

Alice Housing
(W. Williams Non-Profit Housing Association)

Annual Report

2002 / 2003

Mission Statement

Alice Housing offers hope for women and children to begin a new life away from family violence by providing a safe and supportive community as they rebuild their lives.

Philosophy

Alice Housing believes that every person has the right to live without fear of physical, psychological, emotional or sexual abuse; that all people should have equal opportunity to develop their potential to live full and rich lives; that children have the right to grow up without terror and without fear from the very people who are supposed to protect them from harm; and that all people have the right to decide for themselves the direction their lives will take, according to their own personal values and needs.

Background Information

Alice Housing's mandate is to provide housing for women and children who are survivors of abuse, but it does much more than that. Women often remain in abusive situations because they lack not only housing, but also family support, financial, and emotional resources. Alice Housing offers a supportive environment in which healing can begin and women can make positive changes in their lives and the lives of their children.

While first-stage housing responds to short-term emergencies, Alice Housing provides safe and secure housing for an extended period. During this time women who are mentally and physically recovering as a result of their abuse can make the transition from an emergency shelter to a permanent home and independence. By providing affordable housing, supporting the women through the difficult transition stage and helping facilitate the empowerment of their families, Alice Housing offers women and their children an opportunity to overcome the devastating effects of violence, to deal with the past, to address the present and to plan for their future.

Once the healing has begun, and the women and children begin to move away from the chaotic and threatening existence of their former lives, personal issues such as trauma and recovery, unresolved grief, emotional and economic abandonment, low self-esteem and compromised life-coping skills are addressed in cooperation with the support of staff at Alice Housing. As the varied and individual needs of the women are clarified, a process of accessing appropriate community and agency services is initiated. The women are provided with information and supported in their search for education, employment training and self-help groups. This road to empowerment often leads the women to seek compensation, justice and protection through the provincial justice system to obtain full custody of their children, obtain restraining orders and lay charges against their ex-partners. Alice Housing supports these efforts and advocates on the women's behalf.

Objectives

1. To provide safe, non-judgmental housing for women, with or without children, leaving abusive situations who have identified their own need for on-going support and counseling.
2. To increase women's well-being and self-sufficiency.
3. To provide women and children the support and counseling needed to recover from the effects of abuse and trauma.
4. To decrease the chance that women and children will return to abusive households.
5. To ensure that women and children feel safe.
6. To ensure that women and children are no longer living in abusive environments.
7. To provide the opportunity for women to develop increased positive coping skills, enabling them to deal with a variety of personal issues and become aware of the cycle of abuse.
8. To provide women with safe, affordable housing so that they do not have to make the difficult decision between remaining in abusive relationships or becoming homeless.
9. To provide children with the opportunity to heal from trauma in a safe environment.

Nominating Committee Report

The following Members have agreed to offer for re-election to the 2003/2004 Board of Directors:

Kelly Walker
Cindy Crowell
Cathy Crosby
Bette Tetreault
Nancy Neil
Erin Desmond
Penny Dankner
Faith Slayter

The Nominating Committee has screened the following applicants and is pleased to present them to the Annual General Meeting:

Tara Furlong
JoAnn Rogers
Colleen Butler
Sandy Sarto

Motion: On behalf of the Nominating Committee, I move that the following individuals be accepted to serve on the 2003/2004 Alice Housing Board of Directors:

Kelly Walker (Treasurer)
Cindy Crowell
Cathy Crosby
Bette Tetreault (Co-Chair)
Nancy Neil (Co-Chair)
Erin Desmond (Secretary)
Penny Dankner
Faith Slayter
Tara Furlong
JoAnn Rogers
Colleen Butler
Sandy Sarto

Respectfully Submitted,
Nancy Neil and Faith Slayter
Nominating Committee

Co Chair's Report

Alice Housing has had another year of growth and stability. We have had the opportunity to research new possibilities and continue our partnerships with the community, other agencies and funding bodies.

The staff and Executive Director, Angela Power, continues to display outstanding commitment to the women and children at Alice Housing. Their work, whether in counseling, fund raising, overseeing the housing units or meeting with other agencies (amongst countless other tasks) shows their impressive talent and devotion to those fleeing abusive situations.

Over the last year our Board membership has changed with some members moving onto new opportunities and with new volunteers joining. While there has been great change this year there has been little difficulty in terms of transition as the dedication and commitment of Board members remains constant. After serving two consecutive terms, Kara MacNeil left the Board at the end of the last fiscal year. The relationship between the Board and the Executive Director is solid and continues to grow.

On behalf of the Board of Directors, I would like to thank the people and organizations that continue to share Alice Housing's commitment to providing service and support to women and children fleeing abusive relationships. To all of us associated with Alice Housing you are so important and it has been an honour to work with you this year.

Respectfully Submitted,
Nancy Neil
Board Co-Chair

Executive Director's Report

One of the biggest challenges we continue to face is securing safe, affordable housing for families when they are ready to leave Alice Housing. To address this issue, this year we carried out Project Third Step, a participatory research project which looked at the need for permanent, safe, affordable housing in the Metro area for women who have gone through transition due to abuse. This project was funded by the Justice Department's Community Mobilization Program and is scheduled to end in May 2003. From information gathered from current clients, past clients and community service providers, results thus have indicated that there is a need for third stage housing. Our hope is to explore opening third stage units in the future. We were also fortunate to have received project monies from Human Resources Development Canada to open five new units in July 2003 for young women (with or without children) leaving abuse.

Our agency offers safe housing, support and counseling to women with or without children who are leaving abusive situations. Women who move in to Alice Housing must make the commitment to end the abusive relationship and in 2002-2003 ninety-seven percent of women did not return to the abusive situation. The safe housing component of our program is generally one year. Families can stay longer if their safety or counseling needs warrant and some families are ready to leave prior to a year. Thus, transition is a constant. Regularly women are moving on from the housing program as new families move in. Over the past year, twenty-two women left our housing program and twenty-one women moved in. Currently we own and operate 17 safe housing units consisting of 1 - bachelor unit, 6 - one bedroom units, 6 - two bedroom units, 2 - three bedroom units and 2 - four bedroom units. We have a total occupancy capacity of thirty-three (seventeen women and sixteen children) and over the past year our average occupancy was thirty-two.

We operate a drop-in centre, which is open to both current and past tenants of Alice Housing. The women we serve continue to be an inspiration. Many of them give back to the agency by volunteering their time organizing our donation room or helping with the general maintenance of the drop-in centre. This year, the women published their own newsletter. Current and past tenants submit articles and staff are asked if they would like to make a submission. The newsletter focuses on client's personal stories of healing, economical shopping tips, recipes, artwork, and recommendations by women about community resources they have utilized. Four newsletters were completed this year and made available to all women who use our services. This initiative emphasizes the incredible sense of community and support sustained by our clients.

To ensure our high quality of service, during the past year, the staff of Alice Housing have been able to participate in development. Staff development has included training in critical incident stress management, eating disorders, first aid re-certification, helping abused parents deal with aggressive teens and nurturing resilience in youth and adults. The

women and families we meet have multiple needs aside from the abuse that has penetrated their lives. Many deal with eating disorders, addictions, self-harm, mental health issues and medical issues. We emphasize individual counseling sessions for each woman to work on her issues and we also work with the youth and children to help them in overcoming their trauma from abuse.

We continue to have regular brainstorming sessions with women to discuss the programming they would like to see implemented. Attendance for family functions at Easter, Christmas, Mother's Day, Thanksgiving, International Women's Day and Halloween is high. Women consistently state that these get-togethers make them feel connected to both the neighbours that they know in their buildings as well as the opportunity to see past tenants who have worked on the healing process. These events as well as programming which is based on relaxation such as yoga, pampering and information on legal issues are important to the women both for the obvious benefits but also because it gives them a chance to not constantly be discussing the trauma they have experienced.

As in any field where you deal with the pain and tragedy of others it is important that those who surround you are supportive and honest. The healthiness available to any client is either enhanced or hampered by the genuine positive relationships maintained by those they come in contact with. I can say without hesitation that the staff and Board of Alice Housing understand this concept. We are consistently supportive of one another. I want to thank my staff for their commitment, energy and genuine belief in our agency's mission. And I would like to thank the Board for their clearness in knowing that their policy decisions impact our clients and our work environment. Each of them has volunteered with this agency to make a positive difference and this is apparent in a variety of ways. Daily, it is a pleasure to work with my staff, my Board and our clients.

Respectfully Submitted,
Angela Power
Executive Director

FAMILY COUNSELLING PROGRAM

The *Women's and Children's Counselling Program* continues to provide essential counselling and supportive services to both current and former tenants of Alice Housing. *Healing, recovery, and empowerment* form the foundation of the counselling program. The supportive environment that Alice Housing is able to provide assists women and their children to begin their personal journey of recovery and healing from the effects of past violence in their lives.

Although family violence and the need for safety are the issues that bring women and their families to Alice Housing, it is through the *Family Counselling Program* that we are able to provide additional therapeutic support for such issues as partner violence, child sexual abuse, sexual assault, self-harm issues, addiction, mental health, parenting issues, and relapse prevention. Alice Housing continues to work with community agencies to make referrals for programs and services.

Alice House provides advocacy and supportive services through its *Outreach Program* for former tenants and through community referrals and through drop-in requests at our *Resource Centre*. Women are able to access food, clothing, and household donations as well through the Resource Centre. It is because of the generosity of the community and our donors that women are assisted to re-establish themselves in their new home.

Women are able to participate in a number of workshops that are coordinated and offered at Alice Housing. Plans are well underway to enhance the programming component over the coming year. For Alice Housing one of the strongest evidence of the importance of using a self-empowerment model in working is demonstrated in the work of the women from Alice Housing in producing their own newsletter. A special thanks to the women who have contributed to the publication of this newsletter.

Many of the women and their families who live at Alice Housing have experienced isolation and diminished support from families or friends once they have left the family home. To support women in this regard, Alice Housing strives to promote a sense of *community* among the women by organizing several community events throughout the year. Women and children come together to celebrate special occasions such as Christmas, Easter, International Women's Day, Mother's Day, birthdays, and other special events.

We look forward to increasing our ability to provide housing for young women in the coming year as we increase our apartment program with a specific focus on safe housing for youth.

Respectfully submitted,
Marilyn Berry
Family Counsellor

Personnel Committee Report

The Personnel Committee of the Alice Housing Board has met a number of times to review and take action on situations that have arisen over the last year. This committee generally serves as a resource to the Executive Director and staff and meets on an as needed basis.

Early this fiscal year Alice Housing hired a new Administrative Assistant. This position arose when our last administrative assistant moved on to another opportunity. In the interim existing staff members worked above their regular duties to ensure the agency's stability. As recognition of this exemplary teamwork and dedication to the agency the staff were provided with a one time monetary expression of the agency's appreciation. Also, in February 2003 a contract employee was hired for a 3-month period to oversee the purchase of a new second stage apartment building funded by Human Resources Development Canada.

In January of this year, the Personnel Committee met to evaluate the agency's ability to increase staff salaries on a percentage basis. This had been agreed upon in October 2001. As a result of this, effective February 1, 2003 the staff of Alice Housing received an increase that is in keeping with the agency's financial standing.

The Personnel Committee has been available for consultation on any personnel related issues that have arisen over the year and will remain available for staff support when needed.

Respectfully Submitted,
Nancy Neil
Personnel Committee Chair

Fund Development Report

We received core funding this year from the **Department of Housing and Municipal Affairs, Department of Community Services, Human Resources Development Canada** and **United Way Halifax Region**. Some providers of financial support included **Futura Club, Nova Scotia Power, Maritime Life, Scotiabank, Cara Operations Ltd., Zellers Friends of the Family (Mic Mac Mall & Cole Harbour), Harlequin Enterprises Ltd., Sister's of Charity, RBC Royal Bank, Harold Crabtree Foundation, Royal LePage Real Estate Services Ltd.** and **Merrick Holm Barristers and Solicitors**.

Our 4th **Annual ArtWorks** art auction held at the **World Trade and Convention Centre** raised \$12,000 and sponsorships included **Trivium Design, Print Atlantic** and **The Daily News**. Approximately 40 female artists, both amateur and professional, submitted pieces to the auction. We also received \$6,000 from the **Vagina Monologues**, organized by **The Body Shop** and **Bust Out Productions**, in celebration of V-Day.

Gifts of time and items are essential as the four staff of **Alice Housing** are constantly struggling to meet the needs of the families we service. **Aliant Telecom** continued their donation of a pager for on-call security purposes. **Metro Food Bank Society's Metro Meals Program** delivered food for our drop in center. Groups such as **Beta Sigma Phi, St. Andrew's Church (Cole Harbour)** and **Bedford United Church** supplied gifts and personal care items for the families. **Grace Chapel** provided camping and a Christmas party for our families. And this was the tenth year that **Mom's to Mom's** provided presents and Christmas dinners for each of our families. Highlighting their wonderful work, **Mom's to Mom's** was featured in the December 2002 "Heartbeats" section of **Canadian Living** magazine. **Keane Canada** developed a website. We can be found at www.alicehousing.ca.

Because we run safe, affordable housing repairs and maintenance is always an issue. We work towards providing high security and home-like surrounds. Fundraising is necessary for such simple things as planting flowers and ensuring units are freshly painted as well as enhancing security features. Through the **Nova Scotia Department of Housing and Municipal Affairs' Shelter Enhancement Program** we were able to install much needed security doors and siding on our buildings. **ExxonMobil**, as part of the **United Way Halifax Region's Days of Caring**, enhanced our playground areas.

Alice Housing would like to sincerely thank all the individuals, organizations, and businesses that supported us this year through in-kind and monetary donations and everyone who participated in fundraisers. **THANK YOU.**

Respectfully Submitted,
Angela Power, Executive Director

Financial Report

Over the last year, Alice Housing concentrated on enhancing it's Renovation/Emergency Reserve, which was established in the 2001-2002 fiscal year. With the knowledge that **Human Resources Development Canada's** funding from the **Supporting Communities Partnership Initiative** would end March 31, 2003 it was important to strategize around long-term financial stability. This funding pays for 50% of the agency's staff - the Housing Coordinator and the Family Counsellor.

Despite a decrease in rental revenue due to numerous families requiring subsidization above and beyond what our provincial subsidy covers, the agency was able to provide the additional housing relief needed by families and remain in a surplus position. However, as our audited financial statements show, maintenance costs and other building expenditures are rising yearly as with any property owner. Thus, the financial plan for the 2003-2004 year includes rental subsidy caps on our units.

Again, as stated by last year's treasurer, the Board of Directors of Alice Housing commends our Executive Director, Angela Power and her staff for their sustained improvements in financial management of the agency. These improvements continue to enhance the services we are able to offer the families who continuously require safety and support.

Respectfully submitted,
Kelly Walker
Treasurer

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)

FINANCIAL STATEMENTS
for the year ended March 31, 2003

LYLE TILLEY DAVIDSON

Chartered Accountants



AUDITOR'S REPORT

To the Members of Alice Housing (W. Williams Non-Profit Housing Association)

We have audited the balance sheet of **Alice Housing (W. Williams Non-Profit Housing Association)** as at March 31, 2003 and the statements of revenue, expenditures and surplus and cash flow for the year then ended. These financial statements are the responsibility of the association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

Except as noted in the following paragraph, we conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In common with many non-profit organizations, not all sources of revenue, by their nature, are susceptible to complete verification by audit procedures. Accordingly, our examination of revenue was restricted to accounting for the amounts recorded in the books of the association and we were not able to determine whether any adjustments might be necessary to revenue, loss for the year, assets and operating surplus.

In our opinion, except for the effects of adjustments, if any, which we might have determined to be necessary had we been able to satisfy ourselves with respect to revenue as described in the preceding paragraph, these financial statements present fairly, in all material respects, the financial position of the association as at March 31, 2003 and the results of its operations and changes in its cash flow for the year then ended in accordance with Canadian generally accepted accounting principles.

A handwritten signature in black ink that reads "Lyle Tilley Davidson".

CHARTERED ACCOUNTANTS

Halifax, Nova Scotia

May 14, 2003

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
BALANCE SHEET
as at March 31, 2003

	2003	2002
ASSETS		
CURRENT ASSETS		
Cash - unrestricted	\$ 74,792	\$ 70,798
Accounts receivable	27,633	19,336
Prepaid expenses	5,235	5,128
	107,660	95,262
CASH - RESTRICTED		
Replacement reserve (note 3)	66,525	68,302
Renovation/emergency reserve (note 4)	99,432	83,208
HRDC grant (note 6)	224,771	-
Security deposits	2,202	2,499
	392,930	154,009
CAPITAL ASSETS (note 5)	253,111	257,308
	\$ 753,701	\$ 506,579
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable and accrued liabilities	\$ 18,118	\$ 19,346
Deferred revenue - grants (note 6)	232,271	-
Security deposits	2,111	2,406
Current portion of long-term debt (note 7)	14,935	14,122
	267,435	35,874
LONG-TERM DEBT (note 7)	221,383	236,298
	488,818	272,172
SURPLUS AND RESERVES		
REPLACEMENT RESERVE (note 3)	66,525	68,302
RENOVATION/EMERGENCY RESERVE (note 4)	99,432	83,208
OPERATING SURPLUS	98,926	82,897
	264,883	234,407
	\$ 753,701	\$ 506,579

Signed on behalf of the Board

Nancy Neil Director
Angela Power Director

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
STATEMENT OF REVENUE, EXPENDITURES AND SURPLUS
for the year ended March 31, 2003

	2003	2002
REVENUE (schedule A)	\$ 65,814	\$ 80,249
EXPENDITURES (schedule A)	122,022	101,216
	<u>(56,208)</u>	<u>(20,967)</u>
OTHER INCOME		
Province of Nova Scotia	45,652	45,652
United Way	74,925	67,716
Donations and fundraising (net of related expenses)	56,136	52,230
Washers and dryers	601	1,048
Miscellaneous income	244	608
Human Resources Development Canada	108,632	107,577
Justice Department	37,500	-
	<u>323,690</u>	<u>274,831</u>
INCOME BEFORE ADMINISTRATIVE AND OTHER EXPENDITURES	<u>267,482</u>	<u>253,864</u>
ADMINISTRATIVE AND OTHER EXPENDITURES		
Administration	14,371	15,857
Justice Department research project	37,500	-
Professional fees	4,406	5,695
Program expenses	17,745	15,517
Promotional expenses	1,248	529
Rent	13,841	12,197
Salaries and benefits	150,010	139,821
Telephone	3,940	3,441
Travel	1,392	1,557
	<u>244,453</u>	<u>194,614</u>
EXCESS OF REVENUE OVER EXPENDITURES BEFORE TRANSFERS	23,029	59,250
TRANSFER (TO) FROM RENOVATION RESERVE (note 4)	<u>(7,000)</u>	<u>(83,168)</u>
EXCESS OF REVENUE OVER EXPENDITURES (EXPENDITURES OVER REVENUE) FOR THE YEAR	16,029	(23,918)
OPERATING SURPLUS - BEGINNING OF YEAR	<u>82,897</u>	<u>106,815</u>
OPERATING SURPLUS - END OF YEAR	<u>\$ 98,926</u>	<u>\$ 82,897</u>

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
STATEMENT OF CASH FLOW
for the year ended March 31, 2003

	2003	2002
OPERATING ACTIVITIES		
Excess of revenues over expenditures (expenditures over revenue) for the year	\$ 16,029	\$ (23,918)
Amortization, not affecting cash	14,107	13,320
	<u>30,136</u>	<u>(10,598)</u>
Changes in non-cash working capital		
Accounts receivable	(8,297)	14,190
Change in restricted cash	(238,921)	(85,448)
Prepaid expenses	(107)	(1,261)
Accounts payable and accrued liabilities	(1,229)	10,748
Deferred revenue - grants	232,271	-
Security deposits	(295)	890
	<u>13,558</u>	<u>(71,479)</u>
FINANCING ACTIVITIES		
Repayment of long-term debt	<u>(14,100)</u>	<u>(13,301)</u>
INVESTING ACTIVITIES		
Purchase of capital assets	<u>(9,911)</u>	<u>(6,558)</u>
RESERVE ACTIVITIES		
Replacement reserve	(1,777)	1,276
Renovation reserve	16,224	83,208
	<u>14,447</u>	<u>84,484</u>
INCREASE (DECREASE) IN UNRESTRICTED CASH FOR THE YEAR	3,994	(6,854)
UNRESTRICTED CASH - BEGINNING OF YEAR	<u>70,798</u>	<u>77,652</u>
UNRESTRICTED CASH - END OF YEAR	<u>\$ 74,792</u>	<u>\$ 70,798</u>

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
NOTES TO FINANCIAL STATEMENTS
for the year ended March 31, 2003

1. STATUS OF ORGANIZATION AND NATURE OF ACTIVITIES

Alice Housing (W. William Non-Profit Housing Association) was incorporated in November of 1982 to provide appropriate and affordable temporary second stage housing accommodations for women and children from husband/father abuse.

2. ACCOUNTING POLICIES

Financial instruments

The Association's financial instruments consist of cash, accounts receivable, accounts payable and long-term debt. Unless otherwise noted, it is management's opinion that the Association is not exposed to significant interest, currency or credit risks arising from these instruments. The fair value of these financial instruments approximate their carrying values, unless otherwise noted.

Use of estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires the Association's management to make estimates and assumptions that affect the amounts reported in the financial statements and related notes to the financial statements. Actual results may differ from these estimates.

Revenue and expenditure recognition

Revenue and expenditures are recorded on the accrual basis whereby obligations and entitlements existing as at the year end are included in the determination of the surplus.

Capital assets

Property, buildings and equipment are stated at cost less government assistance. Amortization on the property and buildings is provided at an amount equal to the principal retirement on long-term debt. No amortization is provided on office and other equipment.

Replacement Reserve

The replacement reserve is an annual allocation of funds for the replacement of worn-out capital equipment. This reserve is required under the terms of a financing agreement with Canada Mortgage and Housing Corporation, the Minister of Housing of the Province of Nova Scotia and the Halifax Regional Municipality.

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
NOTES TO FINANCIAL STATEMENTS
for the year ended March 31, 2003

3. REPLACEMENT RESERVE

	2003	2002
Balance - beginning of year	\$ 68,302	\$ 67,026
Allocation	11,136	11,136
Interest	845	1,599
Transfer to operations	(5,510)	(11,459)
Transfer to Renovation Reserve	(8,248)	-
Balance - end of year	\$ 66,525	\$ 68,302

4. RENOVATION/EMERGENCY RESERVE

	2003	2002
Balance - beginning of year	\$ 83,208	\$ -
Allocation	7,000	83,168
Interest	976	40
Transfer from Replacement Reserve	8,248	-
Balance - end of year	\$ 99,432	\$ 83,208

5. CAPITAL ASSETS

	2003		2002	
	Cost	Accumulated amortization	Net	Net
Unit A	\$ 187,681	\$ 60,892	\$ 126,789	\$ 134,551
Unit B	94,959	43,383	51,576	53,971
Duplex 1	44,456	13,795	30,661	29,179
Duplex 2	39,275	12,346	26,929	28,464
Office and other equipment	17,156	-	17,156	11,143
	\$ 383,527	\$ 130,416	\$ 253,111	\$ 257,308

6. DEFERRED REVENUE

Human Resources Development Canada (HRDC) has provided funding to Alice Housing in the amount of \$229,000 to be used to purchase a building providing 5 units of second stage housing and to cover related project costs. Alice Housing subsequently purchased the property on May 31, 2003 and will have these units available for the remainder of the 2003-04 fiscal year. As at March 31, 2003, \$224,771 of this funding remains as restricted cash and deferred revenue.

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
NOTES TO FINANCIAL STATEMENTS
for the year ended March 31, 2003

7. LONG-TERM DEBT

	2003	2002
5.62% mortgage payable, repayable in blended monthly installments of \$1,290, renewable in June 2006, secured by land and building	\$ 134,708	\$ 142,470
5.62% mortgage payable, repayable in blended monthly installments of \$524, renewable in June 2006, secured by land and building	54,732	57,886
8.60% mortgage payable, repayable in blended monthly installments of \$316, renewable in October 2003, secured by land and building	24,440	26,090
6.7% mortgage payable, repayable in blended monthly installments of \$266, renewable in December 2005, secured by land and building	22,438	23,974
	236,318	250,420
Less: current portion	14,935	14,122
	\$ 221,383	\$ 236,298

The aggregate amount of principal payments required in each of the next five years to meet retirement provisions, assuming renewal of the mortgages on identical terms, is as follows:

Year ending March 31, 2004	\$	14,935
2005		15,874
2006		15,872
2007		17,934
2008		19,066

8. COMMITMENTS

The aggregate annual payments under a long-term property lease expiring 2007 are as follows:

Year ending March 31, 2004	\$	15,720
2005		16,094
2006		16,188
2007		4,542

Schedule A

ALICE HOUSING
(W. WILLIAMS NON-PROFIT HOUSING ASSOCIATION)
SCHEDULE OF EARNINGS FROM OPERATION
for the year ended March 31, 2003

	Unit A	Unit B	Duplex 1 & 2	2003	2002
REVENUE					
Rent	\$ 47,750	\$ 26,700	\$ 28,800	\$ 103,250	\$ 100,800
Vacancies	(5,867)	(4,376)	(7,800)	(18,043)	(10,123)
Subsidized	(8,124)	(5,841)	(5,946)	(19,911)	(16,223)
Bad debts	(4,654)	(2,859)	(4,557)	(12,070)	(6,793)
Net rentals	29,105	13,624	10,497	53,226	67,661
CANADA MORTGAGE & HOUSING CMHC RENT SUBSIDY	4,771	7,817	-	12,588	12,588
	33,876	21,441	10,497	65,814	80,249
EXPENDITURES					
Amortization	7,762	3,154	3,191	14,107	13,321
Heat	6,640	3,586	5,965	16,191	13,110
Insurance	1,260	687	687	2,634	2,415
Miscellaneous	2,637	1,174	852	4,663	3,024
Mortgage interest	7,684	3,122	3,720	14,526	15,259
Power	3,756	2,027	2,125	7,908	8,731
Property taxes	789	382	845	2,016	2,642
Repairs (net of transfer from replacement reserve)	21,397	1,949	15,797	39,143	23,554
Replacement reserve	5,930	3,706	1,500	11,136	11,136
Security	1,939	1,939	1,939	5,817	4,096
Water	1,532	468	1,881	3,881	3,928
	61,326	22,194	38,502	122,022	101,216
EXCESS REVENUE OVER EXPENDITURES					
(EXPENDITURES OVER REVENUE)	\$ (27,450)	\$ (753)	\$ (28,005)	\$ (56,208)	\$ (20,967)

Alice Housing would like to thank the following for their support:

Canada Mortgage & Housing Corporation	Aliant Telecom Inc.
Christ Church ACW	United Way Halifax Region
Sisters of Charity, Halifax	Nova Scotia Dept. of Community Services
St. Andrews ACW Cole Harbour	Halifax Regional Municipality
St. Andrew's Church	Metropolitan Regional Housing Authority
St. Andrew's CWL	Alliance Security Systems
Air Canada Staff	Atlantic Superstore
Nova Scotia Dept. of Housing & Municipal Affairs	World Trade & Convention Centre
Alice Housing's Christmas Angels	The Daily News
Zellers Inc. Mic Mac Mall - Friends of the Family Program	Futura Club
Zellers Inc. Cole Harbour - Friends of the Family Program	Sears Canada Inc./YWCA of Canada
Merrick Holm Barristers & Solicitors	The Edwards Family Charitable Foundation
Royal LePage Real Estate Services Ltd.	Beta Sigma Phi
Halifax Regional School Board	Metro Food Bank
Bust Out Productions	Keane Canada
Zonta Club of Halifax	Halifax Women's Dances
Human Resources Development Canada, (SCPI)	The Body Shop
Grace Chapel	ExxonMobil
Bedford United Church	Print Atlantic
Grace United Church	Trivium Design
Cara Operations Ltd.	Nova Scotia Power
Scotiabank	Harlequin Enterprises Ltd.
RBC Royal Bank	Harold Crabtree Foundation
Bank of Montreal	Moms to Moms
Department of Justice - Community Mobilization Program	Mary Kay Cosmetics

To protect privacy, we do not list donations made by individuals. If we have excluded anyone from this list please know that your kindness has not been forgotten.

Alice Housing would also like to sincerely thank everyone who has supported us through in-kind and monetary donations and by participating in our various fundraisers.