

ANNUAL REPORT 2015

JANUARY TO AUGUST 2014



FORMERLY KNOWN AS
HOMESTEAD CHRISTIAN CARE



From the President:

In reflection on the past year (2014), it was a year of celebration. Indwell (formally Homestead Christian Care) celebrated 40 years of ministry as a Christian charity and 10 years of service in Oxford County. It was also a year in which we found it necessary to rebrand and change our name to Indwell due to confusion with other similarly named organizations.

Although our name has changed, our mission has remained. *It is apparent that the need continues to increase – as reflected with our waiting list nearly doubling this past year. As the gap continues to grow between disability support income and the cost of living, the need for affordable housing increases. Furthermore, for people to remain stable and housed in the community they require the type of support that Indwell provides. More than ever, we need the financial backing of the community to bridge the growing gap between income and housing costs.*

Seeing as the need is so pronounced, Indwell has ambitiously committed (as per our 2013-2017 Strategic Plan) to double the amount affordable housing units, and the necessary supports required, in order to double the number of people

we help. I am proud to report that we are on target to meet this commitment and perhaps even a year ahead of schedule! This has not been an easy task and has not come without challenges, but we continue to feel blessed by the very supportive community through various volunteers, donations and personal loans.

The stories of homelessness, illness and pain that we hear daily, are not the only motivating factor here at Indwell. Our Christian values of affirming dignity, loving our neighbour as ourselves, and being rooted in hope continue to compel us to seek to provide quality housing and support to more people who desperately need it.

Thanks so much for joining us on this mission in 2014 and I humbly ask for your continued support in 2015.

~ Trevor Horzelenberg

Trevor is the President of the Board of Directors at Indwell. He is also a Registered Professional Planner and a Certified Engineering Technologist, currently employed at the City of Hamilton as a Senior Project Manager of Transit Strategy and Implementation.

Image, top-left: The atrium at the Harvey Woods Lofts in Woodstock will flood interior hallways with light and hope.

Financial Report

8 months ending August 31, 2014
Indwell changed its fiscal year-end from December 31 to August 31. Therefore, fiscal 2014 was eight months.

Operating Income



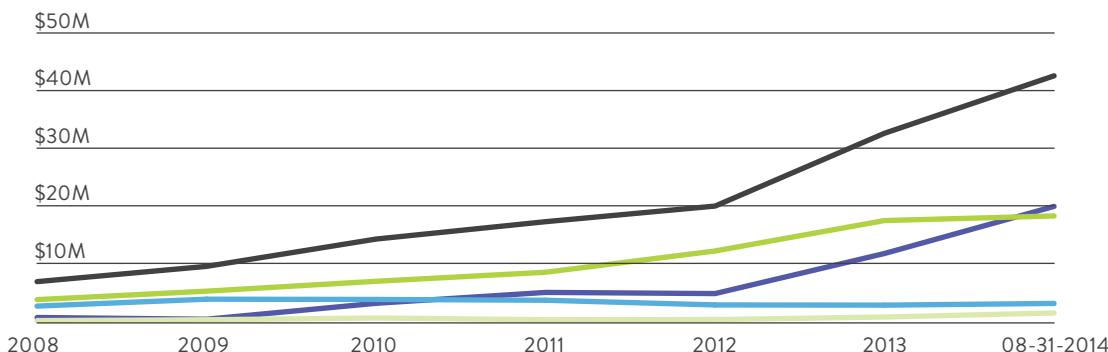
- RENT, ROOM & BOARD
\$970,205 50.1%
- GRANTS & SUBSIDIES
\$688,926 35.5%
- DONATIONS / FUNDRAISING
\$226,691 11.7%
- SERVICES, FEES & OTHER
\$52,294 2.7%
- TOTAL**
\$1,938,116

Operating Expenses



- PROGRAMS & SUPPORT STAFFING
\$1,343,341 71.2%
- BUILDING FACILITIES
\$385,204 20.4%
- ADMINISTRATION
\$158,956 8.4%
- TOTAL**
\$1,887,501

Financial Overview



- TOTAL ASSETS
- EQUITY (NET ASSETS)
- PRIVATE LOANS
- INSTITUTIONAL LOANS
- OTHER LIABILITIES

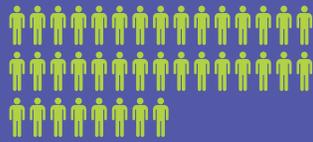
Balance Sheet Summary
(December 31 unless noted)

Major Capital Projects

220 UNITS CURRENT AT JANUARY 1, 2014

47 TOTAL UNITS ADDED IN 2014

Strathearne Suites
HAMILTON
- 38 UNITS PURCHASED



112 Wentworth
HAMILTON
- 8 UNITS PURCHASED

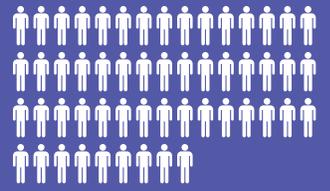


Caroline Apartments
HAMILTON
- 1 UNIT ADDED

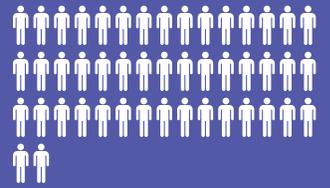


101 TOTAL UNITS UNDER CONSTRUCTION IN 2014

Harvey Woods Lofts
WOODSTOCK
- 54 UNITS UNDER CONSTRUCTION



Rudy Hulst Commons
HAMILTON
- 47 UNITS UNDER CONSTRUCTION



Above
Ground Breaking, Rudy Hulst Commons, Hamilton
May 14, 2014

Donor Profile: Helen Dykstra

As in many families, there have been members in mine who have struggled at times with mental illness. But they have always had loving support from family and friends, and the opportunity to receive treatment and live productive lives.

The closing of three psychiatric hospitals in Ontario has put many mentally ill persons at risk, with no support or housing available to them. As a result they live on the street, homeless and hopeless.

That is why I was drawn to Indwell, with their concentration on housing for vulnerable people, as well as offering supportive programs, giving hope and dignity.

So when assessing my financial support for various charities, I choose organizations like Indwell that help those who struggle with mental illness, those who are homeless and those who live in poverty. Indwell will also be a beneficiary of my estate. Jesus said, "whatever you did for one of the least of these brothers (sisters) of mine, you did for me." Matthew 25:40.

Thank you, Indwell, for your wonderful work!
I am happy to be a part of it!

~ Helen Dykstra

Helen is a Hope Builder (monthly donor), a lender, and has included Indwell in her estate by pledging to forgive her loans to Indwell. Helen is retired and lives in Clinton.

CONTACT INDWELL TO JOIN HELEN BY:
- becoming a Hope Builder (monthly donor),
- offering a private loan, and/or
- naming Indwell in your estate.

Current Board of Directors

Trevor Horzelenberg, President
Phil Teeuwsen, Vice President
Melany Eastman, Secretary / Treasurer
Erin Fuller
Lucille Koopman
Kent Laidlaw
Bill Munns
Larry Strung
Charlotte Vanderhoek

Vision

Hope and Homes for All

Mission

Indwell is a Christian charity that creates affordable housing communities that support people seeking health, wellness and belonging.

Values

We value the inherent dignity of all people as image bearers of God.

We live out our Christian calling to love our neighbour as ourselves.

Hope is the foundation of all of our actions.

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Corporate Name:

Indwell Community Homes

Charitable Registration Number:

131295198RR0001

