

25 Years
of

Seabury

ANNUAL REPORT 2017



Richard C. Heath

President & CEO

Dear Friends of Seabury,

This was another special year at Seabury. Phases B and C of our expansion plan really took shape over the winter months and is nearing completion at this writing. The Phase C Health Care addition was licensed and opened in November and the first new Residents of the Phase B, South Wing moved in December 11th. The new Charles and Ethel Larus short term rehabilitation wing was officially opened with a ribbon cutting on December 5th.

There is more work to complete in the South Wing and Bishops' Chapel, and The Brewer and Davis skilled nursing centers and The Views have been reopened, showcasing a beautiful remodel to provide a more comfortable, innovative space for our residents in these areas.

Also during 2017, we accomplished a major remodeling of The Meadows including some reconfiguration of spaces as well as new furniture and finishes.

Seabury At Home continues its impressive growth in Hartford and New Haven counties and at year's end had 180 members. The program's steady growth is a tribute to its quality services and the desire of forward-thinking adults to protect their future by investing in it with a high quality provider of senior health and housing services. As in the past, Seabury continued its commitment to the community in several ways.

- Participation in the Chamber of Commerce Taste of Bloomfield and Business After Hours
- Continued Support of the Hartford Symphony
- Major sponsor of programs at Hill-Stead Museum
- Repurposed household appliances, cabinetry and other items through Habitat for Humanity's ReStore in Bloomfield.

Seabury maintained excellent occupancy across the continuum during 2017 and, as of this writing, 88% of the units in the South Wing are reserved. As our current plan approaches completion, the Board of Directors has begun discussions regarding the next strategic plan in order to improve service offerings for current residents and build new and exciting programs for future generations of Seabury Residents and Staff.

I can't finish my letter without recognizing the retirement of Seabury's Chief Financial Officer, Steve Yanofsky. Steve served our community for 25 years and has begun an exciting new adventure. Also leaving us soon will be Margie Sullivan, Chief Operating Officer, and Senior Vice President of Health Services. We thank her for her many years of dedication to Seabury.

It is truly an exciting time at Seabury, a community with historic past and a brilliant future thanks to the spirit of its Residents, Staff and Board.

Sincerely,

A handwritten signature in black ink that reads "Richard C. Heath".

Richard C. Heath
President & CEO

“It is truly an exciting time at Seabury, a community with historic past and a brilliant future. . .



Gale Mattison

Chairman of the Board of Directors

Dear Friends of Seabury,

In 2017, the Board of Directors continued to focus on our dedication to the current residents of Seabury as well as moving the community forward into a stronger future. Seabury is a vibrant life plan community that is strong organizationally and financially. We continue to embody the definition of a high quality life plan community.

This year we saw the dirt piles gradually become the new buildings that we all have eagerly anticipated. Week by week, the new apartments began to rise until they were prominent features as one drives toward Seabury on Wintonbury Avenue. One cannot miss our new apartment homes. Similarly, it was satisfying to watch the Health Center and new Rehabilitation wing come to fruition. The new independent living residences, health center, rehabilitation rooms, and the upgrades to assisted living and skilled nursing all contribute to a stronger and more vibrant community.

In addition to the enhancement and growth of the campus community, the Board of Directors took a long, careful look at the bylaws and the corporate structure of the Seabury family of companies. As a result of this review, the legal corporate structure of Seabury changed. Church Home of Hartford Incorporated (CHHI), is the actual corporate name of Seabury and has had the Episcopal Parishes of Hartford County as the sole member of the corporation since our inception. While historically this has been a functional way to manage our communities, the times required us to move into a more modern structure. A new Company, Seabury Incorporated, was created to become the sole Member for Church Home of Hartford. While CHHI has been the sole member for both Seabury At Home and the Seabury Charitable Foundation; Seabury, Inc. will become the sole member for all three corporations.

Seabury has a rich tradition as a faith based community. Our affiliation with the Episcopal Church in Connecticut is the cornerstone of both our founding and future. With the change in the bylaws the Bishop of the Dioceses of Connecticut is recognized as the Ecclesiastical Authority, an officer of the Board of Directors. As such the Bishop serves as the principal pastor to the Corporation and the chief liaison with the Episcopal Church. We thank Rev. Canon Wilborne A. Austin, Donna Galluzzo, and James Trail for their dedicated service in these recent years. Each has retired from the CHHI Board of Directors and has left a legacy with their hard work for our organization.

Finally, even with all of the activities for 2017 undertaken by the Board of Directors, we continue to look to the future and how to strengthen and see this wonderful community grow.

Yours,

A handwritten signature in black ink that reads "Gale Mattison". The signature is fluid and cursive, written in a professional style.

Gale Mattison,
Chairman of the Board of Directors

“ . . . we continue to look to the future and how to strengthen and see this wonderful community grow.”

Seabury | 2017 BOARD OF DIRECTORS



GALE A. MATTISON, BOARD CHAIR

- Retired Executive Financial Officer, State of Connecticut
- Past Chief Fiscal Officer, Connecticut Department of Correction
- Past Vestry Member, St. James's Episcopal Church, West Hartford
- Past Jr. Warden, St. James's Episcopal Church, West Hartford
- Past Member, Board of Directors, University of Connecticut Health Care Finance Corp.
- Past Vice Chairman, Board of Directors, Connecticut Lottery Corporation
- Treasurer, Tibetan Terrier Club of America
- Veteran, United States Army 1968-1971
- Vice President, Board of Directors, Church Home of Hartford, Inc.



THE RIGHT REV. IAN T. DOUGLAS, ECCLESIASTICAL AUTHORITY, EX OFFICIO

- Bishop Diocesan, Episcopal Diocese of CT, Overseeing 168+ Parishes & Affiliated Organizations
- Chair, Board of Directors, Church Home of Hartford, Inc.
- Member of the Anglican Consultative Council and Standing Committee of the Anglican Communion
- Former Angus Dun Professor of Mission and World Christianity, Episcopal Divinity School, Cambridge, MA



JONATHAN A. DIXON, M.D., BOARD VICE CHAIR

- Physician
- Director, Rheumatology Clinic, Hartford Hospital
- Assistant Clinical Professor of Medicine, University of Connecticut School of Medicine
- Past Major, U.S. Army Medical Corps
- Past Board of Directors, Hartford Healthcare Corporation
- Past President of the Medical Staff, Hartford Hospital
- Past Chief, Division of Rheumatology, Hartford Hospital
- Past Board of Directors, Hartford County Medical Association
- Past Chairman, Physician Health Committee, Hartford County Medical Association
- Past Chairman, Hartford Physician-Hospital Organization ad hoc Committee on Medicare Risk Contracting
- Past President, Hartford Physician-Hospital Organization
- Past President, Hartford Physicians Association
- Past Chairman, Medical Advisory Board of the Hartford Physicians Organization
- Past Board of Directors, Hartford Physicians Organization
- Past U.S. Army Europe, Consultant in Rheumatology and Immunology
- Board of Directors Church Home of Hartford, Inc.; Chair, Health Care Services Committee



RICHARD C. HEATH, PRESIDENT

- Executive Vice President/CEO, Seabury
- Licensed Nursing Home Administrator FL and OH
- Past Director, Armed Forces Retirement Home, Gulfport, MS
- Past Executive Director, North Florida Retirement Village, Gainesville, FL
- Past Vice President, New Business Development, Sears Methodist Retirement System, Abilene, TX
- Past President/Management Consultant, Rick Heath & Associates, LLC
- Past President/CEO, Gulf Coast Village Retirement Community, Cape Coral, FL
- Past President, Rotary Club of Cape Coral, FL
- Past member of American Association of Homes and Services for the Aging, House of Delegates
- Past member, AAHSA state affiliate boards in OH, MA, and FL
- Board of Directors, Seabury At Home, Inc.
- Board of Directors, Seabury Memory Care Center, Inc.
- Board of Directors, Church Home of Hartford, Inc.



WILLIAM J. THOMPSON, TREASURER

- Principal and Consulting Actuary, Milliman, Inc.
- Fellow, Society of Actuaries
- Member, American Academy of Actuaries
- Faculty Member, American Academy of Actuaries Life & Health Qualifications Seminar
- Facilitator, Society of Actuaries Fellowship Admissions Course and Associateship Professionalism Course
- Chairman, Insurance Board for Diocese of Connecticut
- Member, State of Connecticut Continuing Care Advisory Committee
- Former Vestry Member and Finance Committee Chair, St. James's Episcopal Church, West Hartford
- Board of Directors, Seabury Charitable Foundation
- Treasurer, Board of Directors, Church Home of Hartford, Inc.; Chair, Finance & Audit Committee



REV. ERL G. (PUCK) PURNELL, SECRETARY

- Episcopal Priest
- Retired Rector of Old St. Andrew's Church, Bloomfield
- Naval Aviator & Distinguished Naval Graduate
- Classroom teacher
- Founder, Oberon Small Business Computing
- Director of Annual Giving & Alumni Secretary - Kent School
- Director of Development, Berkeley Divinity School & Yale Divinity School
- Author - *A Seakayaker's Trip Planner & Logbook; A Sampler of Poems; Mainly Poems; Through Mark's Eyes* as well as numerous articles and essays
- Builder of kayaks & carver of Greenland style paddles
- Sometime pilot of a 1941 J-3 Piper Cub



THOMAS E. ANDERSEN

- Director of Engineering, Bartlett Brainard Ecacott, Incorporated
- Past Chairman, University of Hartford Construction Institute
- USGBC LEED Accredited Professional
- Board of Directors, Church Home of Hartford, Inc.; Chair, Building & Grounds Committee



THE REV. ROWENA KEMP, BISHOP'S REPRESENTATIVE

- An Episcopal priest serving as the Priest-In-Charge at Grace Episcopal Church in Hartford, Rev.
- Member Parkville Community Association
- Board Member, Hartford's South Park Inn
- Board Member, Berkeley Divinity School at Yale
- Bishop's Representative, Board of Directors, Church Home of Hartford, Inc.
- Member, Worship and Spirituality Committee, Church Home of Hartford, Inc.



LINDA BERRY

- West Hartford Board of Education (1985-93)
- Board member of the Capital Region Education Council (1989-93, Chairman 1991-92)
- Board member of West Hartford Community Television (1985-2000, President 1996-98).
- In seven years at Seabury, has served as Chair of both the Hospitality and Communications Committees, Co-Chair of the Staff Appreciation Fund, Editor of Voices and The Buzz, and President of the Residents' Association.
- Volunteer since 1962 and active with countless organizations, often as Treasurer and/or President

**BRADFORD S. BABBITT**

- Equity Partner, Robinson & Cole LLP
- Member, American Bar Association
- Chair, Content Management Committee, Section of Litigation, ABA
- Federal Bar Council of the Second Circuit
- Ranked in Chambers USA, and Benchmark Litigation
- Chancellor to the Bishop Diocese of the Episcopal Diocese of CT
- Past Tournament Chairman of Travelers Championship
- Board of Directors, Church Home of Hartford, Inc.

**MONIQUE R. POLIDORO, ESQ.**

- Partner, Rogin Nassau LLC
- Chair, Professional Advisory Committee of the Hartford Foundation for Public Giving
- Member, Estate & Business Planning Council of Hartford
- Member, Connecticut Estate & Tax Planning Council

**RON THERIAULT**

- Principal & Senior Business Development Associate, OneDigital Health and Benefits
- Principal & Senior Consultant, Ovation Benefits
- Vice President/Co-Owner, Associated Benefits, LLC
- Underwriter, Corporate HealthCare Financing
- Senior Underwriter, The Travelers
- Past President, Plainville Chamber of Commerce
- Seabury At Home, Board of Directors

**RAYMOND MADORIN, DIRECTOR EMERITUS**

- Attorney in sole practice
- President, Hartford County Bar Association 1989-1990
- Former Vestry Member and Sr. Warden, St. James's, West Hartford
- Board of Trustees, Goodwin College (Chair of Finance Committee)
- Treasurer, Farmington Exchange Club
- Board of Directors, Seabury At Home, Inc.
- Board of Directors, Seabury Charitable Foundation, Inc.
- Past President, Board of Directors, Seabury Memory Care Center, Inc.
- Past President, Board of Directors, Church Home of Hartford, Inc.

**MARNIE W. MUELLER, Ph.D.**

- Retired Senior Vice President, Connecticut Mutual Life Insurance Co.
- Past consultant to the Episcopal Diocese of Connecticut for rector search and strategic planning
- President of Trustees for Receiving Donations for the Support of the Bishop
- Chair, Board of Directors, Institute for Community Research, Hartford
- Trustee, Elizabeth Colt Bequest
- Trustee, Calvin J. Kazanjian Economics Foundation

**HAROLD L. RIVES III**

- Certified Professional Accountant
- Co-founder New England Guild Wealth Advisors
- Past officer, United States Navy
- Member, St. John's Episcopal Church, West Hartford
- Board of Directors, New Britain Museum of Art
- Board of Directors, Connecticut Health Foundation
- Board of Directors, Nutmeg Big Brothers Big Sisters
- Board of Directors, VOCE, Inc.
- Board of Directors, Church Home of Hartford, Inc.

**REV. GEORGE C. ROBERTS**

- Rector, St. James Parish, Farmington
- Clinical Pastoral Education at Goodwin House and Bailey's Crossing, Alexandria, VA
- Companions in Mission, Episcopal Church in Connecticut
- Master of Divinity, Virginia Theological Seminary
- Assistant Professor of Theatre, the University of South Carolina; Culver-Stockton College
- Master of Fine Arts in Theatre, University of Mississippi

**RICHARD E. WOODRING**

- Bachelor of Science in Civil Engineering, Drexel Institute of Technology
- Master of Science in Civil Engineering, University of Illinois
- PhD in Civil Engineering, University of Illinois
- Doctor of Engineering, Honorary, Drexel University
- Professor Emeritus Civil Engineering, Drexel University
- Dean of Engineering Emeritus, Drexel University
- Vice President Student Life, Drexel University
- Honorary Member American Society of Civil Engineering

- The Civil Engineering Laboratories at Drexel University are named The Richard E. Woodring Laboratories
- At Seabury Co-Chair of the Gardens and Greenhouse Committee
- Member and Co-Chair of the ALP Curriculum Committee and presenter of several popular courses
- Member of Christ the King Evangelical Lutheran Church in Windsor, Co-President of the Church Council, Assistant Minister and is currently Co-Chair of the Worship and Music Committee

**CRAIG SCOTT**

- BS in managerial finance from Babson College, Wellesley MA
- MS in operations management from Rensselaer Polytechnic Institute, Troy NY
- Graduate of the Pratt & Whitney Finance Leadership Program
- Vice President & CFO of Windsor, CT based Aero Gear, Inc., a leading supplier to the global aerospace industry
- Past Treasurer of Old St. Andrew's Church in Bloomfield
- Board of Directors, Church Home of Hartford, Inc., Finance and Audit Committee and Investment Committee

**THE REVEREND CANON
WILBORNE A. AUSTIN,
BISHOP'S REPRESENTATIVE**

- Vicar, St. Stephen's Parish, Bloomfield
- Member, Bloomfield Clergy Association
- Board Member, Bloomfield Interfaith Community
- Bishop's Representative, Board of Directors, Church Home of Hartford, Inc.

**JAMES A. TRAIL**

- IT Executive, Travelers Insurance Company, Retired
- Colonel, US Army Reserve, Retired
- Board Member, Wintonbury Land Trust
- Past Board Member and Chair of Investment Committee, Christian Activities Council, UCC
- Past Seabury Resident Council Treasurer
- Chair, Seabury residents' Finance & Budget Committee
- Member, Seabury residents' Building & Grounds Committee, Trails Committee and Communications Committee
- Past Chair, Seabury residents' Trails Committee
- Resident Director, Board of Directors, Church Home of Hartford, Inc.; Chair, Investment Committee, member Building and Grounds Committee and Health Services Committee

**JOHN R. WADSWORTH**

- IT Professional, Cigna Corporation
- Past Operations Manager for Print to Mail & Administrative Services Budget Lead, State of Connecticut
- Past Deck & Weapons Officer, USS Nashville
- Vestry member, Eucharistic Minister, Education for Ministry graduate, St. James, West Hartford
- Board of Directors, Church Home of Hartford, Inc., Building and grounds Committee, Finance and Audit Committee

**DR. DONNA R. GALUZZO**

- President, Corridor
- President & CEO, HMS Healthcare Management Solutions, Inc.
- Past President and COO, Connecticut VNA, Inc.
- Board of Trustees, Chair and Executive Committee, Connecticut Business & Industry Association (CBIA)
- Treasurer and Board of Directors, Women Organizing Women Political Action Committee
- Senatorial Inner Circle, Presidential Task Force – participation
- Board of Directors and Audit Committee, Protein Sciences Corporation
- Board of Directors, Victim Rights Center of Connecticut
- Corporator, Bristol Hospital
- Corporator, Connecticut Community Care, Inc.
- Past President, Board of Directors, Investment Committee Chair, Goodwin College Foundation
- Board of Trustees and Executive Committee, Goodwin College
- Board of Directors, Church Home of Hartford, Inc.

Seabury CONSOLIDATED BALANCE SHEET

Year Ended
September 30, 2017

Church Home of Hartford
Inc., year ending September
30, 2017 audited financial
statements excluding
The Seabury Charitable
Foundation, Inc., Seabury
At Home Inc., and
Seabury At Powder
Forest, LLC.

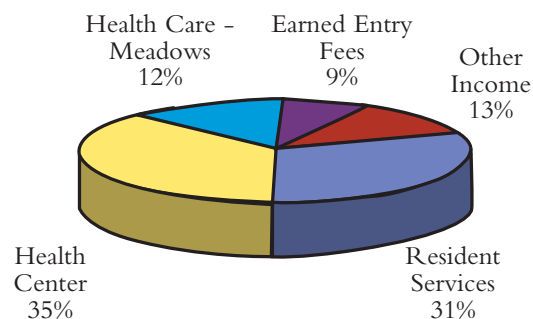
		Assets
Cash		\$6,169,368
Accounts Receivable		1,984,468
Inventory Food Service & Health Care		40,701
Prepaid Expenses & Tax Deposit		<u>896,726</u>
Total Current Assets		<u>\$9,091,263</u>
Loans Receivable		\$322,860
Trustee Held Assets		\$32,411,710
Endowment – Restricted	\$375,577	
Endowment – Unrestricted	14,491,737	
Endowment – Cost to Market Adjustment	<u>(106,042)</u>	
Total Endowment Funds		\$14,761,272
Land	\$4,429,495	
Buildings	82,019,592	
FF&E	10,106,766	
Accumulated Depreciation	<u>(48,829,567)</u>	
Total Land/Buildings/FF&E		\$47,726,286
Construction in Progress		\$57,516,651
Deferred Compensation Plan		\$126,341
Beneficial Interest in Perpetual Trusts		\$3,593,095
Long Term Assets		<u>\$180,399</u>
Total Assets		<u><u>\$165,729,877</u></u>
		Liabilities and Fund Balance
Current Liabilities:		
Accounts Payable	\$8,545,257	
Accrued Interest Payable	406,816	
Escrow Deposits Held	2,757,215	
Other Current Liabilities	<u>1,257,064</u>	
Total Current Liabilities		\$12,966,352
Future Service Obligation		\$0
Liability Entry Fees:		
Liability Entry Fees – 50 Months	\$24,622,683	
Liability Entry Fees – 67%	14,941,819	
Liability Entry Fees – Plan 85	8,049,320	
Liability Entry Fees – Plan 95	7,924,550	
Amortization – Entry Fees	<u>(13,994,911)</u>	
Total Liabilities Entry Fees		\$41,453,461
Long Term Debt		\$107,858,148
Liability Garage Fees		\$99,624
Deferred Compensation Plan Payable		<u>\$126,341</u>
Total Liabilities		\$162,593,926
Fund Balance:		
Retained Earnings	\$5,645,551	
Current Year Earnings	<u>(2,509,600)</u>	
Total Fund Balance		<u>\$3,135,951</u>
Total Liabilities and Fund Balance		<u><u>\$165,729,877</u></u>

Seabury CONSOLIDATED BALANCE SHEET

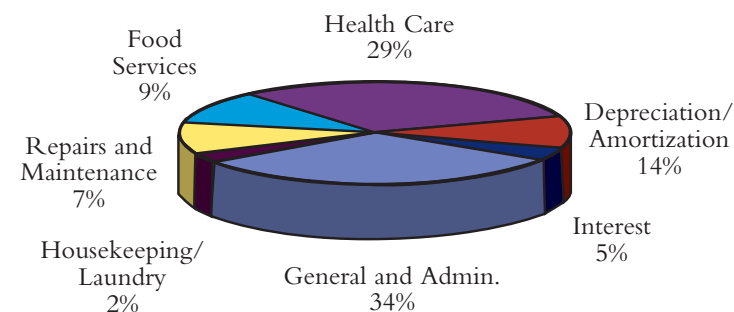
Year Ended
September 30, 2017

Church Home of Hartford
Inc., year ending September
30, 2017 audited financial
statements excluding
The Seabury Charitable
Foundation, Inc., Seabury
At Home Inc., and
Seabury At Powder
Forest, LLC.

REVENUE 2016-17



EXPENSES 2016-17



Revenue:

Resident Services	\$8,905,460
Earned Entry Fees	2,635,365
Health Center	10,081,237
Health Care – Meadows	3,448,102
Other Income	<u>3,762,516</u>
Total Revenue	<u>\$28,832,680</u>

Expenses:

	2016-17
General and Administrative	\$10,668,297
Housekeeping/Laundry	789,351
Repairs and Maintenance	2,197,207
Food Services	2,950,813
Health Care	9,257,787
Depreciation/Amortization	4,351,991
Interest	<u>1,649,609</u>
Total Expenses	<u>\$31,865,055</u>

Revenue less Expenses

(\$3,032,375)

Unrealized Market Loss – Investments

\$306,579

Change in Interest in Perpetual Trusts

\$237,629

Loss on Asset Disposal

(\$21,433)

Change in Net Assets

(\$2,509,600)

Seabury Continuum of Service

Our Vision:

Revolutionizing the experience of aging.

Our Mission:

Seabury enhances lives.

Our Values:

We realize our mission by honoring the past while engaging in the present and planning for the future.

To provide the highest quality of life (physical, spiritual and emotional) for residents, employees and other community members, we are guided by a philosophy of wellness, compassion, and financial assistance so people may lead their lives with dignity and joy.

We follow the Five-Star service standards in addition to striving for the best stewardship of our resources and the environment.

Revolutionizing the experience of aging requires action and we work ceaselessly to achieve our goals.



Seabury

860-286-0243

An Active Life Plan Community

- Life Care
- Future Long-Term Care Covered at Essentially No Additional Cost
- 22 Residence Styles (apartments, cottages and villas)
- Fitness & Wellness Programs
- Intellectual, Social & Cultural Events and College-Level Courses

**BEST OF
Hartford
MAGAZINE**
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018



Seabury

At Home

860-286-0243

your life. your future. your choice.

www.seaburyathome.org

- Life Care At Home (in your own home)
- A Personal Health Coordinator (available via phone 24/7)
- Access to Seabury's Fitness Center, Social, and Wellness Programs
- Future Long-Term Care Covered at Essentially No Additional Cost



Seabury

Assisted Living
The Views

860-286-0243

- Social, Intellectual, Fitness and Recreational Programs
- Assistance with Personal Care
- Transportation Services



860-286-0243

- Memory Support Assisted Living
- Licensed Nurse on-site 24-hours per day
- Assistance with Personal Care
- Respite Care Available



Seabury

Skilled Nursing

The Brewer, Davis, and Larus Centers 860-286-0243

- 24-Hour Skilled Nursing & Support Staff
- Resident-Centered Care
- Short-Term Rehabilitative Services
- Long-Term Care



Seabury

Visiting Nurses

860-243-6077

- Skilled Nursing Services
- Rehabilitative Services
- Home Health Aides/CNAs
- Homemakers/Companions
- Medicare/Medicaid Certified



860-243-6077

- Personal Care • Care Coordinated Services
- Companionship • Meal Preparation
- Transportation • Assistive Technology



Seabury

Rehabilitation

860-286-0243

- In-patient Services • Out-patient & Home Care Services
- Physical Therapy – Including Aquatic Therapy
- Occupational Therapy & Speech/Language Pathology



Seabury is a member of the Council on Aging of CT

