



Leading
by Faith.
Living with
Purpose.



Celebrating a Legacy of Blessings

The grand opening of our new Arts & Leisure Center capped off a year of wonderful accomplishments in 2023. This \$4M investment in capital improvements elevated Elim Park as a “destination community”—one that our residents are proud to call home and where they joyfully welcome friends and family.

Like nothing you’ve seen before, the new Center is designed to delight the soul and lift the heart. Truly, you have to see it for yourself to believe just how extraordinary it is. We hope you do!

The Arts & Leisure Center is just one of a long line of such blessings we’ve been graced with over our remarkable 118-year history. In Elim Park’s infancy, Mary Melby, our first superintendent, donated her entire salary for improvements to Elim Park’s original home. In the 1970s and ’80s, former President/CEO David MacNeill and his wife Celia MacNeill, who later served as Marketing Director, created a host of breakthrough innovations in senior living. Former President/CEO Ron Dischinger paved the way to open a state-of-the-art Fitness & Wellness Center as well as Nelson Hall, our 315-seat theater that has brought joy to thousands of music and theater lovers. In this report, you can read more about how this remarkable legacy of faithful leadership has made Elim Park the unique destination community we are today.

While we celebrate this innovation and momentum, we always ask, “What does God want next for Elim Park?” In 2023, we strengthened our status as a preferred provider with Hartford Healthcare and expanded our relationship to provide their expertise in rehabilitation and therapy services. This partnership will elevate inpatient and outpatient services for residents and the greater community. Also on the drawing board is a master plan that includes the construction of a new Independent Living neighborhood and the development of memory care for our community. Above all, we keep God at the center of Elim Park to ensure we always lead by faith and live with purpose.

Sincerely,
Brian H. Bedard
Brian Bedard, President and CEO



Celia MacNeill

David MacNeill

Brian Bedard

Ron Dischinger

A Partnership Made in Heaven

David and Celia MacNeill, who now reside in our Independent Living neighborhood Riverbend, are legendary here at Elim Park. From 1978-2003, David served as President and CEO and Celia served as Elim Park’s first Marketing Director. For 25 years, the MacNeill’s faith in God and unwavering commitment to the well-being of residents and staff helped make Elim Park one of the most sought-after senior living communities in the state.

The MacNeills led the expansion of Mallard Mill and the Village Green apartments—the first Independent Living neighborhoods on the Elim Park campus. David MacNeill was also at the helm when Elim Park became the first accredited Continuing Care Retirement Community (CCRC) in Connecticut. David remarks, “While we had an excellent team, we saw the hand of God in everything that was accomplished.” Celia agrees. “This has always been a place where miracles happen. We look forward with faith and enthusiasm to what comes next!”

Entertainment and Wellness Make Elim Park Unique

When David MacNeill decided to retire in 2003, he recommended Ron Dischinger as his successor, whose faith also led to some remarkable achievements: “I wanted to bring something that no other senior living community offered—a performing arts center with big city caliber entertainment for residents and the greater community,” recalls Ron. “Now two decades later, Nelson Hall showcases internationally acclaimed entertainers who perform to full houses, season after season.” The Fitness & Wellness Center was another achievement built on faith. “We went beyond the ordinary to create the extraordinary—a spacious ‘spa-like’ place for residents to enjoy being with friends and neighbors while staying active and healthy. The Center is staffed by professional and welcoming team members who are available to assist residents in achieving their fitness goals—another example of a miracle come true!”

In 2023, Elim Park Place achieved a 96% apartment occupancy rate, one of the highest in the state.

“Truly I tell you, if you have faith as small as a mustard seed, you can say to this mountain, ‘Move from here to there,’ and it will move. Nothing will be impossible for you.”

— Matthew 17:20

Authenticity and Purpose Elevate the New Arts & Leisure Center

Any senior community can build common spaces for its residents. At Elim Park, we create purpose-driven, unique environments that transport residents to places and experiences that enrich and enhance lives. This latest addition to our ever-evolving campus includes an extraordinary post-and-beam Club House, that feels like you've just stepped into an airy, yet cozy, mountain lodge—a gourmet teaching and event kitchen that rivals your favorite cooking stars'—even an outdoor, 1950s-style lobster roll “shack” that whisks you away to Cape Cod. And that's just the start!

Top L to R: President & CEO Brian Bedard; Resident/Donor Potter Claudine Smith; Resident/Donor Judith Ferrandiz; Residents/Donors David and Celia MacNeill; and Independent Living Administrator Rob Cota. Bottom L to R: Resident/Donors Artists Esther Thompson and Dorothy Dupont. They all agree, “It's another example of what is possible at Elim Park!”

Resident and professional potter Claudine Smith helped design our new Potter's House, an authentic pottery classroom and art studio. Claudine worked with our design team to ensure plenty of room for multiple potter's wheels (one of them wheelchair accessible); a large kiln on-site to fire students' artwork; storage space for art supplies; and large windows that stream in light. Remarks Claudine, “I'm excited to work and teach in this beautiful space.”

From L to R: Residents Robert Peck, Fran Hofmeister, and Coordinator Julia Bleau

Award-winning Artist/Writer/Teacher and resident Dorothy Dupont loves the art studio within the new Center. Dorothy observes, “I love teaching in this bright, open space that was so thoughtfully planned with plenty of storage for supplies and display areas for the wonderful work of our resident students. It's truly a work of art!”

So much is happening at the new Center—from billiards, a virtual golf simulator, board games, art and pottery studios, cooking demos, shuffleboard, bocce and so much more. Residents share that their families—especially the grandkids—love coming to visit. Arts & Leisure Center Coordinator Julia Bleau says with a smile, “Grandma and Grandpa are cool again!”

If you love to play or want to learn golf, be sure to swing by the Caddy Shack, conveniently located within the Club House. Discover our virtual game simulator that lets you play all year round regardless of the weather. Experience legendary courses as you see your game improve, all within the comfort of our campus.



Resident and avid golfer Corinne Schioppo is thrilled about the new game simulator in the Caddy Shack: "There's always so much to do at Elim Park, especially the beautiful pool and Nelson Hall shows; and now I can play golf anytime I want. Keeps me from getting rusty over the winter! Best of all, you can play any hole on courses all over the world. For instance, I can play the 18th hole at St Andrews in Scotland on any given day, without leaving home. I love it!"



Mahjong anyone? The spacious and welcoming Club House is the perfect place for any kind of board or card game.



Executive Chef Roy Ip is ready to launch taste-tempting cooking demos—in person and broadcast on Elim Park TV (EPTV)—in our new, state-of-the-art "Chef's Table" kitchen. Chef Roy graduated from the French Culinary Institute, and in 1997 opened the famed Le Petit Café in Branford where he achieved a rating of "Extraordinary" from The New York Times and was featured among the Top 30 restaurants in the nation by Zagat and USA TODAY. Best of all, this world-class chef brings an amazing fine dining experience to Elim Park every day!



While there's always so much to do, feel free to take time out to relax, read, or visit with friends and family in this cheery sitting area tucked away in the Club House.



Great entertainment isn't just relegated to Nelson Hall. The mini-stage located within the Club House is the perfect venue for staff, residents, and family to showcase their special talents!



Elim Park resident Carol Pensiero has plenty of comfortable spaces to have fun with her granddaughters Nora and Vivienne.

At the beautiful new billiards table in the Barn game room, you'll often find resident Guongyue King sharpening his impressive skills and strategies.

Surprisingly though, Guongyue is somewhat new to the sport. "Before I came to Elim Park seven years ago, I had never played pool. I was inspired by resident David MacNeill, a master who has written books on billiards and was kind enough to teach me. I love playing in our campus billiards tournaments and many of the players have become friends. It's become my favorite hobby!"

The new Summer Shack will soon begin serving the best of summertime fare—including lobster rolls, sea scallops, crispy fries, and our very own "Elim-inator" burger. This delightful outdoor area is also designed with a cozy fire pit, bocce court, and shuffleboard. It's the perfect place to enjoy warm days and cool summer evenings with family and friends.

True to our roots, the inspiring new Prayer Chapel sits at the front entrance and is there to graciously welcome all who visit the Elim Park campus.

Our chapel is also a perfect place for quiet reflection, or for friends to meet for a prayer or study group.



A Dazzling Year of Standout, Sold-out Performances

The renowned Creedence Clearwater Revival tribute band—Creedence Revived—is one of the world’s most highly sought-after tribute bands and plays around the globe for crowds upwards of 30,000. Last March, this dynamic band brought the Nelson Hall audience to its feet with classic CCR favorites, such as “Bad Moon Rising,” “Born on the Bayou,” and “Have You Ever Seen the Rain?”

2023 was the most successful year ever for Nelson Hall. Almost every performance was sold out, with people from Elim Park and visitors from across the area enjoying stellar entertainers that rocked the Nelson Hall stage.

In support of Breast Cancer Awareness Month in October, Nelson Hall presented The Always Olivia Tribute, featuring Annie Aiello, whose voice invoked one of the most beloved pop icons of all time—the late Olivia Newton-John. At the sold-out performance, Elim Park presented a check for \$5,000 to the Susan G. Komen Foundation.

◀ *Elim Park staff, family, and friends walked to raise critical funds for the Susan G. Komen Foundation.*

In May, Nelson Hall welcomed rock ‘n’ roll like you’ve never heard (or seen) it before! The lively young tribute band, Not Fade Away, amped-up the audience with rousing renditions of classic hit songs from legends like Buddy Holly, Elvis Presley, Roy Orbison, The Beatles, Ritchie Valens, Jerry Lee Lewis, and more. Not Fade Away had everyone—at every age—singing, dancing, and completely blown away!

Mid-October brought the rollicking Beach Boys tribute band Sail On to our stage and whisked the audience back to a simpler and care-free time. People of all ages had “Fun, Fun, Fun” as they rocked to all of the group’s classic hits, such as “Barbara Ann,” “California Girls,” “Surfin’ USA,” and “Wouldn’t It Be Nice”—plus treasures from the Beach Boys’ extended music catalog.

The Sweet Caroline Tour showcased singing sensation and Las Vegas entertainer Jay White who provided a stunning tribute to Neil Diamond in November. Backed by a world-class international band, The Sweet Caroline Tour: A Tribute to Neil Diamond brought the Nelson Hall audience back to the glory days of music, and featured timeless hits “Sweet Caroline,” “Cracklin’ Rosie,” “You Don’t Bring Me Flowers,” “Girl, You’ll Be a Woman Soon,” and more.

*To check out our exciting performance calendar for 2024 and get on our email list, please go to **Nelsonhall.org**, or call the Box Office at 203.697.8992.*

“This Place is Amazing!”
Governor Lamont signs new legislation at Elim Park

On August 3, 2023, Governor Ned Lamont visited Elim Park to sign important new legislation that protects seniors from suspected financial abuse and exploitation.

The first words the Governor spoke as the ceremony began were, “This place is amazing!” He went on to say that Elim Park serves as a model of what a senior community should be.

The Governor was especially impressed with our new Arts & Leisure Center which is unique to Elim Park.

We are honored that the Governor chose Elim Park to introduce this important new legislation that authorizes financial institutions to temporarily suspend or hold transactions or disbursements involving an older adult’s accounts if there is reasonable suspicion of financial exploitation. This law will take effect in July 2024.

Last summer, Elim Park was honored when Governor Ned Lamont chose our community to sign an historic bill designed to protect seniors from fraud.

Meet Board Member
Tim Ponzani

Since 2019, when Dr. Tim Ponzani became Regional President and Executive Minister of Converge Northeast, he also became an Elim Park Board member. “There are so many reasons I love being on the Board. One is that my wife’s parents live at Elim Park. My father-in-law is a retired pastor and really understands what it means to genuinely care for people, so I’ve learned from their experience that our community is uniquely blessed and unlike anything in CT. Serving on the Board also means that I get to work with exceptional leaders—and this includes a team of front-line staff and managers. Everyone at Elim Park goes above and beyond to serve our residents to the highest degree possible. I am honored to be on the Board of such an outstanding community!”

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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 volunteer Board members give generously of their time and talents. They are members of the Converge churches which founded Elim Park 118 years ago. We are immensely grateful for their expertise and oversight.



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In Celebration

Elim Park is grateful to those who contributed in memory or honor of the following:

Elizabeth Allen
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James Teagle
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Generous Donors

The following donor list represents donations given from October 1, 2022 through September 30, 2023. Every effort has been made to ensure accuracy. If any names have been omitted or appear incorrectly, please contact the Development Department at 203.272.3547 x172.

AARP
AmazonSmile Foundation
Maria Alvarado
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Linda Williamson
Matthew & Jeni Wilmot

*Fellowship of Living Stones
† deceased

Our 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.

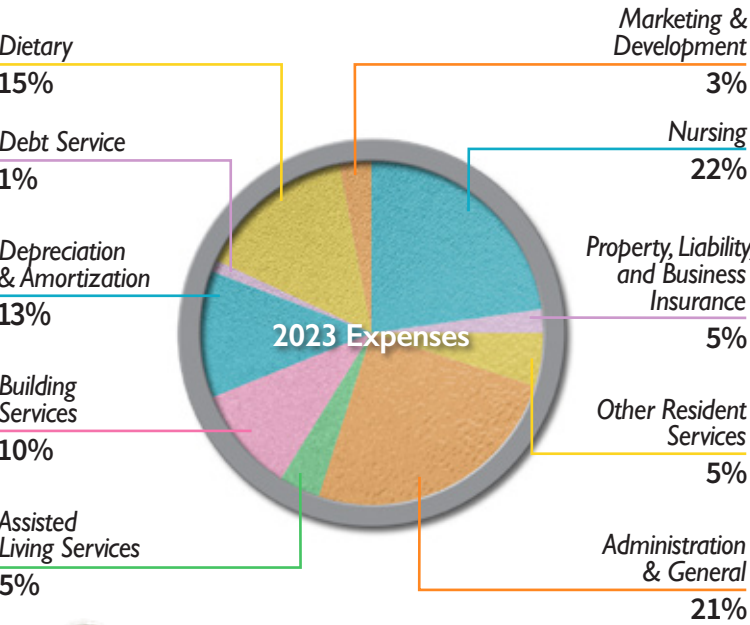
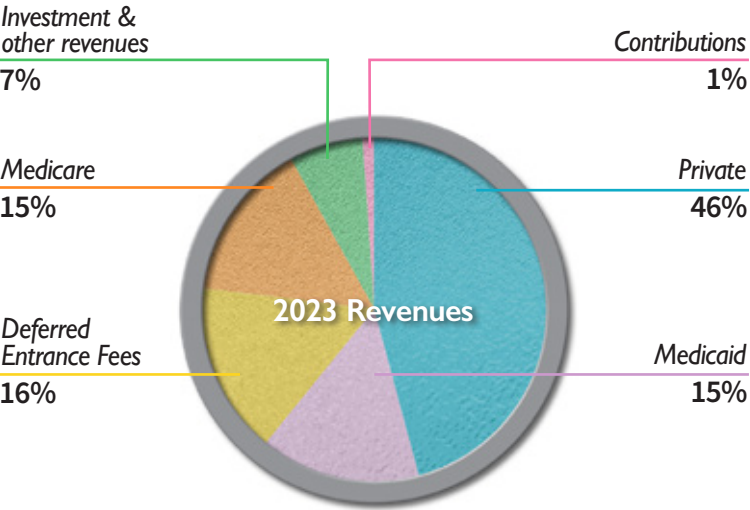
Elim Park looks upon its mission as an extension of the Church ministry within Converge Worldwide and gives admission priority to its members. Residents are encouraged to grow spiritually as they live out their lives at a level of wellness and independence appropriate to their individual situations.

Our 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)
Maintain open communication. (2 Corinthians 8:21)
Be fiscally responsible. (1 Timothy 5:8)
Hire a competent staff who exhibit a caring attitude and high moral standards. (Proverbs 3:5-6)

Elim Park Baptist Home, Inc. Audited Financial Statements



This year, we welcomed Michelle Pascetta as Chief Financial Officer. Michelle is a Certified Public Accountant and comes to Elim Park with 25+ years of healthcare finance and reimbursement experience.

Consolidated Balance Sheet for Fiscal Years ending September 30, 2023 & 2022

Assets	2023	2022
Investments	\$ 40,955,329	\$ 28,177,762
Accounts Receivable	4,522,081	3,346,029
Prepaid and Deferred Expenses	549,477	406,379
Fixed Assets, Net	52,532,451	50,469,829
Other Assets	762,960	978,673
Total Assets	\$ 99,322,298	\$ 83,378,672
Liabilities	2023	2022
Accounts Payable	\$ 3,270,755	\$ 3,461,879
Deferred Entrance Fees Income	35,994,801	33,348,392
Entrance Fee Refunds Payable	18,594,289	19,303,966
Bonds and Notes Payable	17,926,016	12,669,211
Accruals and Other Liabilities	1,649,202	2,355,160
Total Liabilities	\$ 77,435,063	\$ 71,138,608
Fund Balances (Net Assets)	21,887,235	12,240,064
Total Liabilities and Net Assets	\$ 99,322,298	\$ 83,378,672

Summary of Expenses & Revenues for the Years ending September 30, 2023 & 2022

Expenses	2023	2022
Care for Residents of Health Care	\$ 14,110,212	\$ 12,533,504
Support Services for Independent Living Areas	13,249,539	11,973,676
Depreciation and Debt Service Interest Expense	4,254,645	4,076,819
Total Expenses	\$ 31,614,396	\$ 28,583,999
Revenues	2023	2022
Room & Board, Ancillary and Service Fees	\$ 33,090,872	\$ 31,344,875
Investment and Other Income	2,531,885	2,119,415
Total Revenues	\$ 35,622,757	\$ 33,464,290
Total Contributions	\$ 365,063	\$313,670

Join us for an Open House

Find out more about how a
purpose-filled community
can make all the difference.

Why wait?

For more information
or a personal tour of
Elim Park Place, call

203.272.7550

Or visit
elimpark.org



Elim Park Baptist Home, Inc. DBA



Be sure to tune in to the Everything Elim Podcast! Listen to all things senior living—including health, wellness, activities, lifelong learning, and all the fun we are having at Elim Park. Find us on Spotify, Apple Music, and more! For additional information, check out our website, or click on the QR code, and stay tuned for upcoming episodes.

