



working



all things



together



Elim Park
ANNUAL REPORT



for good

Dear Friends

When I look back on the past year, it's difficult to reflect on 2021 without acknowledging the formidable challenges we faced from Covid-19. With the support of our Board, we spared no expense to protect residents, each other, and our community. Although the pandemic continued to test us in 2021, it strengthened us as well. And while our team became closer than ever, our health care workers became heroes and Elim Angels. We understood that the world would be different—but different could be better.

In January and February 2021, the arrival of vaccines infused us with the spirit of confidence and hope that paved the way to safely plan ahead. As spring flowers opened, so did our community. With much excitement, we re-opened the theatre doors at Nelson Hall in the fall with a new roster of first-class performances and our most successful season ever! This past year we also saw residents become even more actively involved in Nelson Hall

drama productions and innovative Elim Park TV (EPTV) programs that connect and engage our whole community. In addition, we launched Elim Park University (EPU) that once again demonstrates we are truly a community where “We Live to Learn.” The Elim Park family offered praise and thanks to God for being able to celebrate together again with an authentic Hawaiian Luau in July, a Lobster Fest during our Fall Festival in September, a traditional Thanksgiving meal, and our annual festive Christmas tree lighting ceremony in December.

Throughout 2021, the plans for our new Arts and Leisure Center continued to advance. Now in the final design phase, this multi-purpose expansion will include an art studio, billiards room, demonstration kitchen, sports simulator, outdoor restaurant, patio and stage, recreation area, and much more. We're hoping to break ground in 2022 so please stay tuned!

We are grateful for God's continued favor and blessing as we welcomed so many people to become part of our dynamic community in 2021. In fact, Elim saw record numbers of residents move in during August and we ended the year with one of our highest occupancy rates ever.

As one of Elim Park's “servant leaders,” I am honored and inspired by the faith and trust that our wonderful community places in us every day. While looking back with gratitude for God's protection and blessing, we look forward to serving our community with humility, service, sacrifice and love in 2022 and all the exciting days ahead.

Sincerely,
Brian F. Bedard
Brian F. Bedard,
President & CEO

renaissance



And we know that God works all things together for the good of those who love Him, who are called according to His purpose.
— Romans 8:28

Tapping into the Talent of Our Community

World traveler Jean King at camp located in the northern Serengeti in Tanzania

In early winter of 2020, a team of staff and residents met to discuss an exciting new idea for Elim Park. Knowing of the incredible talent, knowledge and life experience that members of our community bring to us, the team was inspired to create a new way for residents to share these special gifts. After a few months of inspired team brainstorming and consulting with residents, Elim Park University (EPU) was born. Leading this innovative effort was Administrator for Independent Living, **Rob Cota**, who says EPU is a perfect fit for Elim Park.

“Lifelong learning is part of our DNA. We’re always looking for fresh ways to enrich residents’ lives,” remarks Rob. “There is an immense variety of talent and experience here. It seemed natural to create a program to share this wealth. Our unique, on-campus higher learning model enables residents to participate as a teacher or student—or both! EPU even has a Dean of Students—Pastor Wayne Detzler, Elim Park’s resident chaplain, retired adjunct professor of history at Sacred Heart University, and academic dean of Southern Evangelical Seminary. Dean Detzler, along with a resident committee, has been invaluable in advising us about EPU.”



Administrator Rob Cota was instrumental in bringing Elim Park University to life

Guest author Gail Olmsted shared the fascinating story of a husband and wife who understood the transformative power of nature in city life



A Variety of Topics to Interest Everyone

*What does an African Safari have in common with a renowned architect? Both were included as lectures in the Elim Park University curriculum. In September, resident **Jean King**, owner of a local travel agency, coordinated and escorted a group tour to experience an actual African safari—a trip to this vast continent she has been making regularly since 1985. Upon her return to Elim Park, she took EPU students on a virtual safari through her travelogue “Tanzania Under Canvas” featuring stunning photographs*

*that vividly captured this adventure. EPU also hosted guest lecturer, author **Gail Olmsted**, whose husband’s ancestor was renowned landscape architect Frederick Olmsted, best known for designing New York City’s Central Park. Gail’s lecture “The Olmsted Effect” provided a fascinating exploration of Frederick Olmsted’s marriage to wife Mary and how together they worked to instill “a beating green heart in the center of every urban space” including an award-winning park in Meriden!*

enrichment

Elim Park University continued...

Another member of the EPU team, **Elena Houle**, Administrative Assistant for Marketing & Development, is equally as enthusiastic: "This has been such a labor of love! At Elim Park we have writers and artists, master gardeners, craftspeople, engineers, academics,

carpenters, athletes and cooking pros—we even have a career rocket scientist! The range and caliber of talent here is remarkable. And you don't have to be a trained teacher to teach a class," explains Elena. "For example, resident Dorothy DuPont, who is an author and

An outdoor gardening class, led by residents Clay and Joy Norman, featured a native cactus that blooms on campus

Administrative Assistant Elena Houle is proud to assist Elim Park University's faculty and committee

Juried Watercolorist said she was a bit nervous about teaching her first watercolor class. Now she absolutely loves it—and so do her students, many of whom are painting for the first time in their lives."

While most classes take place in a traditional classroom or lecture setting on our campus, teachers are free to design their own unique way of sharing knowledge with students. Elena recalls, "Last summer, resident and master gardener, Joy Norman and her husband Clay, a gardening expert, decided to take their students outside on a garden tour through the beautiful Elim Park grounds. The students loved this kind of outdoor experiential 'classroom' that revealed many interesting plants, such as a cactus that is actually native to Connecticut and grows right here on our campus!"

Resident and rocket scientist Richard Boynton shares his vast knowledge of space and science

Instructors bring a wealth of knowledge not just from their hobbies and interests but their former careers as well.

Richard Boynton is an engineer, musician, author and former rocket scientist who moved to Elim Park with his wife Layne in 2020. Dick's EPU courses bring the wonders of the universe to our campus, including fascinating explorations of comets, meteors, black holes, travel to Mars and the upcoming Webb telescope—that may soon enable us to see back to the beginning of time! Observes Dick, "So many residents come here from jobs that challenged their minds. Now that most of us are retired we have the incredible luxury to keep our minds active with things that we didn't have time to learn before. EPU students have a real thirst for knowledge, and I love having the opportunity to take them to that final frontier—space!"

EPU student, resident Barbara Reynolds, couldn't agree more. "One of the best things about living at Elim Park is that fascinating classes are right outside my doorstep. For instance, Dick Boynton's brilliant classes have opened up the universe to me. I've also found classes such as Grace McClain's Bible prophecies course about God's plan for us to be personally comforting and inspiring."

knowledge

"Always keep learning!" is the motto of Wayne Detzler, Founding Dean of Elim Park University

New “Mini-Resort” Where Everything is Possible!

possibilities

Considered one of the most unique senior living communities in the area, Elim Park has become more than just a great place to live; it is a destination for people looking to explore life's possibilities and fulfill dreams, which is why President & CEO Brian Bedard and Rob Cota, Administrator for Independent Living, can hardly contain their enthusiasm about the new Arts and Leisure Center now on the drawing board. Brian remarks, “We see this expansion as an innovative ‘mini resort’ where residents, friends and families can gather for all kinds of interesting and fun activities. And while we’ve been eager to move forward, we’ve also taken the time to listen to the residents and their families, finding out what they want in a Center and then designing it with those ideas in mind.” Rob Cota concurs, “We envision the new Arts and Leisure Center as a flexible space where we can add new amenities and services as people’s lifestyles change. Even when it’s finished, the new Center will be a work in progress!”

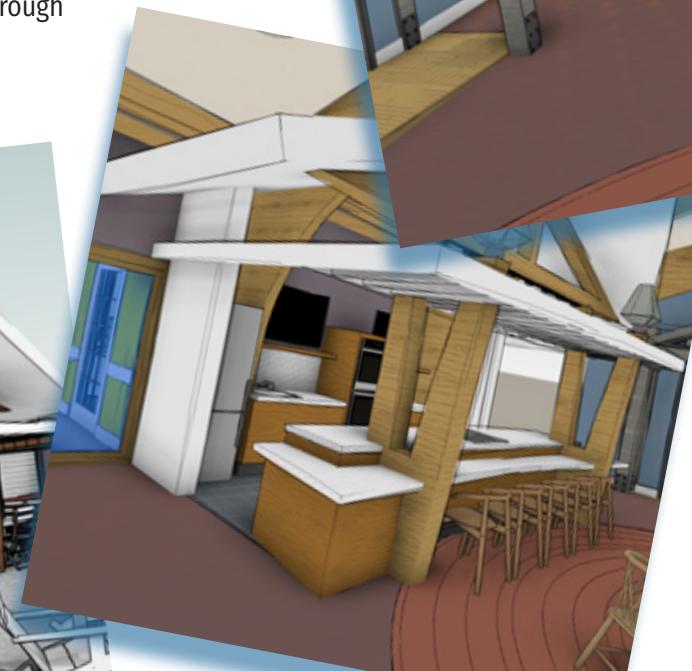
A new hub for learning, gathering, food—and fun!

Plans for this exciting new expansion include a new prayer chapel and refreshing outdoor restaurant and patio—that offers plenty of outdoor space for the grandkids to run around! Residents can stay active on the bocce court and hone skills on a state-of-the-art sports simulator. Well-equipped classrooms and lecture rooms will enable Elim Park University to expand its already robust roster of classes. A “maker’s space” will delight skilled and budding artists with unique amenities such as a professional pottery wheel and painting easel, much to the delight of resident Claudine Smith, a renowned pottery artist who teaches pottery classes through EPU. Also on the drawing board is a demonstration kitchen, where residents can take or teach a

cooking class—or invite family and friends for a private cooking class with our Executive Chef.

Brian Bedard envisions endless options for the new Center and is looking forward to breaking ground in 2022. “After emerging from the pandemic, our goal wasn’t to ‘get back to where we were.’ Instead, we learned more than ever about the need for residents to connect, engage and grow together. This new expansion is living proof that we are committed to using our environment, infrastructure, hearts and imaginations to create a fulfilling future for everyone who walks through these doors.”

Artist Claudine Smith encourages students to express their creativity in hands-on pottery classes



Nelson Hall Fans Give 5-Star Reviews!



Nelson Hall patrons and avid theater-goers Rich and Joan Hamel from Meriden were thrilled to be back in their season ticket seats in the fifth row. “We attend a lot of theater in the area, but Nelson Hall is a real favorite because of its intimate size and quality of performances,” Rich remarks. “While all the shows last fall were great, the Linda Ronstadt and Jersey Tenors shows were real standouts. We also love that we often can meet the performer after the show right in the lobby. Plus, we enjoy the convenience, affordability, and safety — and that we don’t have to pay for parking. Nelson Hall is a perfect night out!

Hamden residents Sharon Dematteo and her mother Lillian also think of Nelson Hall as their special venue for a night on the town. “For years, my mom and I have absolutely loved coming to Nelson Hall for events. The talent, atmosphere, acoustics, friendliness of the people is beyond compare. We call it the ‘Hidden Gem’! Every show we’ve seen has been outstanding and we always buy season’s tickets. And the cost is so affordable. If you want to enjoy big talent within a small, yet New York City caliber venue, Nelson Hall is for you and your whole family!”

Enjoying the Nelson Hall up close and personal experience with Tapestry performer Suzanne O Davis (r)

EPTV “News You Can Use” resident hosts Sarah Uylaky (l) and Sally D’Amato (r)



One silver lining that resulted from temporarily closing Nelson Hall’s doors in 2020 is that Elim Park TV (EPTV) grew in scope and played a larger role in helping keep our community members connected, entertained, and informed. Residents have become even more involved both in front of and behind the camera—producing, directing, and starring in EPTV programs that range from a watercolor demonstration class to dramatic readings, news programs, skits, game shows and more. Our talented residents are continually developing innovative EPTV programming and displaying their comedic and dramatic gifts as they entertain, inform, and delight our community.

Nelson Hall’s Re-Opening is a Box Office Hit!

While challenges in 2020 meant Nelson Hall had to close its doors to live performances, in 2021 Elim Park’s beloved theater not only reopened—we did it with pizzazz! Elim Park put the final touches on the theatre’s new Broadway style entrance in time for our public reopening in fall 2021. The much-anticipated new season of live musical performances included world-class tribute artists playing musical hits from fan favorites such as Carole King, John Denver, Van Morrison, Linda Ronstadt, Jackson Browne and more. Packed performances for most every show proved that our audiences were thrilled to be back!



The Linda Ronstadt Experience came to Nelson Hall Theatre featuring American Idol Finalist Tristan McIntosh

world-class

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Robert Yucker

principles

Mission

Elim Park is a not-for-profit Life Plan Community whose mission is to provide quality care through comprehensive wellness programs and medical facilities for our residents in a Christ-centered environment.

Elim Park looks upon its mission as an extension of the Church ministry within Converge Worldwide and gives admission priority to its members.

Residents are encouraged to grow spiritually as they live out their lives at a level of wellness and independence appropriate to their individual situations.

Values

Honor God in all we do. —Colossians 3:23

Encourage spiritual growth. —Colossians 1:9

Respect the dignity of life. —1 John 3:17

Commit to excellence. —Philippians 4:8

Respect the individual. —Philippians 2:3-4

Hire a competent staff who exhibit a caring attitude and high moral standards. —Proverbs 3:5-6

Maintain open communication. —2 Corinthians 8:21

Be fiscally responsible. —1 Timothy 5:8

Board of Directors

Representing a wide range of professional backgrounds and accomplishments, the individuals who serve on the Board of Directors share the foundational vision of Elim Park: serving God by serving people. Our Board members give generously of their time and talents. They are members of the Converge churches which founded Elim Park 116 years ago. We are immensely grateful for their expertise and oversight.



Roberto Ecker
Chair
Rob is Senior Vice President of the Guardian Life Insurance Company of America in New York, NY.



Chris Nelson
Immediate Past Chair
Chris is President of Nelson Construction, Inc. in Farmington, CT.



Jeannine deLivron
Vice Chair
Jeannine is the Director of Managed Care for Apria Healthcare Global Health Benefits in Cromwell, CT.



Glenn Mason
Treasurer
Glenn is the Managing Director of New England Capital in Simsbury, CT.



Geoffrey Swanson
Secretary
Geoff is Senior Vice President of Morgan Stanley in West Hartford, CT.



Terrence Brennan
Terry is Chief Financial Officer for Spine Wave, Inc. in Shelton, CT.



Timothy Ponzani
Tim is a District Executive Minister for Converge Northeast in Cheshire, CT.



Wayne Detzler
Wayne is a resident Chaplain at Elim Park, and dean and emeritus professor at Southern Evangelical Seminary in Charlotte, NC.

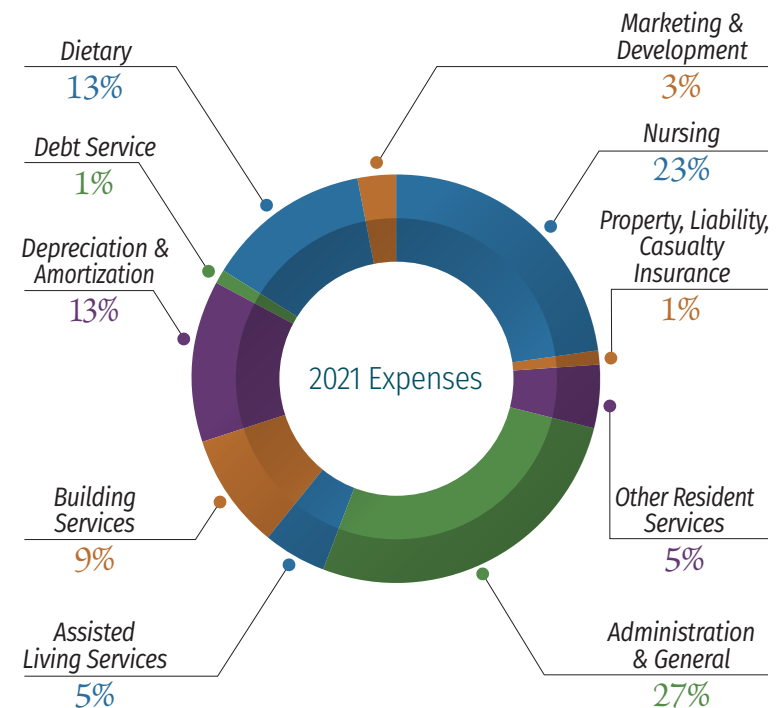
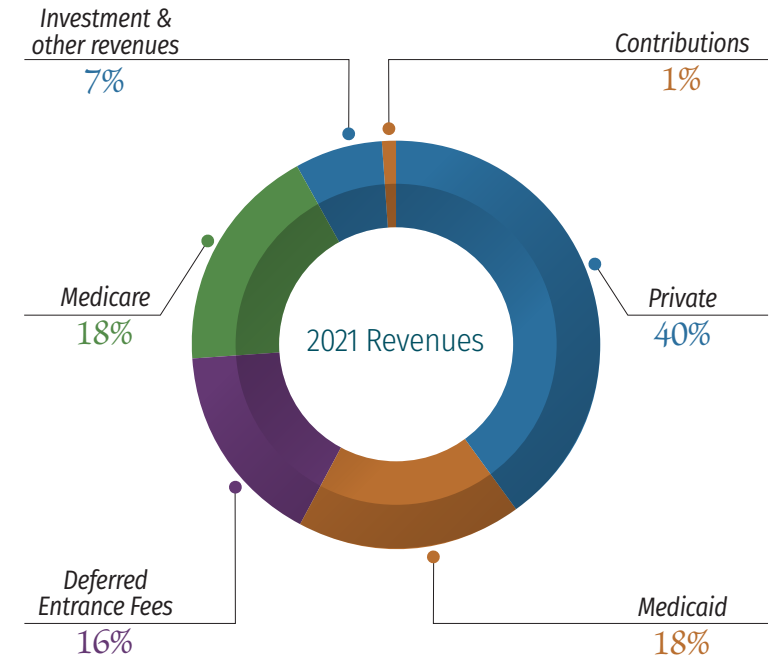
Elim Park Baptist Home, Inc. Audited Financial Statements

Consolidated Balance Sheet for Fiscal Years ending September 30, 2021 & 2020

Assets	2021	2020
Investments	\$ 31,560,978	\$ 27,022,494
Accounts Receivable	3,629,962	4,084,238
Prepaid and Deferred Expenses	294,630	355,324
Fixed Assets, Net	47,908,231	48,759,103
Other Assets	1,072,384	828,892
Total Assets	\$ 84,466,185	\$ 81,050,051
Liabilities	2021	2020
Accounts Payable	\$ 3,113,665	\$ 2,930,495
Deferred Entrance Fees Income	32,742,491	31,807,698
Entrance Fee Refunds Payable	20,436,905	21,643,527
Bonds and Notes Payable	12,771,852	16,297,685
Accruals and Other Liabilities	2,767,104	2,892,934
Total Liabilities	\$ 71,832,017	\$ 75,572,339
Fund Balances (Net Assets)	12,634,168	5,477,712
Total Liabilities and Net Assets	\$ 84,466,185	\$ 81,050,051

Summary of Expenses & Revenues for the Years ending September 30, 2021 & 2020

Expenses	2021	2020
Care for Residents of Health Care	\$ 13,403,360	\$ 14,577,828
Support Services for Independent Living Areas	10,915,095	10,846,251
Depreciation and Debt Service	4,086,627	4,154,131
Interest Expense	4,086,627	4,154,131
Total Expenses	\$ 28,405,082	\$ 29,578,210
Revenues	2021	2020
Room & Board, Ancillary and Service Fees	\$ 28,221,814	\$ 29,555,071
Investment and Other Income	2,123,056	1,623,977
Total Revenues	\$ 30,344,870	\$ 31,179,048
Total Contributions	\$ 195,541	\$ 300,579



Your Guide to Everything Elim!

With so much going on at Elim Park, there's an easy way to make sure you don't miss a thing. Every month, your handy, free copy of Everything Elim lists all EPTV programs, Nelson Hall events, trips and activities, special events, fitness classes, Elim Park University offerings and so much more! Visit elimpark.org/about/publications to see the latest Everything Elim!



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Discover how all things can work together for good for YOU at Elim Park!



Join us for an Open House or set up a personal visit.

For information and tour of Elim Park Place, call **203.272.7550** or visit elimpark.org