

CHRIST'S HOME

Connections

Annual Report Issue



*The heart of Christ's Home is
to serve the Lord by providing
services to senior adults and
disadvantaged children in an
atmosphere graced with love,
dignity, compassion and respect.*



Annual Report

By John Bryant – Chief Executive Officer

The Mission of Christ’s Home is clear and compelling, providing focus and direction for the decisions made by our Board of Trustees and Senior Leadership Team. It also serves to provide daily purpose for the staff who consistently demonstrate their heartbeat to serve senior adults and children. I invite you to look at the cover of this magazine to read our Mission Statement.

Our Mission is so important that we routinely review and recite it as a staff. Throughout the year we hold New Employee Orientation classes. The very first segment of the day is a review of our history, mission, and values. We do our best to impress this upon the hearts of every new employee as they begin their service at Christ’s Home.

The driving purpose behind the Mission Statement is people. That is why, if you look closely again at the cover, you will see a collage of faces. Together, they make up a Community that is known for, and continuing to strive after, Caring and Compassion.

This Annual Report issue provides a glimpse into how we have pursued our Mission over the past year.

FAMILY

As I said, Christ’s Home is about people, and people in community. It is a daily life-on-life experience. We’ve experienced some high water marks this year.

KEY STATISTICS FROM 2017



739 SENIOR ADULTS SERVED THIS YEAR – A RECORD HIGH!



105 CHILDREN SERVED.*



220 THE AVERAGE NUMBER OF EMPLOYEES ON THE PAYROLL. ALSO A RECORD HIGH AS WE ADDED SOME NEW STAFF POSITIONS IN SEVERAL IMPORTANT AREAS.

**While the total number is lower than last year, the average daily census was up significantly. This means that children, on average, were with us for a longer period of time providing our staff with the opportunity to make a significant impact in their lives.*



In addition, we have the opportunity to serve many people including families visiting loved ones in our Skilled Nursing Unit and parents seeking reunification with their children.

Expanding programs to meet ever-changing needs is also important to our Community. This year some key improvements have included:

- Expansion of Transportation Services, both on and off campus
- Addition of on-campus Physician Services for our independent living senior adults through our partnership with Doylestown Health
- Introduction of the Whole Family Program, seeking to reunite and heal broken families
- Significant steps taken towards our certification to become a Foster/Adoption Care agency
- And, revised programming and new staff in our Chaplaincy program

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The heart of Christ's Home is to serve the Lord by providing services to senior adults and disadvantaged children in an atmosphere graced with love, dignity, compassion and respect.

CORPORATE OFFICES

800 York Road
Warminster, PA 18974
215-956-2260

Children's Services - Warminster
215-956-1882

Children's Services - Paradise Campus
717-687-6072

Senior Services
215-956-2270
www.christshome.org

Photos and names may or may not depict the children of Christ's Home.

CONNECTIONS is a publication of Christ's Home. Please contact the Corporate Office with any comments or questions.

DONOR CHOICE PROGRAM

Christ's Home is a qualified member of and participant in the United Way Donor Choice Program. You may contribute to United Way through payroll deduction or by giving an outright gift. Please be sure to ask for a Donor Choice Form. For the Southeastern PA region (Delaware Valley only) our number is: 00981. All other regions must use our national number: 007689

Christ's Home is a 501 (c)(3) organization. Gifts are deductible as charitable contributions for federal income tax purposes.

The official registration and financial information of Christ's Home, Inc. may be obtained from the Pennsylvania Department of State by calling toll-free within Pennsylvania, 1-800-732-0999. (Certificate of Registration No. 13865)

Registration does not imply endorsement.

FACILITIES

Maintaining and expanding facilities is critically necessary in order to provide excellence in our service to senior adults and children. Here are some of the ways this has unfolded over the past year.

Senior Services

- A new bus to expand and improve Transportation Services
- A facelift for the barn
- Several key maintenance projects in the Clubhouse
- New roofing and exterior painting on Garden Apartment Courts A and B
- Complete renovation of the Manor Annex building to create The ARC (Annex Recreation Center).

Opened in January 2018, this 3,000 square foot building provides our residents with a new place to meet and enjoy various recreational activities.

Children's Services

- A new roof on the Chapel, and on Cottage 17 in Warminster
- A new kitchen in Cottage 1 in Paradise
- The Family Learning Center, for which we broke ground in September. It was exciting to watch the steel super-structure being lifted into place just before Christmas. *(See story in this issue.)*



FUNDRAISING

An important item for almost every non-profit organization, fundraising remains very important to Christ's Home. Whether it is a gift for general operations or a gift designated for a specific project, each gift is important and appreciated. THANK YOU to our many friends who faithfully support Christ's Home with their giving.

Here are some interesting statistics to consider:

Four years ago, funding from our contracts with the Counties **PROVIDED 85 CENTS FOR EVERY DOLLAR WE SPENT ON CHILD CARE. TODAY, THAT AMOUNT HAS DECLINED TO 75 CENTS** due to increased expenses and flat reimbursement.

In other words, we have a greater need for donations to cover childcare than in any time in recent history.

\$900,000 (OR MORE) IS THE AMOUNT OF BENEVOLENT CARE WE ANTICIPATE TO PROVIDE FOR SENIOR ADULTS THIS YEAR. Since opening our doors to seniors in 1923, no resident who has come to the community as an Independent Living resident has been asked to leave if they outlived their financial resources. Our Board of Trustees reaffirmed this commitment in 2017.

This year we continued our two primary fundraising events: the *Legacy Celebration* and the *Championship for Children*. Both events saw record attendance and record giving. THANK YOU to those who participated.



We created a new structure for the vendors of Christ's Home to participate in giving this year through a Corporate Sponsorship Program. THANK YOU to our vendors who participated in such a positive way. You can view a list of these vendors, and learn more about them, by viewing Our Partners page on our website: www.christshome.org.

This year we have also made specific efforts to reach out to the broader community. A new event was held in September called *Fall Festival*. Approximately 500 people visited the Children's Campus in Warminster – many for the first time.



PUBLIC RELATIONS

We have also expanded our Public Relations with increased efforts of E-Letters, our Facebook page, and a new presence on Instagram. If you have not done so, we invite to “subscribe” to our free E-Letter by sending an email to: pchazin@christshome.org. You can also follow us on Facebook at www.facebook.com/Christshome and on Instagram at www.instagram.com/christs_home.

Our devotional radio spot on WDAC and WBYN is updated monthly and is broadcast several times each week. Most significant this year was the professional production of a video on the Mission of Christ's Home, and two companion pieces describing the work of our House Parents and the engagement of some of our senior adult women in the Teen Mother and Baby program. All of these videos can be viewed on our website.

(continued on page 6)

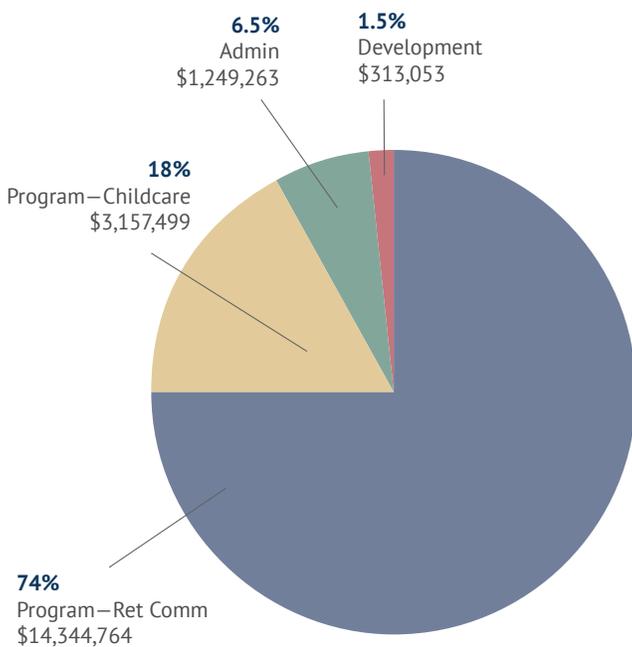
FINANCES

Finances are an important and vital part of running any organization. By God’s grace, we have experienced a tremendous year of fiscal growth and stability, as the following chart demonstrates by comparing last year to this year.

| FUNDING SOURCES | FYE 2016 | FYE 2017 |
|--|----------------------|---------------------|
| Receipts for Care – Retirement Communities | \$9,544,377 | \$11,778,178 |
| Receipts for Care – Childcare | \$2,034,049 | \$2,766,708 |
| Donations | \$845,683 | \$945,870 |
| Legacies | \$883,821 | \$381,571 |
| Other Revenue | \$374,271 | \$3,621,241 |
| Deferred Entrance Fees | \$1,896,545 | \$1,761,904 |
| Total | \$15,578,746 | \$21,255,472 |
| OPERATING COSTS (includes depreciation) | FYE 2016 | FYE 2017 |
| Program – Retirement Communities | \$12,733,845 | \$14,344,764 |
| Program – Childcare | \$3,113,548 | \$3,157,499 |
| Admin | \$1,273,986 | \$1,249,263 |
| Development | \$317,375 | \$313,053 |
| Total | \$17,438,754 | \$19,064,579 |
| Net +/- | (\$1,860,008) | \$2,190,893 |

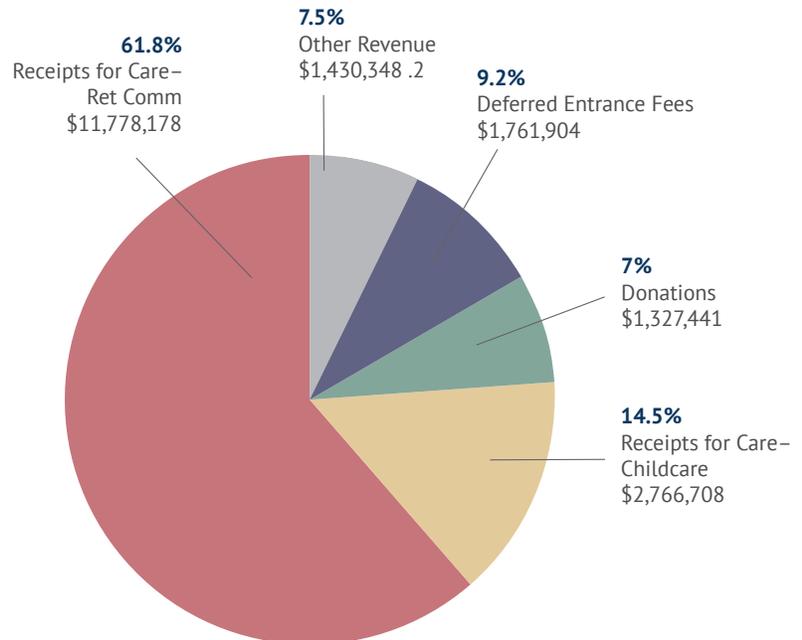
CHRIST'S HOME OPERATING COSTS
(includes depreciation)

Year Ending 6/30/17



CHRIST'S HOME FUNDING SOURCES
ENTIRE ORGANIZATION

Year Ending 6/30/17



Key contributors to this positive performance have included:

- A significant increase in census in Skilled Nursing
- Improved daily census in Children's Services
- Increased donor support
- Excellent investment return for our Endowment

Put together, the result is one of the best fiscal years in recent memory.

Our auditors continue to provide us with an unqualified opinion on our financial statements and affirm the outstanding work of the team in our Accounting office.

SUMMARY

We are grateful to the Lord for His leading and blessing in the past year. The Psalmist reminds us that ***"The Lord is good. His mercy endures to all generations."*** We are certainly realizing that truth at Christ's Home.

What excites us greatly is that the results of this past year are serving as a momentum builder to the coming year as we continue to pursue the Mission of Christ's Home. The coming expansion of services to children and families through the new Family Learning Center is very exciting. Our Senior Leadership Team continues to be excited and engaged in what lies before us as an organization. We continue to be thankful to the Lord for what He is accomplishing among us. We remain focused on continuing to lead according to our core values of Caring, Compassion, and Community.

Thank you for your support. Please continue to pray for everyone in the Christ's Home family.



Left to right: John Bryant, Dee Bartolanzo, Jim McGovern, and Vernon Wright



Breaking the Cycle — A Tale of 3 Brothers

By Vernon Wright — Chief Development Officer

Alumnus of Christ's Home Children's Services, Jackson Morgan graduated from our school in Warminster during the early 1990s. When asked if he would share his story, he graciously agreed to share and included his two older brothers in the process. Jackson began his story with him and his two brothers', Darren and Clint, being placed at Christ's Home in the late 1970s.

"Our Mother's name is Jane Fuscellaro, Darren (the oldest) and Clint's (middle Child) father is Robert Miller. My Dad was Forrest Morgan. We grew up very poor living in a small chicken coop in Laurel Lake, NJ. Basic necessities like food, clothes, heat and electric were hard to come by, but through some family and friends we always seemed to somewhat manage."

"Tension between our parents was very high, mainly due to Forrest's alcoholism and physical abuse of Darren and our Mom. I was too young to remember everything but I would surmise that Darren put himself in harm's way to protect Clint and me from the beatings he took daily. This went on for a few years and eventually became an all too familiar routine. In 1979 a family friend mentioned Christ's Home as a possible sanctuary for my brothers and I, while Jane and Forrest finalized a divorce and prepared to support the family."

Jackson, Darren and Clint were asked about their time at Christ's Home and the years since they left Christ's Home. Here are their individual responses:

What was difficult for you in being placed at Christ's Home?

[Darren] In the beginning I was very angry, scared, and spiteful. I was placed in the Bender dorm while Jackson and Clint were with the Dommel dorm. For the first year

or more, to be honest, I hated being at Christ's Home. But that changed.

[Clint] I was angry and scared. I had a hard time adjusting.

[Jackson] I missed being with my Dad and Mom, and I too was scared and angry. But this was settled fairly quickly once I got into a routine.

Share a fun memory from being at Christ's Home.

[Darren] I made many friends with other children and got to meet adults who turned out to truly care for me.

[Clint] I enjoyed events with the kids and Ms. Lena's Sunday Soup.

[Jackson] Believe it or not, doing daily chores. Specifically, I remember picking vegetables for our meals with Clint, while Darren worked at the pig farm. However, the biggest and best impact came from the staff at Christ's Home. All of the house parents, especially those who cared for me directly, along with the office, maintenance, and kitchen staff. They all had a positive effect on my life for which I am very thankful.

What kind of impact did your time at Christ's Home have on your life?

[Darren] There were special people at Christ's Home that changed my life in a positive way. In my later years at Christ's Home, I realized that God truly was at work here, and I would not change a thing about what happened in my life. God truly is in control, in my opinion.

[Clint] Darren went home with our Uncle Kenny, Jackson was taken by his Dad and I had a hard time adjusting to being alone at Christ's Home. I ran away and my life was in turmoil for many years to follow. But learning about

God helped me through this.

[Jackson] I really felt a family atmosphere from Aunt Becky and Uncle Mark Dommel. We had devotionals every night, and I was given responsibilities and held accountable for them, even if it was only scrubbing a trash can. Although I missed having my family all together, I really felt safe. In reality, my life was really impacted by everyone who worked at Christ's Home. All of the house parents, especially those who cared for me directly, along with the office, maintenance, and kitchen staff. They all had a positive effect on my life, and I want to express my thanks to them all.

Please tell us about the years immediately after you left Christ's Home.

[Darren] I struggled for several years to have a normal life as a teenager. But, I finally met some good people (outside of Christ's Home) that helped guide me. There were many challenges, but without my time at Christ's Home, I don't think I would have been as prepared as I was to deal with them. I truly thank God for Christ's Home.

[Clint] Ditto on Darren's response.

[Jackson] Leaving the Dommel dorm was not a planned event. I went home with my Father for a visitation weekend and he never brought me back. Although this is a very long story, I can sum it up like this:

My Father's alcohol and drug abuse had a "cycle". He would want to run away from life and simply took off with me in tow. He would get physically abusive over the next few days / weeks, start to feel bad when money would dry up, apologize, sober up for a few weeks or months then repeat the whole process over again. To cope with my environment, I began sneaking alcohol from my Dad, skipping school and hanging with the wrong crowd. This started when I was 9-10 years old. (As I'm writing this I can't believe I was that young, but it's true.)

The last 24 hours with my Dad seems like a blur, but we had a major fight which led to him falling and hurting



Young Jackson with his mother and brothers: Jane, Darren, Clint and Jackson in front.

his head. The Police were called and my step-mother blamed the episode on me stating, "Jackson was out of control". I ran away from them with the idea of trying to find my mother and brothers. I walked the rail road tracks from Norristown to Philadelphia remembering the address that was drilled into our heads as kids in case we get lost. "58th and Greenway, The Presbyterian Home." Through God's grace I located them and thought "finally we would be a family". Although I knew Darren, Clint and Mom loved me, I felt like an outsider and continued to struggle with my demons. Although God was not who I spoke with and relied on at this time, but I strongly feel He was showing me that the road I was traveling was going nowhere fast. I kept having dreams about Christ's Home and I decided to call and ask if I could return which began my next chapter of healing.

Please share about your professional career: opportunities, accomplishments, non-work interests and involvements.

[Darren] I originally started to go to college for medicine, but realized in my second year that it was not what I truly wanted. I had a lot of personal experience with computers and programming, but no real work experience. Once I got my start with technology I never looked back. My brother Jackson and I worked for the

(continued on page 10)

Life Story *(continued from page 8)*

same large computer company for many years. I left almost 17 years ago to start my own company, which I still run today after moving it to south Florida. My brother now runs the previous company. Bottom line is, all three of us, Clint, Jackson, and I did quite well and have wonderful families of our own now. It is my opinion that Christ's Home provided us with many of the skills and experience needed to succeed. I look back on it with mostly fond memories now.

[Clint] I am a Public Works director and an active member at Millville's (NJ) First Assembly of God.

[Jackson] Darren nailed this one. I will add that I joined the Navy directly after graduating high school and leaving Christ's Home.

Jackson mentioned that after several years of living in an unstable relationship with his father that he asked to return to Christ's Home. He went on to share the following: "The best days of my childhood were from

age 14-19. Aunt Becky, Uncle Rick (house parents), Jamie and Jeremy (Becky and Rick's children) were exactly who God intended me to be with, and they unselfishly opened their hearts and arms to having me. Although I understood I was not their biological son or brother, they made me feel like I was. I love them for the example they set and the unconditional love they showed. I wish we lived closer and could spend more time with each other, but life goes on and we all have responsibilities to attend to. I appreciate all who have developed Christ's Home and thank God for the people who continue to serve this great facility."

We sincerely appreciate the willingness of Jackson, Darren, and Clint to share their connection to Christ's Home and the impact our program had on their lives. Thank you! May you and your families continue to realize God's comfort, direction and blessing in your lives.



Jackson and brothers: Darren, Jackson and Clint

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THE FAMILY LEARNING CENTER

building lives together



Architect Renderings



In August 2014 our Board of Trustees approved a 5-Year Strategic Plan which addressed a comprehensive list of needs and objectives for every facet of Christ's Home. The centerpiece of this plan was to replace the shuttered Schoolhouse Building on the Warminster Children's Campus with a brand new building which we have called the Family Learning Center.

To support the construction costs for this building, the Board finalized a decision to proceed forward with the **Building Lives, Together** capital campaign as we entered 2017. This campaign has an established goal of \$2 million.

We are excited to share with you that construction commenced in September. As of this writing, nearly all of the site work has been completed, along with foundations for the building. The steel super-structure was erected just before Christmas, and the outside wall panels are being installed. We anticipate that the building and roof will be closed-in by early February which will allow the contractors to begin to work on the inside of the building. If all goes well, we plan to be in the building by early summer.

We are grateful for the many people who have joined the **Building Lives, Together** campaign. We stand at \$1.25 million toward our goal of \$2 million. We invite everyone to join us in this effort as we build the Family Learning Center – a building that will better meet the needs of kids in residence AND open the doors to expand our services and ministry to children and families in the greater Bux-Mont region.

Please visit our website to learn more. There, on the home page, you can also view a live web cam and watch the construction as it happens. And, be looking forward to news later this Spring about our **Summer of Celebration** events in the new Family Learning Center.



Christ's Home

Caring. Compassion. Community.

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Championship for Children adds Fun to *Fundraising*

Christ's Home for Children is hosting the Sixth Annual **Championship for Children** on **Friday, March 9, 2018** at Speed Raceway in Horsham, PA. This is a competitive, indoor, electric cart racing event on a challenging 3/8 mile track. Lunch for your team is included along with prizes for top finishers. Call (215) 956-1885 today for more information and to enter a team of four drivers in this fun and exciting event that raises support for our Children's Program. Registration is due by February 23, 2018.