

Dear Friends,

2024 was a year of powerful momentum for Episcopal Retirement Services. We advanced our mission with energy and purpose. From strong occupancy growth and national recognition to expanding wellness and deepening impact, the year reflects the commitment of our team and the trust of those we serve. Our Annual Report for 2024 highlights not just financial performance but also how we continue to enrich lives through innovation and compassion. Thanks to our dedicated staff, generous donors, and strategic partners, we didn't just sustain our work—we elevated it.

- Outstanding occupancy trends: In 2024, our Continuing Care Retirement Communities welcomed many new residents, reaching their occupancy goals. Even though our marketing team was in transition, they were laser-focused and lockstep with our sales team. Their collaboration, along with the creativity of our maintenance and long-term partners, Ridge Stone, significantly reduced the time to renovate our apartments at Deupree House and Marjorie P. Lee. Combined, their efforts enabled us to rebound to pre-COVID rates by early 2025.
- Stellar resident experience merits national recognition: In late 2024, an independent survey by Holleran revealed unprecedented satisfaction across Deupree House, Episcopal Church Home, and Marjorie P. Lee. The results confirmed what we've long known–ERS communities are thriving environments where residents feel valued, connected, and supported. This success stems from the strong bond between residents and the dedicated team members who serve them. Adding to the achievement, Deupree House and Marjorie P. Lee received national honors from U.S. News & World Report..
- Transformative investment in wellness: Our Well-Being program, a holistic wellness initiative for residents of Affordable Living, continued to grow and expand. In 2024, the program now serves all 11 Cincinnati-region communities and is positioned to reach all 20 plus ERS communities by 2031. Thanks to our generous donors and our partnership with Xavier University, all services are provided at no cost to residents.
- Support beyond our walls: Our Center for Memory Support and Inclusion reached more individuals living with cognitive loss through its Songs In Mind music program, offered in partnership with Keys for Success. Deupree Meals on Wheels' Swipe 'N' Dine initiative expanded access to nutritious meals by partnering with local restaurants, offering older adults not just sustenance of a meal, but connection, companionship, and joy.

At ERS, we remain committed to ensuring that all older adults—regardless of income or ability—can live with purpose and meaning. I am deeply grateful to our residents, team members, donors, and community partners for the vital role they all play in advancing our mission.

With gratitude,

Laura R. P. Lamb, President & CEO

LouralPlants

Episcopal Retirement Services is expanding its mission to improve the lives of older adults through quality senior living communities and community-based services throughout Ohio, Kentucky, and Indiana.

57,375

Individuals served through ongoing services & support or contacts by people seeking information/education

ERS Ministry Reaches Across the Tri-State



The Affordable Living by ERS communities

- Canterbury Court
- Cambridge Heights
- St. Paul Village (2) St. Paul Village I & II
- D St. Pius Place
- Shawnee Place
- The Elberon
- Forest Square
- Parkview Place
- Thomaston Woods
- Thomaston Meadows

- Trent Village
- Walnut Court
- N Central Parkway Place
- Knowlton Place
- Prairie Oaks Village (4) Prairie View, Prairie Gardens Friendly Center & Mulberry Place
- Westminster Court (3) Westminster Court I & II, Esther Tuke*
- R Marlowe Court

*Parish Health Ministry is on temporary hiatus. **Esther Tukes Managed

- Maple Knoll Meadows
- Madison Villa
- New Carlisle Village (2) Rachel Court, Sunrise Terrace
- W The Manse
- Scheper Ridge
- Woodburn Pointe
- Pedretti Place



2024 Overview and Financial Report

The financial information below is for the year ending December 31, 2024. This financial information is based on audited financial data compiled by the staff of Episcopal Retirement Services. Additionally, this information was confirmed via independent external audits with final reports for both 2023 and 2024 available upon request.

Condensed Balance Sheet

As of December 31, 2024

Assets	2024	2023
Current Assets	\$28,349,489	\$25,304,225
Investments and Reserves	\$40,370,794	\$38,608,039
Property and Equipment, Net	\$225,402,442	\$233,381,376
Beneficial Interest in Endowments	\$38,860,579	\$35,559,658
Other Assets	\$5,958,215	\$5,734,437
Total Assets	\$338,941,519	\$338,587,735

Liabilities	2024	2023
Current Liabilities	\$17,329,079	\$16,834,159
Entrance Fees	\$46,013,373	\$41,151,224
Long-Term Debt	\$85,039,334	\$92,752,670
Other Liabilities	\$328,741	\$290,023
Total Liabilities	\$148,710,527	\$151,028,076

Net Assets	2024	2023
Total Net Assets	\$190,230,992	\$187,559,659
Total Liabilities & Net Assets	\$338,941,519	\$338,587,735

Condensed Statement of Revenue and Expenses For the year ending December 31, 2024

	2024	2023
Operating Revenue	\$65,822,074	\$57,697,480
Operating Expense	\$(75,398,990)	\$(72,440,059)
Net from Operations	\$(9,576,916)	\$(14,742,579)

	2024	2023
Non-Operating Revenue (Expense)	\$7,200,426	\$8,791,748
Total Net Loss	\$(2,376,490)	\$(5,950,831)

\$1,882,025

2024 Contributions and Commitments

\$1,053,736 Good Samaritan Mission Gifts and Grants

\$297,252 Realized Planned Gifts in 2024

\$531,037 Capital Gifts and New Programs

The Good Samaritan Mission Fund

\$2.69 Million

Total Ministry Costs

\$1M

Resident Financial Aid

\$1.24M

Affordable Living by ERS

\$276,159

Spiritual Care

\$78,053

The Staff Assistance Fund

\$66,060

Tuition Assistance

\$33,652

Volunteer Coordinators

\$22,250

Community Outreach programs

\$2,351

Partners In Care Fund

Ministry for residents or through ongoing support

4,506

People served as residents or through ongoing support

1,989

Affordable Living Residents

532

Deupree Meals On Wheels Participants

192

Skilled Nursing Care Residents

390

Independent Living Residents

89

Assisted Living Residents

165

Middle Market Residents

70

Living Well Senior Solutions Clients

735

Swipe 'N' Dine Participants

56

Student Educational Experiences

Ministry through community outreach

52,869

Number of contacts by people seeking information/education

30,149

Linkage Online Blog Views

504

Website Resources Accessed

2,804

ERS Center for Memory Support & Inclusion Contacts

4,147

Community Outreach Education Contacts



Living Well Senior Solutions: A Support System Like Family

By Sophie Gangi



To Deupree House residents Mary Collins (L) and Dean Colville (R), Living Well Senior Solutions Care Manager Margaret Sexton isn't just staff—she's like family.

Mary and Dean moved to Deupree House in 2019. Not only did they gain a community of like-minded seniors, but also a team of staff who feel like family. At first, they didn't need much support, but over time, things changed. "We were always independent, and for a long time, we didn't need much help," Marv explained. "But as time has gone on, we've realized how valuable it is to have a community around us."

Bridging the Gap

For seniors like Mary and Dean, independence is important-but so is peace of mind. That's where Living Well Senior Solutions (LWSS) makes a difference. This team provides personalized care, ensuring that retirees and their loved ones feel supported throughout their aging journey.

Residents in retirement communities like Deupree House and older adults in the broader community can get support from LWSS care managers. As Dean put it, "The best thing that's happened to us in the last five years is Margaret," their LWSS care manager. Whether accompanying them to appointments, managing medications, or simply being a trusted advocate, the LWSS team ensures seniors like Marv and Dean have everything they need to thrive.

Margaret explains that Marv and Dean often joke that no one tells you how hard aging can be. But it's true-an unexpected health issue, or even a small shift in daily abilities, can quickly create stress for seniors and their loved ones.

LWSS bridges that gap with expert guidance, personalized care, and support during life's transitions. "We don't ever want someone to feel that they're on this aging journey by themself," she explained.

A Family Larger by One

For Mary and Dean, Margaret has become an essential part of their life. "Margaret has been a godsend," said Marv. She helps them with doctor appointments, planning ahead, and navigating things they

never imagined needing help with. This support can take many forms—whether it's providing options for aging in place at home, promoting wellness, or, when appropriate, assisting with the transition to a continuing care retirement community.

Finding Comfort and Peace of Mind



"We were planners," Dean said, reflecting on their decision to move to Deupree. "When we did start needing more support, we had itwithout stress, without scrambling."

Margaret is one of many LWSS care managers dedicated to helping older adults maintain independence while making life easier. The LWSS team brings a deep sense of compassion and trust that feels like family.

Looking back, Marv added, "The truth is, we don't have family nearby, but we don't feel alone here. We have each other, and we have an incredible support system. That's family." ■

More Than a Meal: How Swipe 'N' Dine Fights Senior Isolation

By Joy Blang

"I was just a guy with a can of tuna," Henry said of his life just a year ago. Steve admits, "Some days I never

left the house or even got out of my pajamas." And Janet, 94, legally blind, homebound, and widowed, had lost connection to everyone but a few close family members. They're not alone. In 2023, the U.S. Surgeon General declared loneliness and social isolation a public health crisis—its impact likened to smoking 15 cigarettes a day.

That's where Swipe 'N' Dine, a new Episcopal Retirement Services (ERS) initiative within the Deupree Meals On Wheels (MOW) program, comes in. ERS Vice President of Middle Market and Ministry, Megan Bradford, explains: "While Meals On Wheels delivers essential nutrition to vulnerable. homebound older adults, Swipe 'N' Dine serves a different purpose—one rooted in connection and belonging. Many older adults today are lonelier than ever. They need more than just a meal—they need a reason to show up." A good meal might draw them in, but it's the friendships, purpose, and joy that keep them coming back.

Swipe 'N' Dine (SND) reimagines the senior center model and experience. Instead of gathering in a single location, participants use a special meal card to "swipe" at partnering restaurants across the community. Menus are crafted to meet Council on Aging nutritional standards, and the model offers choice, flexibility, and dignity. For Edna, a beloved family matriarch, it's a welcome change. "It's so nice to share a good meal with others-without spending hours in the kitchen."

munity. ERS staff partner with local restaurants, caterers,

and community spaces to host "popup" dining events. These events create vibrant, inclusive experiences where many come alone or with a plus one, but leave with new friendships. Familiar venues like Artsville in Madisonville and the Deer Park Library have become cherished weekly gathering spots. To meet growing demand, ERS has launched a campaign to raise up to \$1 million to expand Swipe 'N' Dine's reach. "Our goal is to serve more people, offer more meals each month, and provide expanded programming that truly enhances quality of life," says MOW Director Tsippy Gottlieb. In just one year, the program has grown from 350 participants to a projected 800 by

early fall.

SND is more than a meal-it's a way to build com-

Thanks to Swipe 'N' Dine, participants like Steve now have a reason to get up, get dressed, and meet with friends every Wednesday. Janet's daughter Lynne now includes SND visits in her weekly errands, knowing it's the highlight of her mother's week. "I love the chatter, the food, and just getting out of the house," Janet says. As for Henry, he still enjoys a tuna sandwich now and then-but he looks forward to lunch at The Kinneret Grill, a partner restaurant, where he met Sam, a fellow veteran. "This program didn't just fill my plate-it filled my heart," he says.

Learn more and support this important campaign at erslife.info/snd.



Lynne (L) and her mother, Janet (R), enjoy time together with others at SND.



Since her husband's passing, Edna (R) has found meaningful connections at SND



Kinneret Grill and other local businesses are partnering with Swipe 'N' Dine.

Purpose in Action: How CMSI is Changing the Dementia Support Landscape

By Caroline Puryear

In 2024, Episcopal Retirement Services' Center for Memory Support and Inclusion (CMSI) continued its mission to foster a more compassionate and inclusive community for individuals living with dementia and their care partners. Guided by Director Shannon Braun, the Center expanded its reach through new partnerships, innovative programming, and the addition of Program Coordinator Sarah Shaffer.



CMSI Director Shannon Braun and Program Coordinator Sarah Shaffer collaborate with community partners to expand access to education, resources, and programs for caregivers and individuals living with dementia.

Sarah, who also serves ERS as a Living Well Senior Solutions Care Concierge, supports CMSI by assisting with registration, engagement, and community-building efforts. She brings both professional expertise and personal caregiving experience to her role-qualities that have established her as a compassionate and trusted presence in the lives of many families. "What excites me most about my role is being part of something that truly makes an impact," Sarah shared. "This work is personal and purposeful. I'm genuinely grateful every day for the connections and bonds I've formed with our participants and partners."

Highlights from the year included two new community partnerships that introduced dynamic and meaningful programming for CMSI participants. Through a collaboration with La Soupe, attendees engaged in hands-on culinary sessions that promoted brain health while helping caregivers gain confidence in the kitchen. For many, it marked a shift in household roles. "A number of participants shared that their partners had always done the cooking," Sarah said. "Now, they're stepping into that space with support, and it's been an empowering experience."









CMSI offers a variety of support programs for individuals living with dementia and their caregivers, featuring mental and physical activities such as art, singing, dancing, and even cooking lessons.

A second partnership with Keys for Success highlighted the healing power of music. Music therapist Olivia Barnaclo led CMSI's Songs In Mind choir, where individuals with dementia and their care partners came together to sing, reminisce, and build community. "Music has an incredible ability to unlock memories and reduce anxiety," said Sarah. "But beyond that, the choir created a space of inclusion and joy. Everyone is welcome, regardless of singing ability."

One especially moving moment occurred during the Songs In Mind holiday concert. "There was this beautiful sense of connection in the room," Sarah recalled. "Seeing families, friends, and community members gather in support and celebration, that's what this work is all about. Moments like that remind me of the true meaning of what we do."

Looking ahead, CMSI is dedicated to expanding access to education, resources, and programs that help caregivers and individuals living with dementia feel more confident and less alone. "We're excited about the opportunity to grow through even more community partnerships," said Sarah. "The more we can offer, the more families we can reach—and the stronger our community becomes."

As the Center for Memory Support and Inclusion grows, so does its impact, empowering families, strengthening connections, and leading the way in building a more inclusive community for all. Learn more at theerscenter.org.

2024 Episcopal Church Home Donors

The Episcopal Church Home would like to recognize the following contributors for the extraordinary kindness and generosity they have expressed in 2024 through their philanthropic investments of \$1,000 or more.

GIFTS OF \$20,000 AND ABOVE

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Morton Society Members:

The John P. Morton Society celebrates founder of ECH, John P. Morton, by recognizing individuals who have remembered Episcopal Church Home in their estate plans.

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Ann T. Groth
Stephen and Barbara Ellis
James and Kathy Hendon

Keith Knapp^
Wendell Meyer and Ann
Stevenson
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2024 Community Partnerships

ERS is grateful to the following foundations, corporations, churches, and organizations that made contributions through a gift, grant, or sponsorship.

GIFTS AND GRANTS OF \$50,000+

The Ellen A. and Richard C. Berghamer Foundation Millstone Fund L.& L. Nippert Charitable Foundation Jacob G. Schmidlapp Trusts, Fifth Third Bank Trustee Sutphin Family Foundation

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Building Management Partners FortiSafe Technologies TheKey The Episcopal Church of the Redeemer

GIFTS OF \$5,000-\$9,999

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2024 Living Legacy Society

The Living Legacy Society recognizes friends who have informed us that they have included ERS in their will, estate plans, or other deferred gift arrangement. We are grateful to these donors for helping ensure that ERS continues to serve older adults for years to come.

Anonymous (5) Frances N. (Nicky) Bade Gay+ and St. John* Bain Leah Bird Joy Rowe Blang^ Jon B.+ and Jeanne M. Boss Eleanor A. Botts Anna K. and George G.* Carey, IV Mr. and Mrs.* A. B. Closson, Jr. Diana L. Collins^ Christopher and Melissa Cowan Katherine Duval Robert Evans and Brian Miller Missy Segal Fox+< Mary Beth and Jim* Foxworthy Tal* and Alan M. Gast Sue Grethel^ Al Harris Robert and Judith Heaton Theodore* and Barbara High Stanley A. Hooker, III "Tad" Angela and Noel + Horne Kathy Ison-Lind^ Harry Kangis+ and Julia Hawgood K. Jay^ and Lana Kittenbrink Mike* and Kathy Krug Jeff and Laura Lamb Miss Louise Landen

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PLANNED GIFTS REALIZED IN 2024

The Estate of Marilyn Bubel
The Estate of Eli and Ilona Perencevich
The Estate of Elizabeth Goessell Rule



2024 Samaritan Circle

The Samaritan Circle is comprised of individuals who generously support the annual needs of ERS through the Good Samaritan Mission Fund, specific programs, and capital initiatives with a donation of \$1,000 or more.

PLATINUM LEVEL: \$10,000+

Mrs. Linda Callard Alan M. Gast JoAnn+ and Gary Hagopian Harris Family Charitable Fund H. Noel+ and Angela Horne Linda Klump+ Carolyn Ludwig Earl Mills Charles and Clare Rodes Geoff and Robin Smith David and Linda Stetson Stetson Family Fund Sally Tieke

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SILVER LEVEL: \$2,500-\$4,999

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