would like to thank our corporate members for your ongoing support of the work of Luther Home. If you are considering your charitable givings for 2025, we ask you to consider Luther Home in your deliberations, particularly in the area of Spiritual Care.

The Board is transitioning to new members. We would like to thank Laverne Eagle and Sandra Iwanko for their contribution in the last year. We welcome new Board members Kalvine Zinzombe and Koya Falola who will join us after today's meeting.

Lori Brooks is leaving the Board this year after having served for three consecutive terms. We would like to thank Lori for her dedication and participation over the last nine years. We always appreciate Lori's attention to detail and her special interest in the Spiritual Care aspect of Luther Home. Thank you, Lori for your commitment and compassion.

We are always seeking new Board members. If you know of anyone that you believe would be interested in this work, please contact myself cathy.horbas@gmail.com, call or text at 204-232-9926.

Respectfully submitted,

Cathy Horbas, Chair

Chief Executive Officer's Report

As we reflect on 2025, I am filled with deep gratitude for the resilience, compassion, and commitment that define Luther Home. This year has been one of both challenge and progress—marked by ongoing pressures in the senior care sector, but also by meaningful advancements that strengthen our ability to serve with dignity, love and compassion.

The senior care landscape continues to face significant funding pressures. Inadequate government financial support remains one of the most pressing challenges for organizations like ours, limiting our ability to expand services and to afford the necessities of life for those in our care. Despite these realities, our dedicated team has worked tirelessly to ensure that every Resident continues to receive the highest quality of care. I am immensely proud of the creativity, collaboration, determination, and compassion that our staff demonstrate every day.

Amid these challenges, 2025 has been a year of tangible improvements to our facilities and care systems. We successfully replaced thirteen air handling units in the Personal Care Home through an insurance claim—a significant infrastructure project that enhances comfort, safety, and air quality for our Residents and staff.

We are also in the process of implementing a new electronic health record (EHR) system, a major step forward in modernizing our care practices. This technology allows our care teams to access Resident information more efficiently, coordinate care with greater precision, and spend more time focused on what matters most—our Residents.

In addition, we are introducing multi-level dining tables in our dining spaces, ensuring that Residents of all mobility levels can enjoy meals together in an inclusive and comfortable setting. This small but impactful change reinforces our commitment to community, dignity, and shared experiences.

We are currently tendering work on a vital upgrade to our hot water system, improving safety, reliability, and comfort throughout the personal care home—another example of how we continue to invest in the daily well-being of those we serve.

Beyond our core personal care program, Luther Home continues to reach outward. Our affordable seniors housing and Adult Day Program remain a vital resource for older adults seeking security and independence in a caring community. We have been able to continue our five-year window replacement program at 1080 Powers, that when completed, will see new windows in all suites. The flooring replacement in the laundry area of 1080 Powers is also a nice new upgrade for our tenants.

This year also saw ongoing support for our refugee housing program, reflecting our belief that compassion knows no borders. In partnership with Hospitality House,

extending assistance to newcomers reminds us that Luther Home's mission—to serve those in need with respect and kindness—extends beyond the walls of our facility.

As we move into 2026, we do so with optimism and resolve. We will continue advocating for sustainable funding and recognition for the essential work done in long-term and community care. Working with our partners from MARCHE (Manitoba Association of Residential & Community Care Homes for Everyone), a financial sustainability advocacy plan is underway to help advocate and influence government decision makers to fund seniors care appropriately. Please stay tuned for opportunities to have your say in up an upcoming stakeholder engagement session to take place at Luther Home.

We will also pursue new opportunities to enhance the quality of life for our Residents, strengthen our team, and steward our resources wisely. With a renewed focus on fundraising, we hope to secure stable and on-going funding for our Spiritual Care Program. Knowing that faith provides guidance and support integral to all that we do at Luther Home.

Our vision remains steadfast: to be a place where every person—Resident, family member, staff, volunteer, or visitor—feels valued, respected, and part of a caring community.

To our staff, volunteers, Board members, and community partners: thank you. Your dedication and faith in our mission make all the difference. Together, we will continue to build a future where every individual we serve can truly feel at home.

With gratitude and hope,

Keith Bytheway
Chief Executive Officer

LUTHER HOME CORPORATION

FINANCIAL STATEMENTS

MARCH 31, 2025

INDEPENDENT AUDITOR'S REPORT

To the Directors of Luther Home Corporation:

Qualified Opinion

We have audited the financial statements of Luther Home Corporation (the Corporation), which comprise the statement of financial position as at March 31, 2025, and the statements of operations, changes in net assets and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matter described in our *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2025, and the results of its operations and its cash flow for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

Basis for Qualified Opinion

Note 3 indicates that the Corporation follows certain accounting policies that are not in accordance with Canadian accounting standards for not-for-profit organizations in order to comply with the Operating Agreement with the Manitoba Housing Renewal Corporation. The effect of these departures from Canadian accounting standards for not-for-profit organizations materially impact capital assets and operating expenses of the Corporation but would not have a pervasive impact on the financial statements as a whole.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

(continues)



Independent Auditor's Report to the Directors of Luther Home Corporation (*continued*)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Craig Ross LLP

Chartered Professional Accountants
1515 One Lombard Place
Winnipeg MB R3B 0X3
June 23, 2025

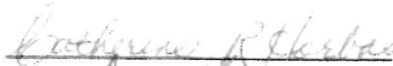
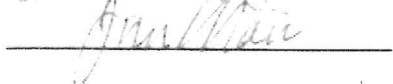
LUTHER HOME CORPORATION

Statement of Financial Position

March 31, 2025

	2025	2024
ASSETS		
CURRENT		
Cash and marketable securities (Note 3)	\$ 942,090	\$ 586,631
Accounts receivable	182,645	447,547
Subsidy receivable from MHRC	-	28,584
Prepaid expenses	24,268	27,337
Inventory	19,483	14,500
	<u>1,168,486</u>	<u>1,104,599</u>
ACCRUED VACATION PAY RECEIVABLE - WRHA (Note 4)	133,100	133,100
PRE-RETIREMENT LEAVE - WRHA (Note 4)	744,836	488,141
CAPITAL ASSETS (Note 5)	<u>3,521,656</u>	<u>3,788,300</u>
	<u>\$ 5,568,078</u>	<u>\$ 5,514,140</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 1,361,578	\$ 1,056,265
Subsidy payable to MHRC	6,372	-
Excess subsidy due to WRHA	306,896	306,896
Current portion of long-term debt (Note 7)	<u>210,346</u>	<u>190,042</u>
	1,885,192	1,553,203
ACCRUED BENEFIT ENTITLEMENT	744,836	488,141
LONG-TERM DEBT (Note 7)	341,608	553,309
ASSET RETIREMENT OBLIGATION (Note 8)	18,763	18,763
SUBSIDY SURPLUS RESERVE	87,808	86,685
REPLACEMENT RESERVE (Note 9)	893,746	839,340
DEFERRED CONTRIBUTIONS		
Building - painting of resident rooms	122,680	63,948
Capital assets	<u>781,728</u>	<u>821,358</u>
	4,876,361	4,424,747
NET ASSETS		
Unrestricted	597,931	948,570
Internally restricted - Christ Lutheran Church (Note 10)	<u>93,786</u>	<u>140,823</u>
	691,717	1,089,393
	<u>\$ 5,568,078</u>	<u>\$ 5,514,140</u>

APPROVED ON BEHALF OF THE BOARD

 Director
 Director

LUTHER HOME CORPORATION

Combined Statement of Revenues and Expenditures

Year Ended March 31, 2025

	2025						2024	
	1080 Powers Street	1084 Powers Street	364 Leila Avenue	Adult Day Program	Management Services	Total (Operations)	Chaplaincy Fund (Restricted)	Total
REVENUE								
Regional Health Authority	6,325,317			139,673		6,464,990		6,043,947
Province of Manitoba Grants	64,080					64,080		41,483
Manitoba Housing	330,128					330,128		297,401
Rental	1,902,459	279,293	381,899	27,600		2,591,251		2,458,400
Deficit Subsidy due from MHRC						-		-
Other	361,861	25,846	17,445	26,935	3,586	435,673	22,043	442,708
	8,653,717	635,267	399,344	27,600	3,586	9,886,122	22,043	9,283,939
EXPENDITURES								
Covid-19 Wages and Supplies	73,183					73,183		87,536
MHRC Long-Term Debt Payment		191,397				191,397		173,208
Interest on Long-term Debt		65,251				65,251		83,439
Other	1,002,317	165,055	141,440	67,506	15,400	1,397,484	1,401	1,360,284
Purchased Services	65,514		4,564			70,078		72,712
Utilities	177,442	143,608	135,610	5,997		462,657		453,192
Salaries, Benefits, Levy	7,628,330		22,428	97,040		7,747,798	67,679	7,093,644
Excess Subsidy due to WRHA						-		3,210
Excess Subsidy due to MHRC		34,956				34,956		3,871
	8,946,786	600,267	304,042	11,763	15,400	10,042,804	69,080	9,331,096
OPERATING EXCESS (DEFICIENCY)	(293,069)	35,000	95,302	2,062	(11,814)	(156,682)	(47,037)	(47,157)
Non-Operating Items								
Amortization Expense (Net)	47,581		5,376			52,957		55,599
Insurance Deductible	1,000					1,000		1,000
Replacement Reserve		35,000	100,000	5,000		140,000		155,000
EXCESS (DEFICIENCY)	(341,650)	-	(4,698)	5,461	(11,814)	(350,639)	(47,037)	(258,756)