



# 2021 Impact Report



KING-BRUWAERT  
HOUSE



MAIN DINING ROOM



LIBRARY

*Since 1933, King-Bruwaert House has provided a gracious, caring, and uniquely special community for senior men and women. We respect and build on this tradition of enhancing individual dignity, independence, and self-esteem. Our mission is to provide unsurpassed levels of service that cater to assisted living, memory care, skilled nursing, and independent living. We will make every effort to meet the physical, social, and emotional needs of our residents.*



GODAIR PARK

## Greetings From The CEO

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We are proud to present the first annual Impact Report for King-Bruwaert House. Although we have been established since 1933, and have been home to many generations of Burr Ridge, Hinsdale and local families, King-Bruwaert House (KBH) has been known as the “best kept secret” of Burr Ridge. Established as a unique home for “women of gentile birth with little or no means,” our founders, Suzanne King-Bruwaert and her husband, Edmond Bruwaert, endeavored to establish a gracious Georgian Manor residence in a peaceful setting that would provide a rich, stimulating and impactful lifestyle to community seniors. Throughout its 88-year history, KBH has been seen as an elegant, refined and gracious home with dedicated, caring staff members who have provided person-centered care long before it became an industry practice. KBH was the first community in Illinois to earn the Assisted Living Accreditation from the Joint Commission, one of the first to open an on-site Geriatric Clinic and was recognized as a pioneer in introducing a “small house” memory care concept to provide specialized care and attention to residents identified with early- to mid-state dementia.

King-Bruwaert House is home to more than 200 residents who benefit from the exceptional care and services provided by 150 qualified and trained staff who represent many departments that operate 24-hours a day, 7-days a week. Staff longevity, another hallmark of KBH, creates an atmosphere of familiarity within our community, allowing residents to be comfortable in a family-focused setting.

As CEO, I have enjoyed my eight years at KBH and look forward to the completion of several major construction projects in the next two years that will meet and exceed the needs of current and future generations of senior adults. It’s an honor for me to share and be part of the “best kept secret” in Burr Ridge. I hope you enjoy our special story.

Warm Regards,



Terri Bowen, CEO



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**TERRI BOWEN**  
Chief Executive Officer  
of King-Bruwaert House

# Just on the Horizon

Spacious, beautifully-appointed luxury apartment homes will soon be under construction just east of our historic Georgian Manor Home. This long-awaited project, The Gardens of King-Bruwaert House, has been under discussion for years to meet the growing need for more independent living homes to serve our community. The 44-unit, three-story building will feature brick construction and bright, open floor plans surrounded by a natural, wooded setting. Excellent dining options, personal and professional services, convenient underground parking plus a full range of amenities will create a well-rounded lifestyle for incoming residents, age 60 and above.

An extraordinary future awaits those who prioritize a maintenance-free lifestyle, along with quality care and active engagement with social activities. The new building will include landscaped courtyards, a 1.5-mile walking path that passes along two ponds with a bridge, gazebo, multiple gardens, fenced-in dog park and a tributary of Flagg Creek.

An enclosed walkway will connect The Gardens to the existing manor home, providing easy and temperature-controlled access to all services, activities and events. There's assurance in having a continuum of care available at any point in the future – with

priority admission to assisted living, memory care and skilled nursing for temporary or permanent care. The project is tentatively slated to open in 2023.

Construction is currently underway for a major renovation of the KBH Bridge wing that will bring bright, modern and expanded assisted living suites to the second floor of our manor home. This level of assisted living will accommodate residents who need additional personal assistance with daily activities and mobility. Suites are conveniently located to a central elevator for easy access to dining, activities and services.

In spring, plans will begin for a major redevelopment of our existing 35-bed Skilled Nursing unit that will result in two spacious and modern 14-bed neighborhoods that include a state-of-the-art memory care area. Our original Health Care Center opened in 1989 and has undergone several smaller renovation projects over the years. The new construction plan will bring a complete redesign to the unit. Nursing and support staff will focus on person-centered care to meet the needs and abilities of those requiring 24-hour services.

*\$3 million endowed for property purchase*

**SEPTEMBER 14, 1928**

*Estate executors prepare for land purchase and construction*

**JANUARY 1929**

*35.5-acre land parcel purchased for \$55,000*

**AUGUST 1931**

*King-Bruwaert House formally opens*

**APRIL 21, 1933**

# The Gardens

## OF KING-BRUWAERT HOUSE



COURTYARD RENDERING



RESTAURANT RENDERING



GREAT ROOM RENDERING



RESIDENCE RENDERING

*The Village of Burr Ridge annexes KBH property*

NOVEMBER 1975

*KBH enters merger agreement with Godair Home*

JANUARY 19, 1979

*Cutting and razing begins at Godair*

MARCH 15, 1982

*Plans are announced for a \$2.3 million building addition*

NOVEMBER 1987

# The Garden's Groundbreaking

Board members, senior management, local business and construction professionals gathered September 17, 2021 for an official groundbreaking ceremony signaling the start of a long-awaited residential project plus two major renovations at King-Bruwaert House. Pictured at the ceremony were (left to right): Burr Ridge Mayor, Gary Grasso; KBH Chief Executive Officer, Terri Bowen; Chief Financial Officer, Adrian Goetz; and Paul Stech, Senior Director of Buildings and Grounds.

One of the biggest projects ever undertaken by KBH in its 88-year history will be The Gardens of King-Bruwaert House, an exciting new development to be built on our 35-acre campus.



**GROUND BREAKING**

*“We are excited about our independent living expansion plus the improvements to our assisted living and skilled nursing neighborhoods,” said CEO Terri Bowen, who has been leading KBH operations since 2014. “For years we have been discussing these projects and now we are moving forward to bring excellent opportunities to all those who have shown an interest in being part of our community.”*



The new KBH 35-bed Health Care wing opens

**AUGUST 1989**

Geriatric Assessment and Outpatient Clinic opens

**MAY 1990**

Major kitchen expansion project begins

**AUGUST 1990**

Groundbreaking for The Woods of King-Bruwaert

**MAY 1993**

# Staff Member Spotlight

## SOCIAL SERVICES MANAGER, EMILY NEUSTADT

Emily was recognized with the 2021 LeadingAge-Illinois Honoring Excellence Rising Star-Management Award during the organization’s annual state meeting held virtually in mid-June. The award honors Emily for demonstrating a strong work ethic, commitment, initiative, leadership, plus the ability to be a team player. She joins with six other senior living community professionals who were selected in several award categories for their exceptional performance. Throughout the COVID-19 restrictions, Emily visited residents who were confined to their rooms, helping them to cope with challenges associated with the pandemic. She made time for everyone, offering support and guidance to residents, families and staff who benefited from her kindness and compassion.

During the required COVID-19 testing for staff and residents, Emily volunteered her time to support nursing staff with bi-weekly testing procedures. Once the vaccine became available to KBH, she offered to assist Walgreens pharmaceutical professionals during a series of vaccine distributions for staff and residents. Emily has been highly supportive of KBH and recognizes the dedication of all employees while emphasizing the importance of everyone playing a significant role in keeping our community healthy and safe.

*Pictured at the ceremony were (left to right): Emily Neustadt and Karen Miller.*



*“Emily brings professionalism and dedication to her position at KBH and we all benefit from her positive attitude and enthusiasm,” said CEO Terri Bowen. “We are excited and happy that LeadingAge-Illinois has selected her for this special honor.”*

*The first residents move into the Woods of King-Bruwaert*

1994

*New memory care wing project begins*

1998

*Greenhouse and Garden Room open*

SEPTEMBER 1998

*Receipt of first-ever Assisted Living Accreditation*

MAY 2000



*“I wanted to be part of this Honor Flight to represent others who came before me and served in the military. I think this is an important recognition for women.”*

*– Eileen McDonald Hands*

## Embracing a Legacy Experience

### EILEEN MCDONALD HANDS PARTICIPATES IN HISTORIC HONOR FLIGHT

When Eileen McDonald Hands of Godair Park boarded the first all-female Honor Flight in Chicago on October 6, 2021, she was destined to be part of something big. Her participation became national news when Eileen was interviewed in Washington, DC by an ABC network news team filming a segment on the flight that honored 93 women for their military service in World War II, the Korean War and Vietnam. The women spent a full day visiting monuments, memorials and attending events in the nation’s capital.

Eileen has the distinction of being among the first women to accept recognition for their military service. She served in the U.S. Army Nurse Corps from 1951-1953 at the height of the Korean War. She describes Korea as one of the coldest places she’s ever been, where frostbite was common. Eileen assisted in redressing wounds and worked with medical teams to help patients. She recalls being in hospital settings that resembled “United Nations” operations - surrounded by Turkish soldiers, Swedish officers, and British military.

After Korea, Eileen returned to the States where she provided post-surgical treatment to veterans with tuberculosis. Eileen’s post-surgical care helped to support their healing process.

On Veterans Day, November 11, 2021, Eileen was invited to share her Honor Flight experience with Gower Middle School students in Burr Ridge. She was proud to discuss her military stories and to represent so many women who came before her to serve our nation.

*KBH agrees to be part of the national Memory and Aging Project*

MAY 2002

*KBH celebrates its 70th Anniversary*

APRIL 2003

*KBH adds 10 additional skilled care beds in the Rose Wing*

OCTOBER 2003

*KBH introduces the first Legacy and Leaders Dinner*

SEPTEMBER 2005

# A Great Idea Inspires Others Into Action

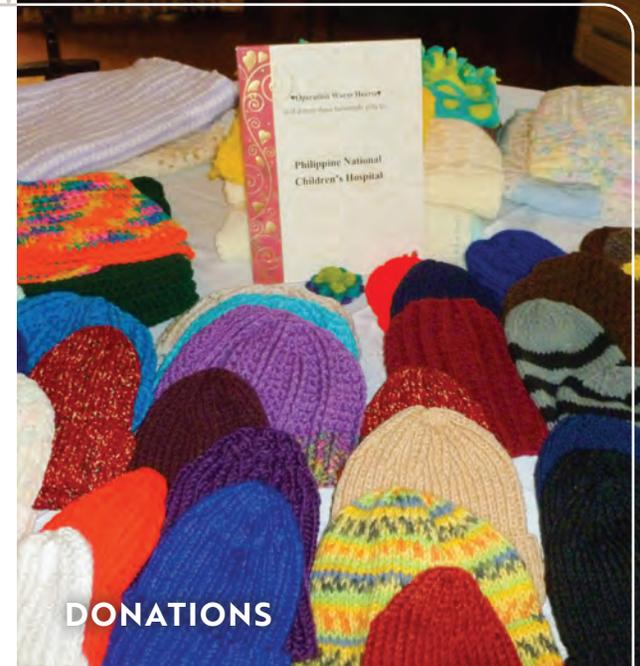
## OPERATION WARM HEARTS WEAVES A SUCCESS STORY

An idea proposed in 2010 by the late Carol Hanson and Agnes Donlon of Godair Park developed into an extraordinary success story. The two friends shared an interest in knitting and crocheting. They knew others in the KBH community had similar skills. Their plan was to bring people together, merging their talents and interests. With a go-ahead from KBH staff, Carol and Agnes took the lead and hosted monthly meetings for anyone interested in joining. They called the group Operation Warm Hearts (OWH) – and it was heart-warming to see the response.

More than 15 members attended the first session. By the end of the first year, OWH members made hundreds of hats, scarves, mittens, booties, baby items, lap robes, blankets and sweaters. They selected several local organizations to donate their items. Members quickly became friends and monthly meetings turned into enjoyable gatherings.

Every February, OWH members celebrate their success with a luncheon that officially opens a new year for the group. During the pandemic, OWH members canceled the lunch and meetings – but stayed in contact and continued to make items for charities. They hope to host the lunch in 2022 and expand their reach to new agencies.

OWH members have donated thousands of items to hospitals, shelters, schools, special needs groups, and even an international agency in the Philippines. They embrace warm thoughts while sharing their gifts with others.



DONATIONS

*“Our goal is to keep everything going,” said Rose Ann Hoof, who has become one of the Operation Warm Hearts coordinators, along with Jane Foster and Mary Therese Hester. “We also welcome others to join us.”*

The Great Lounge undergoes major decorating renovation

2006

KBH celebrates 75th Anniversary

2008

First meeting of Operation Warm Hearts

MAY 2010

Major slate roof renovation

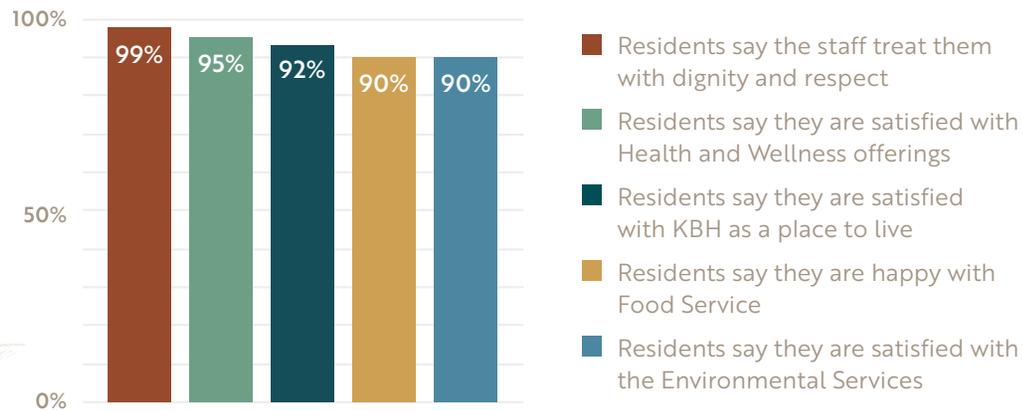
2013 - 2014

# Resident Satisfaction

One key component of the KBH mission is tending to all dimensions of wellness of every resident. Every staff member is rooted in our resident-centric model. No matter what level of care, KBH focuses on helping to fulfill residents' needs and desires every day. It is these experiences which create their feelings of satisfaction.

Cookie cutter approaches to resident services are not part of our mentality. We focus on what would make each person's life more fulfilling.

To ensure we are operating true to our mission by providing the highest level of care, KBH performs regular Resident Satisfaction Surveys. KBH's excellence is shown by our overall score being a full seven points above the industry norm. Key areas in which KBH excels include:



KBH begins major kitchen remodeling project

2014 - 2015

Major reforestation project begins

2016

HERE IS WHAT OUR RESIDENTS HAVE TO SAY ABOUT KBH:

*"We have an atmosphere of employees who genuinely care about the residents, the quality of life and are responsive to requests and concerns."*

*"Exceptional staff – everyone is attentive, kind, caring and respectful – this is consistent throughout the operation."*

*"The activities are awesome."*

*"KBH provides the convenience of an independent life, just as if I were in my own home but with life on campus wherein maintenance and seasonal service is provided for me."*

*"Love the feeling of community."*

*"I like being a name, not a number. I live at KBH in the summer months and Florida in the winter. When my health fails, I plan to live here year-round."*

# Independent Living Residents Enjoy an Active Lifestyle

## PARTICIPANTS DEVELOP MEANINGFUL BONDS AND FRIENDSHIPS

Studies show that socialization creates a more fulfilling lifestyle for senior adults seeking less work and more engagement. One of the biggest joys in being a resident at our Woods and Godair communities is having access to a range of programs and activities that appeal to both men and women. Social activities help residents to maintain their health emotionally, mentally and physically, while reducing the potential for isolation. Conversations, interactions, and new experiences can be helpful in promoting a healthy, positive outlook.

"Social activities are very important to live a long and meaningful life," said Nicole Slightom, Senior Director of Hospitality and Wellness. "Residents who attend our programs develop close relationships and strong connections within our community."

Woods resident Jane Foster participates in many activities and programs and encourages others to try new things. "I always try to convince new residents to get involved in as much as they can," Jane said. "I feel socializing is good for people. It makes you happier and keeps your mind alive." A sampling of KBH activities includes:

- Walking Club
- Chess Club
- Book Club
- Bridge Club
- Writing Group
- Fitness Class
- TED Talks
- Art Classes
- iPad Classes
- Game Nights
- Movie Nights
- Bible Study
- Theater Trips
- Symphony Trips
- Museum Trips



Major remodeling project on front entrance begins

2016 - 2017

K-B Nursing at Home officially opens

2017

Bistro '33 opens with a celebration party

2017

Renovation work begins on Carrington Hall

2018

# FY21 Donation Highlights

**KBH is appreciative of all our donors who keep us fiscally strong and enable us to continue providing unsurpassed levels of care. Thank You!**

- A new Kubota Machine was purchased by a donor for the use of our maintenance staff for grounds keeping and snow removal, with an additional gift received to obtain a snow blade for the machine.
- An automobile donation allowed us to use the vehicle as a trade-in for purchase of a new van for resident transportation services.
- A gift from a donor helped us with remodeling costs to re-open Suzanne's Place for memory care services.
- An estate gift from long-time residents Carol and Dusty Hanson provided funds to relocate any gardens affected by our campus expansion.
- Since the start of the COVID-19 pandemic, donors have provided more than \$62,000 of support to help purchase Personal Protective Equipment (PPE), provide adequate staffing levels for increased tasks of monitoring temperatures, meal delivery, grocery shopping, community cleanliness and proper disinfecting. These financial gifts allow our families, residents, and other KBH friends to express our collective appreciation of our staff for their diligence during these unprecedented times.
- A group of Woods residents worked together to provide a new ice machine and ice cream display freezer for the Bistro, in appreciation of Oscar's dedicated service on their regular visits.
- Donor established scholarships helped provide additional education and training for 11 employees of KBH.



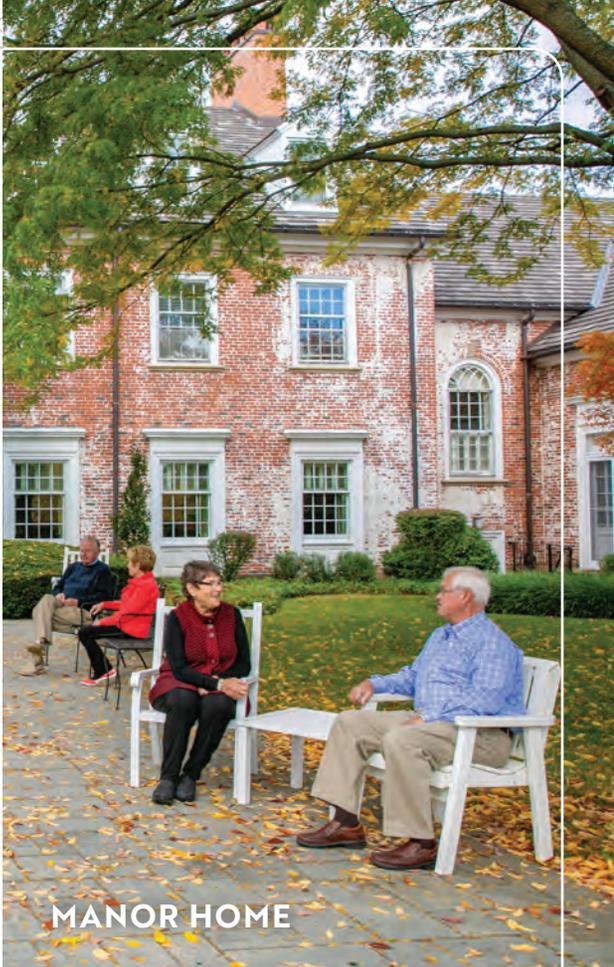
**WALKING BRIDGE**

# FY21 Development Report

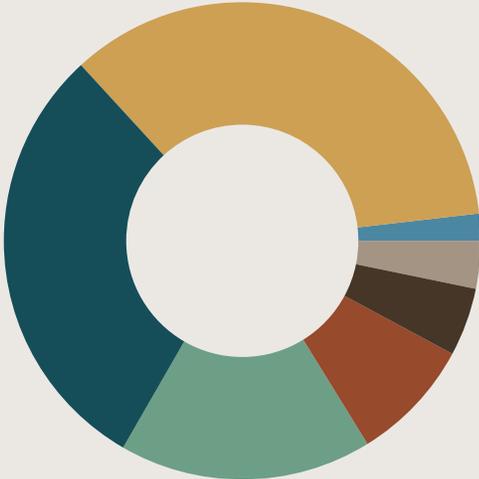
414 gifts were received totaling \$390,792. This was a 46% increase above FY20 of \$267,391.

Philanthropic donations this past year helped us:

- Support the costs of responding to the COVID-19 pandemic
- Supplement resident payments in the operating budget
- Renovate and re-open Suzanne’s Place
- Obtain a new maintenance vehicle for lawn care, and a new van to transport residents
- Begin building resources to supplement plans for the Health Care wing renovation
- Provide Staff with a record breaking holiday bonus for their efforts during COVID-19



MANOR HOME



### GENERAL LEDGER

- COVID-19 Response Fund
- Landscape/Campus
- Designated
- Employee Appreciation Holiday Fund
- Expansion Campaign
- Unrestricted
- Other

GENERAL LEDGER	AMOUNT	PERCENT
COVID-19 Response Fund	\$12,462	3.2%
Landscape/Campus	\$18,462	4.7%
Designated	\$32,100	8.2%
Employee Appreciation Holiday Fund	\$66,315	17.0%
Expansion Campaign	\$117,737	30.1%
Unrestricted	\$136,241	34.9%
Other	\$7,475	1.9%

# Healthcare Enhancement Renovation

In the coming years, a much-needed facelift and re-design of our Skilled Nursing wing will be taking place. This is another of the historic renovation and expansion projects that will provide the upgrades needed to continue our pursuit of unsurpassed levels of care for generations to come. As with all projects of this nature, there is a significant cost involved. Our funding model is based on future resident fees, loan financing and a draw from our Endowment. As a 501(c)(3) nonprofit charitable organization, we are also seeking support from the generous donors who have helped King-Bruwaert House accomplish such projects in the past. Donations help us reduce the draw from our Endowment to protect it for use in future generations, and will allow us to make elements of the project that are on a wish-list become reality.

In particular, there will be opportunities for support at a number of levels:

- Appeals and multi-year pledges will allow donors to support the project in ways that fit their financial situation.
- Naming opportunities that are being developed for areas of the project both small and large. Please contact our Development Office if these might be of interest to you as a current gift or estate commitment.
- A new Remembrance Wall that will create a lasting memorial for those who made KBH their home. With a gift of \$5,000, donors can honor a resident by including their name and years of residency on a tree-themed memorial befitting of our beautiful campus setting.
- A wish-list of new equipment and furnishings will be available for a targeted donation.



FUTURE HEALTHCARE COMMONS LIVING ROOM RENDERING

# Donor List

*We express our sincere gratitude to our donors.*

*From July 1, 2020 - June 30, 2021*

## **SUZANNE KING-BRUWAERT SOCIETY - \$10,000+**

Anonymous  
Patrick Born  
Barbara Byrne  
Carol Hanson & the Estate of Carol Hanson  
Mr. & Mrs. Robert King  
Adele Mayer  
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Mr. & Mrs. John Paro & the Paro  
Family Foundation  
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Florence Tuthill  
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## **CONTRIBUTORS - \$1,000-\$2,499**

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### **KBH SUPPORTERS - \$1-\$99**

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Linda Carpenter  
Mr. & Mrs. John Crowley  
Mr. & Mrs. Anthony Hill  
Linda Hellstedt  
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Unknown Donor  
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### **LEADERSHIP TEAM**

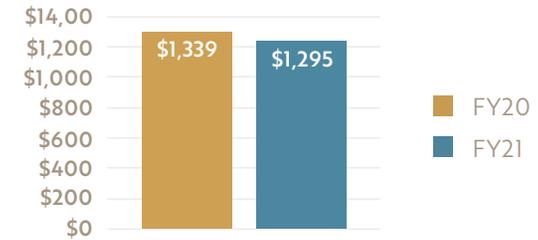
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Brittany Beltz - Manager of Digital Content & K-B Nursing at Home  
Leslie Grey-Lippold - Lifestyle Director  
Shareen Klasing - Resident & Wellness Manager  
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Aaron Torres - Director of Culinary Services  
Michael Trench - Director of Development

# Financial Statements & Ratios

STATEMENT OF FINANCIAL POSITION	Fiscal Year Ended	
	June 30, 2021	June 30, 2020
Current Assets	\$983,578	\$1,764,412
Investments	\$41,876,837	\$39,128,596
Net Fixed Assets	\$22,321,438	\$21,645,235
<b>Total Assets</b>	<b>\$65,181,853</b>	<b>\$62,538,243</b>
Liabilities	\$46,268,334	\$46,176,950
Net Assets	\$18,913,519	\$16,361,293
<b>Total Liabilities &amp; Net Assets</b>	<b>\$65,181,853</b>	<b>\$62,538,243</b>

STATEMENT OF OPERATIONS	Fiscal Year Ended	
	June 30, 2021	June 30, 2020
<b>REVENUE</b>		
Operations	\$8,569,211	\$10,638,932
Donations (Unrestricted)	\$326,455	\$268,468
Investment	\$6,960,114	\$263,378
<b>Total Revenue</b>	<b>\$15,855,780</b>	<b>\$11,170,778</b>
<b>EXPENSES</b>		
Operations	(\$11,827,853)	(\$10,740,802)
Depreciation	(\$1,456,224)	(\$1,576,075)
<b>Total Expenses</b>	<b>(\$13,284,077)</b>	<b>(\$12,316,877)</b>
<b>Net Operating Income</b>	<b>\$2,571,703</b>	<b>(\$1,146,099)</b>
Asset Released from Restriction	(\$19,477)	(\$42,312)
<b>Change in Net Assets</b>	<b>\$2,552,226</b>	<b>(\$1,188,411)</b>

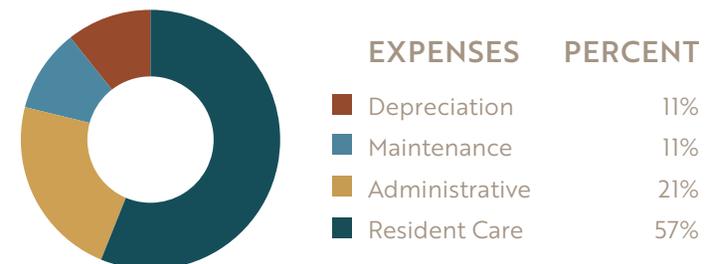
## DAYS CASH ON HAND



## 2021 REVENUE



## 2021 EXPENSES





CARRINGTON HALL



GODAIR PARK

## OUR VALUES

*We believe in the basic dignity, worth and equal treatment of all people.*

*We believe in honesty and professionalism in dealing with others.*

*We believe in respecting the King-Bruwaert community as a vulnerable population due to age, state of health and dependence upon others for basic services.*

*We believe in protecting the confidentiality of information of those to whom we provide services.*

*We believe in excellence in knowledge and performance within our areas of expertise as we provide services to our residents.*

*We believe in the value of technology, evidence-based practice, innovation, collaboration and continuing quality improvement.*





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