



Endowment Funds

Generous friends and benefactors have, over the years, established the following named funds for a number of purposes, which enhance the Manor's ministry. The minimum gift to establish an endowment fund is \$25,000. Additional gifts to any of these funds are greatly welcomed.

Elizabeth A. (Reese) Beecher Memorial Trust Fund

The Elizabeth A. (Reese) Beecher Memorial Trust Fund was established in 1972 by a bequest from the estate of J. Franklin Beecher. Income can be used for the relief, assistance, and support of aged women of the Congregations belonging to the Moravian Church of the Northern Province of the United States.

Mildred L. Bender Memorial Fund

The Mildred L. Bender Memorial Fund is a donor restricted fund established in 1995 by family and friends of Mrs. Bender, a resident of Moravian Manor Communities from 1988 to 1994, as a tribute to this woman whose life and work exemplified a spirit of ministry to others. The memorial has a twofold purpose. First, to recognize each year outstanding service by a staff member, a resident, and a volunteer; and second, to assist health center residents whose funds have been depleted and cannot meet the full cost of care.

John and Edna Bonham Memorial Fund

The John and Edna Bonham Memorial Fund was established in 2011 with a gift from the estate of Mr. and Mrs. Bonham. John and Edna had been residents of Moravian Manor Communities from April of 1986, when they moved into a Manor Greene Apartment, until their respective deaths in 2010 and 2007. Their memorial fund is designated for general endowment purposes.

Portia A. Bowman Memorial Fund

The Portia A. Bowman Memorial Endowment Fund was established in 2012 with a gift from Miss Bowman's estate. The proceeds from the Fund are designated for benevolent care. Portia was a life-long Moravian and was active in both the church and in Moravian Manor Communities. She served on the board of trustees from 1994 to 2005 and served as board treasurer during that time. Portia was an active volunteer and a member of the Lamplighters Association, Moravian Manor Communities' auxiliary. She served on the Archives Committee and was instrumental in the formation of the Lititz Porch Walk held annually in October and sponsored by the Manor. Portia was honored in 2010 as the recipient of the Mildred Bender Volunteer Award.

Bricker Memorial Endowment Fund

The Bricker Memorial Endowment Fund was established in 2006 by Manor resident Victoria H. Badorf and family in memory of her aunts, Sophia Lucinda Bricker (1872-1945), Eve Magdalene Bricker (1880-1961), and Elizabeth Bausman Bricker, M.D. (1877-1979). Proceeds from the Bricker Memorial Endowment Fund are dedicated to the care and maintenance of the Beck Memorial Garden at Moravian Manor Communities.

Richard G. Davis Memorial Fund

The Richard G. Davis Memorial Fund is a donor restricted fund established in 1996 by Manor resident H. Stella Davis in memory of her husband. Income from this fund helps residents whose funds are depleted and cannot cover the cost of services and care they need.

Cynthia Jones Eastman Memorial Fund

The Cynthia Jones Eastman Memorial Fund was created in the year 2000 by her brother Philip Harris Jones in his sister's memory. The fund was established to restore and maintain the Steinway Grand Piano that was donated to Moravian Manor Communities by Cynthia's family in her memory. Cynthia Jones Eastman was a resident of Moravian Manor Communities where she resided in cottage 107. The piano was a gift to Cynthia from her parents on her sixteenth birthday.

Doris A. Henly Memorial Fund

The Doris A. Henly Memorial Fund was established in 2005 by her family and friends to honor her loving, altruistic memory. Mrs. Henly was a resident of Moravian Manor Communities from 1995 until her death on November 19, 2004. Mrs. Henly was an active and compassionate member of our community, and she spent most Mondays, beginning in the fall of 1996, serving as a volunteer in The Children's Corner, a child care center within our community. Mrs. Henly's passion was children's literacy and the fund originally was intended to enrich the literacy program of The Children's Corner. With the closing of The Children's Corner in 2020, the fund's alternate purpose is to enhance the resident literacy program at Moravian Manor Communities.

"Poss" McCloud Memorial Fund

The "Poss" McCloud Memorial Fund was established in 1984 in memory of Paul "Poss" McCloud, who served on the Board of Trustees from 1970 to 1983 and held the office of Board President from 1978 through 1983. Interest from this fund is used to purchase personal items for residents whose funds have been depleted.

Moravian Home of Lititz for Aged Women Trust Fund

The Moravian Home of Lititz for Aged Women Trust Fund was established by the Association for the relief, assistance, and support of aged women of the Congregations belonging to the Moravian Church of the Northern Province of the United States.

New Horizons Permanent Endowment Fund

The New Horizons Permanent Endowment Fund was established in 1984 with gifts from an Eastern District Campaign. Income is used to provide care for less-than-full-pay residents.

Mr. and Mrs. William R. Parsil Memorial Fund

The Mr. and Mrs. William R. Parsil Memorial Fund was established in 1999 by the Parsil Family. The fund's interest has been designated for Moravian Manor Communities' Alzheimer's Program.

The Ernest T. Selig, Jr. and Dorothy Ferree Selig Memorial Endowment Fund

The Ernest T. Selig, Jr. and Dorothy Ferree Selig Memorial Endowment Fund was established by their estate in 2012 in memory of Ted and Dorothy's longstanding relationship with Moravian Manor Communities, beginning as charter residents of Herbst Haus until Ted died in 1998 at age 93. After transferring to assisted living in the Manor, Dorothy later moved from Lititz to Connecticut in 2005 to be closer to her children. She died in 2011 at age 105. The income from this endowment is to assist residents whose personal resources have been depleted and cannot meet their costs for services needed.

John Traeger Memorial Endowment Fund

The John Traeger Memorial Fund was established in 1958 from a bequest established by Mr. Traeger of Bethlehem, Pennsylvania. Interest from this fund can be used at the discretion of the Board of Trustees.

Dean Worth Dementia Education Fund

The Dean Worth Dementia Education Fund was established in 2017 by his wife, Emily Klenin, to honor the legacy of learning, compassion and excellence that embodied the life of Professor Worth. It is with this focus on excellence in understanding the neuroscience of the brain with the diagnosis of Dementia, that the fund will provide training experiences for staff in the latest education by nationally recognized experts in the treatment and care of those with this diagnosis. Dean Stoddard Worth was a Distinguished Professor (Emeritus) of Slavic Languages and Literatures at UCLA, longtime chair of the International Committee of Slavists, Foreign Member of the Russian Academy of Sciences,

and a life member of the Centre d' Études Slaves of the University of Paris (Sorbonne).

Anna and Eugene Long Benevolent Care Fund

The Benevolent Care Memorial Endowment fund is established in the memory of Anna and Eugene Long, the first residents of Moravian Manor Communities in 1974. Their motto was to pass it forward and their lives reflected this in their daily lives. "Freely you have received; freely give." Matthew 10:8

Christoffel Employee Assisted Housing Fund

The Christoffel Employee Assisted Housing Fund was established in 2019 by Mary Rose and Frank Christoffel, III to assist qualified employees of Moravian Manor Communities with the purchase of a home by providing funds to help with the down payment or closing costs. This fund will work in conjunction with and follow the guidelines of Moravian Manor Communities' Employer Assisted Housing program. The income from this endowment will aid Moravian Manor Communities or employees with housing needs.

Named Endowment Funds

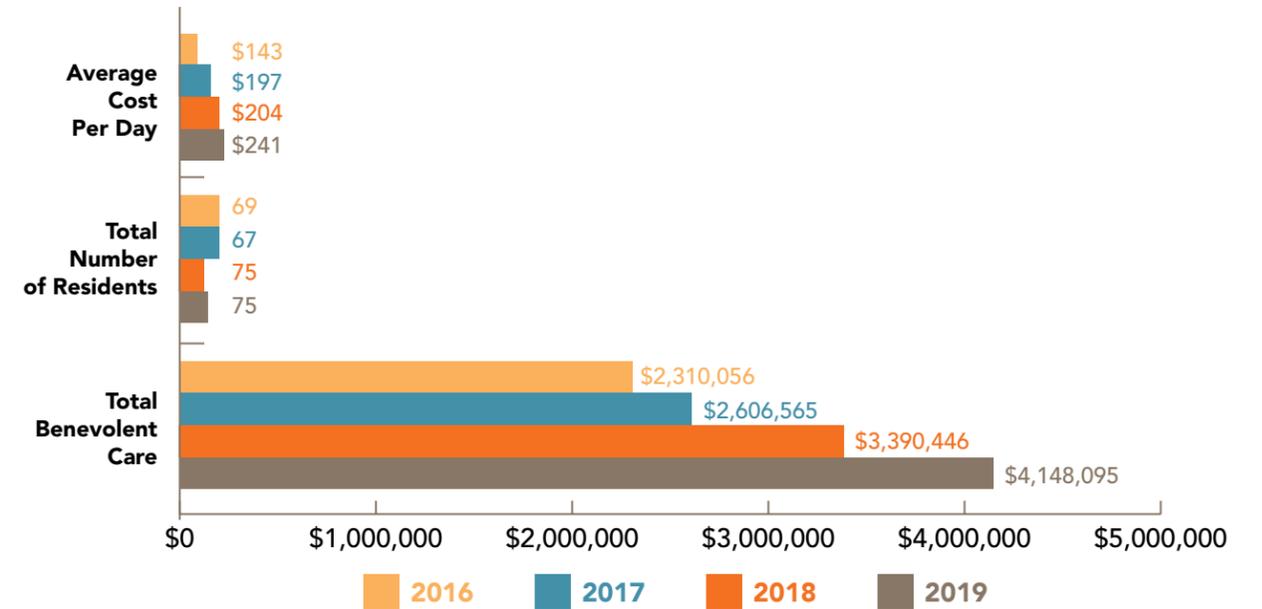
Moravian Manor Communities has been the recipient of a number of endowment funds that have been established in honor and in memory of cherished individuals. The funds, which were gifted by family and friends, support various aspects of the Manor's ministry. In 2018, \$422,626 was transferred from the Manor's endowment funds into operations to support the designated purpose of the funds.

	Balance 12/31/19	Original Balance	Date Established
Elizabeth A. (Reese) Beecher Memorial Trust Fund	\$108,195	\$32,000	1972
Mildred L. Bender Memorial Fund	\$224,091	\$50,000	1995
John and Edna Bonham Memorial Fund	\$908,768	\$435,906	2011
Portia A. Bowman Memorial Fund	\$59,253	\$20,000	2012
Bricker Memorial Endowment Fund	\$50,704	\$20,000	2006
Richard G. Davis Memorial Fund	\$51,686	\$10,000	1996
Cynthia Jones Eastman Memorial Fund	\$5,539	\$10,000	2000
Doris A. Henly Memorial Fund	\$34,480	\$11,447	2005
"Poss" McCloud Memorial Fund	\$35,803	\$10,000	1984
Moravian Home of Lititz for Aged Women Trust Fund	\$752,811	\$221,410	1996
New Horizons Permanent Endowment Fund	\$871,829	\$270,000	1984
Mr. and Mrs. William R. Parsil Memorial Fund	\$34,285	\$10,000	1999
Ernest T. Selig, Jr. and Dorothy Ferree Selig Memorial Endowment Fund	\$158,648	\$90,944	2012
John Traeger Memorial Endowment Fund	\$133,083	\$21,000	1958
Dean Worth Dementia Education Fund	\$55,697	\$35,000	2017
Anna and Eugene Long Benevolent Fund	\$300,000	\$300,000	2019
Christoffel Employee Assisted Housing Fund	\$50,000	\$50,000	2019

Endowment Funds established by the Board of Trustees

	Balance 12/31/19	Date Established
Benevolent Care Fund	\$4,818,217	1985
General Endowment Fund	\$5,712,186	1988
Benjamin G. Forrest Memorial Fund	\$687,870	1984
Paul W. McCloud Memorial Fund	\$312,509	1984

Benevolent Care 2016-2019



A Proud Supporter

As a not-for-profit organization, Moravian Manor Communities relies on generous support from donors and our Circle of Friends. In kind, we take our social responsibility seriously and celebrate other not-for-profit organizations that benefit the greater Lititz-Lancaster community as well. Moravian Manor Communities supports the community as a whole, and the following are just some examples of who we helped in 2019:

- Alzheimer's Association Walks event
- American Cancer Society Relay for Life
- Artisan's Porch Walk
- Camp Cadet of Lancaster County
- Hartz Physical Therapy Fall Blast 5k Run/Walk
- Lancaster Lebanon Habitat for Humanity
- Lititz Community Band
- Lititz Fire Company
- Lititz Fire and Ice Festival
- Lititz Historical Foundation
- Lititz Lions Club
- Lititz Moravian Church Collegium
- Lititz Public Library
- Lititz recCenter
- Servant Stage
- Silent Samaritan
- Venture Lititz - Movie night
- Warwick Education Foundation
- Warwick High School musical

As a good corporate citizen, it's these partnerships that form the touchstone of community, inspiring others to get involved as well, enriching and building a stronger community for the future.



2019 Financial Report

As the health care industry continues to evolve, 2019 proved to be a challenging financial year despite a gain in assets. The final audited statement for 2019 shows a total operating gain of \$26,513 and total increase in net assets, with investments of \$325,957.

Challenges throughout the year consisted of staffing shortages, lower than budgeted nursing census, the decision to close a 16-bed unit, and increased tax expense. Low census within Skilled Nursing continues to be a struggle for Moravian Manor Communities. Skilled Nursing census occupancy for 2019 was 90.5%, despite a budgeting census of 95%. Part of the census challenge was due to staffing shortages at the beginning of the year. However, we recognize that low census is also an industry-wide trend. While Skilled Nursing remains our largest area of care, we know that reimbursement from Medicare, Medicaid, and Managed Care are becoming increasing pressure points as we strive to provide quality care in shorter time frames and with varying reimbursement rates. We have noted that lengths of stay for rehab patients have shortened with insurance companies dictating how long and where care can be provided after a hospital stay, opting for home care instead of skilled rehab care in most cases. The census payer mix also had an impact on revenue in 2019, as an average of 40 residents per month in Skilled Nursing received Medicaid benefits throughout the year. Medicaid pays a lower reimbursement than Medicare or private pay.

As we confronted revenue challenges, a concentrated effort was made to control expenses, including staffing levels, to assure we continued to provide the high standards of care that we are committed to and for which we are known to provide. Assisted Living, Personal Care, and Residential Living areas realized a healthy census in 2019, helping to lessen losses.

Also, throughout 2019, The Woods 54-unit apartment building and five additional Warwick Woodlands campus carriage homes were occupied. The maintenance/woodshop building also was completed. It is important to note that despite the challenging financial year, Moravian Manor Communities' financial ratios remained strong.

Moravian Manor Communities continues to focus on our core operations and we are excited to continue to grow our Residential Living unit count by completing Phase II of the Warwick Woodlands Campus carriage homes. An additional 71 carriage homes will be constructed and occupied on the Warwick Woodlands campus throughout 2020. As we focus on expansion and the integration of new units into our existing operations, we remain committed to our goal to diversify our care levels in order to help mitigate the rapidly changing world of health care.

Moravian Manor Communities is blessed to have dedicated individuals who contribute daily toward our mission of enriching the journey of aging for everyone who resides in our community. In 2019, Moravian Manor Communities provided over \$4.1M of monetary benevolent assistance to residents in all levels of care. Spiritual, emotional, and wellness care also is provided, however, these cannot be measured in dollars. We are forever grateful to all the individuals who provide support, regardless of how, to residents and staff as we strive to provide quality, meaningful interactions for all. Personally, I get to see the relief and gratitude expressed by those who realize that they are able to continue living at Moravian Manor Communities, a place they call home, when their funds diminish through no fault of their own. I am proud to be able to provide this comfort and blessing to them, all because our donors have made it possible. Thank you!

Cindy Meier, Vice President of Finance

REVENUE AND EXPENSES

Year Ending
Dec. 31, 2019

REVENUE WITHOUT DONOR RESTRICTIONS

Moravian Manor billed Medicare, Medicaid, insurance companies & individual residents	\$15,443,310
Other Resident Revenue	\$10,117,703
Entrance Fees Earned	\$2,809,245
Due to contractual allowances and the inability of some residents to pay, our billings were reduced by	– \$3,800,000
Other operating revenue from Daycare, Therapies, Investments and other ancillary services amounted to	\$3,013,381

Total Operating Revenues **\$27,583,639**

OPERATING EXPENSES:

Expenses to provide the basic services including Nursing, Dietary, Housekeeping, Social Services, Chaplaincy & Activities	\$15,976,755
Administrative, Admissions & Marketing	\$3,001,216
Plant Operations and Maintenance including Wages, Utilities, Purchased Services	\$2,828,738
Real Estate Tax	\$968,195
Depreciation Expense	\$3,359,329
Interest Expense	\$1,084,276
Other	\$338,617

Total Operating Expenses **\$27,557,126**

Total Operating Gain **\$26,513**

NET ASSETS WITHOUT DONOR RESTRICTIONS:.....

Unrealized Gain (Loss) on Investments & Assets Released from Restrictions	\$1,005,389
Change in Investment (YNC)	– \$53,308
Change in fair Value of Derivative Financial Investment (SWAP)	– \$1,468,776

NET ASSETS WITH DONOR RESTRICTIONS:

Contributions (less fundraising expense)	\$669,753
Unrealized Gain (Loss) on Investments & Assets Released from Restrictions	– \$641,250
Interest & Dividends	\$155,756
Realized Gains	\$612,121
Changes in Beneficial Trust	\$19,759

CHANGE IN NET ASSETS WITH AND WITHOUT DONOR RESTRICTIONS **\$299,444**

INCREASE IN NET ASSETS **\$325,957**

TOTAL FUNDS SURPLUS **\$325,957**

BALANCE SHEET

Dec. 31, 2019

ASSETS:

Current Assets	\$7,132,611
Investments and Assets Whose Use is Limited	\$28,402,583
Pledges	\$67,124
Property & Equipment	\$118,468,877
Other	\$1,862,499
TOTAL ASSETS	\$155,933,694

LIABILITIES:

Current Liabilities	\$6,349,252
Annuities Payable & Claims Payable	\$29,334
Long-Term Debt	\$74,045,356
Unearned Entrance Fees	\$49,946,361
Guest Deposits	\$3,353,230
TOTAL LIABILITIES	\$133,723,533

BOARD DESIGNATED ASSETS ENDOWMENT (WITHOUT RESTRICTIONS)	\$6,817,577
UNDESIGNATED ASSETS (WITHOUT RESTRICTIONS)	\$7,477,735
ASSETS WITH DONOR RESTRICTIONS	\$7,914,849
TOTAL FUND BALANCES & LIABILITIES	\$155,933,694

